

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2016-0061

FOR THE CONSIDERATION OF

COUNCIL

August 10, 2016

**SUBJECT: OPTIONS TO AMEND THE ZONING REGULATIONS REGARDING
 PRIVATE OPEN STORAGE OF LEISURE VEHICLES
 FILE NO. 05.251**

1. RECOMMENDATIONS:

- 1. That Council receive Report DS-2016-0061 prepared by Michael Smith Planning Consultants; Development Coordinators Ltd. and the Planning Division dated August 10, 2016 regarding options to amend the zoning regulations regarding private open storage of leisure vehicles.**
- 2. That staff be directed to prepare a draft Zoning By-law Amendment based on the Two-Part Option set out in Table 6 of Report No. DS-2016-0061 and, pursuant to the Planning Act, give notice of a public meeting to be held in the Fall of 2016 to seek public comment;**

Or alternatively,

- 3. That Council provide direction to staff on the preferred approach/option to be taken, and whether or not to proceed further with a draft Zoning By-law Amendment for consideration at a future public meeting.**

2. PURPOSE:

The purpose of this report is to provide Council with an analysis of possible approaches and options to amend the existing zoning regulations in Zoning By-law No. 500, which presently prohibit the front yard driveway storage of Leisure Vehicles, to allow for greater permissions or flexibility.

3. **BACKGROUND**

Report No. PB-2015-0075 of the Town's Planning Division was presented to Council on October 28, 2015. In Section 3 Background of that report it states:

On August 12, 2015, Council received a speakers' delegation and petition in favour of amending Zoning By-law No. 500, to allow the outdoor storage of boats/trailers/leisure vehicles in driveways in the front yards of lots in residentially zoned areas. Council then directed staff to "provide a report back with a preliminary report" on this issue (Resolution No.C-2015-0589).

The subsequent staff report addressed such matters as current zoning regulations, field research, enforcement, and municipal comparisons.

Council Resolution No. C-2015-0743, arising from the report, set forth the following three items:

1. *That Council receive Report No. PB-2015-0075 prepared by the Planning Division dated October 28, 2015, regarding the private storage /parking of Leisure Vehicles.*
2. *That Council request staff to further consider an amendment to the existing zoning regulations respecting the front yard driveway storage/parking of Leisure Vehicles to allow greater permissions or flexibility.*
3. *That Council request staff to prepare a report that provides an analysis of possible zoning strategies and options for Council's consideration.*

Further, the Manager of Municipal Law Enforcement /C.M.L.E.O. was requested to prepare a report specifically regarding a review of the complaint procedures relating to by-law infractions. The Manager of Municipal Law Enforcement's Report No. DAS-2016-0016 dated March 23, 2016 was approved by Council Resolution No. C-2016-0129.

Michael Smith Planning Consultants; Development Coordinators Ltd. (MSPCDC) was retained in May 2016 by the Town to assist with the preparation of this report. MSPCDC previously assisted the Town in the preparation of Zoning By-law No. 500 which came into force and effect, on July 7, 1994. Prior to that, Michael Smith co-wrote Zoning By-law No. 911 which was adopted by Council, and came into force and effect, on May 9, 1977. Both by-laws contain provisions related to Leisure Vehicles.

For purposes of this report:

- (1) *“Residential lots” shall include lots zoned “Low Density Urban Residential (R1), Low Density Urban Residential (R2), Residential (R), Transitional (T), and Rural (RU)”*
- (2) *“Storage/Parking” of Leisure Vehicles shall be described as “storage” of Leisure Vehicles*
- (3) *“Storage of Leisure Vehicles”, means the open storage of a Leisure Vehicle on a residential lot.*
- (4) Since some driveways are accessed from the flankage of a corner lot, an exterior side yard is considered in the same context as a front yard.

Mixed-use and apartment sites and condominium developments are not addressed in this report because it is believed that these uses are generally self-regulating and there have been few situations where issues with Leisure Vehicle storage have been reported.

Finally, this report addresses the issue of by-law enforcement only in the context of possible zoning strategies and options for Council’s consideration.

3.1 **Current Georgina Zoning By-law Provisions**

Table 1 below summarizes the current permissions in Zoning By-law No. 500, which are provided in Attachment 1. You will note that Leisure Vehicles are not currently permitted to be stored in a front yard in any zone category listed. This part of the analysis does not address commercial trailers, which will be considered in Section 4.1.5 of this report.

TABLE 1					
CURRENT GEORGINA ZONING PROVISIONS REGULATING LEISURE VEHICLES					
Zone Category by Symbol	Lot Size	Yards Permitted	Setback Requirements	Size Limitations	Number Permitted

Zone Category by Symbol	Lot Size	Yards Permitted	Setback Requirements	Size Limitations	Number Permitted
T & RU	> 4 000 m ²	Interior side and rear yard	Accessory structure setback if > 2.5 m in height	none	6
T & RU	< 4 000 m ²	Interior side and rear yard	Accessory structure setback if > 2.5 m in height	none	3
R, R1, R2	> 4 000 m ²	Interior side and rear yard	Accessory structure setback if > 2.5 m in height, incl. trailer	None, except maximum length of boat 8 m	3
R, R1, R2	< 4 000 m ²	Interior side and rear yard	Accessory structure setback if > 2.5 m in height, incl. trailer	None, except maximum length of boat 8 m.	3

3.1.1 Zoning By-law and Highway Traffic Act Definitions

When considering the issue of the storage of Leisure Vehicles on residential lots, it is important to examine the definitions set forth below. One will note, for example, that a *Recreational Vehicle* by definition in Zoning By-law No. 500 is considered a *Leisure Vehicle* too. This is because there are special provisions related to a Recreational Vehicle which don't apply to a Leisure Vehicle and so the differentiation is required. Another example is that while someone may use a school bus in the same fashion as a Recreational Vehicle, for purposes of the Zoning By-law a School Bus and Recreational Vehicle are by definition different and, as shown in Attachment 1, have different provisions.

Further, due to references made to trailers, commercial motor vehicles and buses in the previous staff report, and the relationship these may have with Leisure Vehicles, these definitions are also provided.

Please note when reviewing Section 3.1.3 - Zoning By-law Provisions in Other Municipalities - definitions in those by-laws have not been provided and may differ from those set forth in Zoning By-law 500.

- i) LEISURE VEHICLE: means a snowmobile, all-terrain vehicles, motor cycles, boats, recreational vehicles, and other similar vehicles.
- ii) RECREATIONAL VEHICLE: means a portable structure intended as a temporary accommodation for travel, vacation or recreational use. Such structure shall include park model trailers, travel trailers, motorized homes, slide-in campers, chassis-mounted campers, and tent trailers.
- iii) TRAILER, COMMERCIAL: means a trailer as defined by the "Highway Traffic Act".
- iv) MOTOR VEHICLE, COMMERCIAL: means a commercial motor vehicle as defined by the "Highway Traffic Act".
- v) BUS, SCHOOL: means a motor vehicle operated either for or by the York Region Separate School Board or York Region Public School Board, designed to carry passengers.

(An amending by-law to implement provisions related to the storage of Leisure Vehicles may contain revised definitions.)

The Highway Traffic Act, Section 1 (1) defines a "trailer" and "commercial motor vehicle" as follows:

- a) TRAILER: means a vehicle that is at any time drawn upon a highway by a motor vehicle, except an implement of husbandry, a mobile home, another motor vehicle or any device or apparatus not designed to transport persons or property, temporarily drawn, propelled or moved upon such highway, and except a side car attached to a motorcycle, and shall be considered a separate vehicle and not part of the motor vehicle by which is drawn.
- b) COMMERCIAL MOTOR VEHICLE: means a motor vehicle having permanently attached thereto a truck or delivery body and includes ambulances, hearses, casket wagons, fire apparatus, buses and tractors used for hauling purposes on highways.

3.1.2 Required Parking Provisions in Zoning By-law No. 500

In determining whether Leisure Vehicles may be stored on a residential lot, minimum parking standards for private motor vehicle, as currently set forth in Zoning By-law 500, must be considered if they are to be maintained.

To put this issue in context, we must first examine the area required within a driveway to accommodate required parking for private motor vehicles.

As set forth on page 2 of Attachment 1, citing Section 5.28 b) of Zoning By-law 500, three parking spaces are required per single family detached, semi-detached or link dwelling, two of which may be in a driveway private to the unit and in the front yard; one of which must be in garage or in an interior side or rear yard. There is an exception for lots containing dwellings constructed prior to March 4, 1993, in which case two parking spaces are required, one of which may be in a driveway private to the unit and in the front yard, and the other in a garage or in an interior side or rear yard. However, from an automobile parking perspective and for consistency we believe that the minimum three parking space requirement should be applied to all residential lots, regardless of when the houses were constructed, when considering Leisure Vehicle storage.

Section 5.28 (i) provides that in Low Density Urban Residential (R1) and (R2) zones and the Medium Density Residential (R3) zone, the maximum driveway width is the lesser of 55% of the lot frontage or 9 metres. For example, a 12 metre lot - being a typical lot size in newer subdivisions - would have a maximum driveway width of 6.6 metres, although through Urban Design and Architectural Control Guidelines the maximum driveway width is usually limited to 6 metres.

In Residential (R), Transitional (T) and Rural (RU) Zones, the maximum driveway width is 9 metres.

Residential parking spaces in Low Density Urban Residential (R1) and (R2) Zones are 2.5 metres in width and 5.7 metres in length. In the Medium Density Residential (R3) and Residential (R) zones, the parking space size is 3 metres in width and 5.7 metres in length. Parking spaces within a garage, in all zones, must be a minimum of 3 metres in width and 5.7 metres.

3.1.3 Zoning By-law Provisions in Other Municipalities

Report No. PB-2015-0075 examined the Leisure Vehicle provisions in the Zoning By-laws of 15 municipalities. This report expands the comparison with other municipalities from 15 to 25, and uses information from similar reports prepared for the Town of Newmarket and City of Kawartha Lakes. Further, an email was

received through the Development Services Department from a resident requesting that the City of Calgary's Zoning By-law also be examined.

The names of the municipalities examined in addition to those originally considered by the Town in its previous report are *italicized* in Table 2 below. This table provides a comparison between the existing provisions in Georgina's Zoning By-law 500 and the other municipalities. For greater detail refer to Attachment 2 of this report.

As noted in Table 2, Georgina's Zoning By-law 500, (as do the majority of other municipalities - 22), regulates Leisure Vehicles by size (length, width, height), number, and/or location (yards). In 10 municipalities seasonal or temporary storage regulations are utilized setting forth the time allowed for the storage of Leisure Vehicles. Of these ten municipalities, only Calgary relies solely on temporary provisions. Barrie and Innisfil permit Leisure Vehicles in driveways either in front or leading to the interior side yard or rear yard, treating the storage of Leisure Vehicles the same as private motor vehicle parking.

As will be noted later in Section 4.2 of this report, in the comparison of options and potential impacts, temporary provisions can be difficult to enforce or at the very least may be costly to enforce in terms of staff time/resources.

TABLE 2
COMPARISON OF MUNICIPALITIES' LEISURE VEHICLE STORAGE APPROACHES

Municipality	Temporary Storage	Seasonal Storage	Restrictions on Vehicle Size	Restrictions on Number of Vehicles	Restrictions based on Location (i.e. Yards)
Georgina			✓	✓	✓
Aurora			✓	✓	✓
Barrie					✓
Bradford/West Gwillimbury			✓		✓
Brampton			✓	✓	✓
Brock			✓	✓	✓
Burlington		✓	✓		✓
Calgary	✓				
Cambridge		✓			✓
East Gwillimbury			✓	✓	✓
Guelph					✓
Innisfil					✓
Kawartha Lakes		✓			✓
Kingston	✓		✓	✓	✓
Leamington		✓			✓
Mississauga	✓		✓	✓	✓
Newmarket			✓	✓	✓
Oakville		✓	✓	✓	✓
Orangeville	✓		✓		
Orillia			✓	✓	✓
Oro-Medonte				✓	
Oshawa			✓		✓
Ramara			✓		✓
Tay	✓		✓	✓	✓
Vaughan			✓	✓	✓
Whitchurch-Stouffville				✓	✓

Note: ✓ means permitted. Blank space means not permitted.

Municipality	Permitted in Front Yard (Not On Driveway)				Permitted in Front Yard (On Driveway)			
	RV	Boat	Trailer	Other	RV	Boat	Trailer	Other
Calgary	✓	✓	✓	✓	✓	✓	✓	✓
Cambridge					✓	✓	✓	✓
East Gwillimbury								
Guelph								
Innisfil					✓	✓	✓	✓
Kawartha Lakes					✓	✓	✓	✓
Kingston	✓	✓	✓	✓	✓	✓	✓	✓
Leamington								
Mississauga					✓	✓	✓	✓
Newmarket								
Oakville					✓	✓	✓	✓
Orangeville	✓	✓	✓	✓	✓	✓	✓	✓
Orillia					✓	✓	✓	✓
Oro-Medonte					✓	✓	✓	✓
Oshawa								
Ramara	✓	✓	✓	✓	✓	✓	✓	✓
Tay	✓	✓	✓	✓	✓	✓	✓	✓
Vaughan								
Whitchurch-Stouffville								

Note: ✓ means permitted, subject to specific restrictions outlined in Attachment 2.
 ✓ indicates temporary storage permitted. (i.e, and may allow for limited permanent storage based on size restrictions)
 ✓ indicates seasonal storage permitted. (i.e, and may allow for limited permanent storage based on size restrictions)
 Blank space means not permitted

Table 4 below compares Georgina's required parking standards with those of the other municipalities in the study. You will note that Georgina has the highest required minimum number of parking spaces for a single detached or semi-

detached dwelling. However, practically speaking, most residential lots with a two car garage will have a minimum of two parking spaces in a driveway and one in the garage, providing a similar number of spaces as in Georgina.

TABLE 4 REQUIRED PARKING COMPARISON BY MUNICIPALITY	
Municipality	Required Residential Parking Spaces
Georgina	3
Aurora	2
Barrie	1
<i>Bradford/West Gwillimbury</i>	2
Brampton	2
Brock	1
<i>Burlington</i>	2
<i>Calgary</i>	2
<i>Cambridge</i>	1
East Gwillimbury	2
<i>Guelph</i>	1
Innisfil	2
<i>Kawartha Lakes</i>	2
<i>Kingston</i>	1
<i>Leamington</i>	2
Mississauga	2
Newmarket	2
Oakville	2
<i>Orangeville</i>	1
Orillia	2
Oro-Medonte	2
<i>Oshawa</i>	1
Ramara	2
Tay	2
Vaughan	2 (3 when frontage greater than 11m)
Whitchurch-Stouffville	2

4. **ANALYSIS:**

As discussed earlier in this report, Leisure Vehicle storage is not permitted on a driveway or amenity area in the front yard of a residential lot pursuant to Zoning By-law 500 and its predecessor Zoning By-law 911. Therefore, in considering an amendment to the Zoning By-law, which may permit the storage of Leisure Vehicles in front yards, regard must first be given to the basis for the current zoning provisions regarding front yard use and other considerations.

4.1.1 **On-site Required Parking for Motor Vehicles**

A minimum of three required parking spaces are required per dwelling unit, one of which must be in a garage pursuant to Zoning By-law No. 500.

Notwithstanding lot size, driveways in front yards tend to be generally only as wide as is required, either pursuant to the Zoning By-law provisions or for practical reasons for the land owner. A typical driveway width for a two car garage is 6 metres. On larger lots, a driveway up to 9 metres in width is permitted.

Two car garages, particularly on smaller lots, commonly have inside dimensions of 5.5 metres to 5.8 metres. It is not uncommon to have a landing or stair within a garage at a door leading into the dwelling unit. Allowing for one in-garage parking space width of 3.0 metres (as required under the Zoning By-law), does not leave room for a second personal motor vehicle parking space in the garage. This remaining space is usually used for personal storage.

When considering permanent front yard driveway storage of Leisure Vehicles, the consultant and staff are of the opinion that such storage should not be at the expense of eliminating one or more of the required number of parking spaces within the required front yard driveway. The opportunity for some flexibility lies in situations where:

- (1) on larger lots the driveway having a minimum width of 3 metres extends into the interior side yard or through to the rear yard; or
- (2) where the dwelling is setback further from the street than the required front yard such that the driveway can be extended at least another 5.7 metres or where the driveway branches off to one side to allow for a parking space parallel to the front lot line.

On residential lots where parking spaces are available on the front yard driveway over and above the required minimum number of three parking spaces, we believe the opportunity exists to consider some form of permanent Leisure Vehicle storage.

4.1.2 Boulevard Parking, Snow Storage and Sight Lines

The Town's Parking Control By-law No. 2002-0046 (TR-1) does not permit the storage of Leisure Vehicles within the municipal road allowance, either in the boulevard or on the travelled portion of the road. In some cases, where there is no sidewalk on one side of the road allowance, it is not uncommon to find personal motor vehicles or Leisure Vehicles fully within the boulevard in contravention of the Parking Control By-law. In cases where there is a sidewalk on one side of the road allowance, it is not uncommon to see personal motor vehicles or Leisure Vehicles extending partially into the inner boulevard (between the front lot line and sidewalk).

Sight lines for drivers, either on the road or exiting a driveway, are better when personal motor vehicles and Leisure Vehicles are not within a boulevard.

During the snow season, either personal motor vehicles or Leisure Vehicles within the road allowance can conflict with the Town's snow removal program.

In view of the above, the consultant/staff are of the opinion that the storage of Leisure Vehicles on the Town's road allowance should not be permitted at any time.

4.1.3 Massing/Aesthetics/Amenity Areas

The Town of Georgina, like most GTA municipalities, requires an *Urban Design and Architectural Design* Guidelines report (UDAC) as a condition of draft plan approval to a plan of subdivision. As noted in Section 3.1.2, notwithstanding the 55% maximum driveway provision in the Zoning By-law, most UDAC guidelines recommend that residential lots in newer subdivisions have a maximum driveway width of 6 metres. Taken in conjunction with zoning standards for garages which reduce the impact of garage structures on the streetscape, this provision also seeks to reduce the width of a driveway that might otherwise conflict with the front yard porch/entrance feature. An exception was recently granted by Council permitting an increase in the driveway width from 6 metres to 9 metres for lots in a subdivision in Sutton where the lots have 20 metre frontages which are larger by today's standard, and the dwellings have three car garages.

The purpose of UDAC Guidelines is to put controls in place towards the goal of creating an attractive streetscape, through minimized driveway widths and maintaining desirable front yard amenity area, among other measures. Larger Leisure Vehicles such as large boats, recreational vehicles and trailers may have a visual impact on the streetscape by virtue of their size and position at the street edge.

Further, while it may be argued that while Georgina is a lakeside community, and that the storage of watercraft is an integral part of the Georgina lifestyle, not all persons appreciate seeing Leisure Vehicles stored in a front yard on lots adjacent to their property or in their neighbourhoods.

In addition, when stored on a year round basis, most Leisure Vehicles would have to be protected and are often tarped, shrink wrapped or stored within a portable temporary structure which may lend to the unattractive nature of Leisure Vehicle storage in a front yard. Note that portable structures are defined as accessory structures in Zoning By-law 500 and are not permitted in a front yard of a lot zoned "R1", "R2" or "R", but are permitted subject to the minimum yard requirement in the "T" and "RU" zones.

If Council is to permit Leisure Vehicle storage in front yard driveways, it must weigh the benefits of UDAC Guidelines and the potentially conflicting benefits of permitting the storage of Leisure Vehicles in a front yard driveway.

4.1.4 Derelict or Poorly Maintained Leisure Vehicles

The *Building Code Act* and *Municipal Act* permit municipalities to pass Property Standard and Clean Yard by-laws respectively. Both by-laws allow municipalities to deal with derelict vehicles, including Leisure Vehicles. The Town does not have a Clean Yard by-law and relies upon its Property Standards By-law in such cases.

4.1.5 Cumulative Impacts of Permitting Leisure Vehicle Storage in Front Yard Parking Areas

Report No. PB-2015-0075 raised the issue of the cumulative effect of permitting the storage of Leisure Vehicles, in addition to commercial motor vehicles, commercial trailers, and buses, in front yards, while providing for the required number of parking spaces per residential lot. In Georgina, commercial motor vehicles and commercial trailers, subject to size restrictions; and, school buses, subject to a front yard setback of 4 metres and interior side yard setback of 1.5 metres, are permitted in driveways in the front yard.

"Cumulative" can be measured either by number or by combined size of vehicles. Cumulative impact of Leisure Vehicles will vary, for example, one larger boat, recreational vehicle, or travel trailer may occupy the same area within a driveway as two or more small personal water craft. Nonetheless, to apply a combined size factor would be difficult to monitor and enforce. Control through numbers is therefore the easiest and most efficient means.

In acknowledging the comparative impact as noted above, we propose that where a Leisure Vehicle(s) is on a trailer, that the combination of the Leisure Vehicle(s) and trailer shall be considered as one Leisure Vehicle.

On the issue of cumulative numbers of Leisure Vehicles, commercial motor vehicles, commercial trailers and school buses, each take up at least one required parking space. However, commercial motor vehicles and school buses are “*parked*” rather than “*stored*” in a driveway. Therefore, the issue is with regard to the storage of Leisure Vehicles and commercial trailers. For purposes of an amending by-law these can be grouped together by definition and provisions.

4.1.6 Storage of Leisure Vehicles in a Residential Garage

Leisure Vehicles or commercial trailers may be stored and fully enclosed within a garage provided one parking space in the garage for a motor vehicle is maintained. Zoning By-law No. 500 doesn’t specifically set forth this provision. However, a garage is seen as both a parking structure and an area for personal storage which may include the storage of Leisure Vehicles.

4.2 Options and Potential Impacts

Table 5 on the next page provides all of the possible options that we could come up with for Council’s consideration. However, it is important to note that each of the options presumes that the minimum ***required*** parking standards (i.e., 3 spaces) needs to be maintained or satisfied.

Table 5
Options and Potential Impacts

Option	Provisions	Potential Impacts
1	No change; approval to permit Leisure Vehicle storage by zoning amendment or minor variance	<p>Does not address Council's direction; requires more aggressive enforcement of Zoning By-law to respond to pressure for parking of Leisure Vehicles in front yards. Would result in significant number of zoning amendments/minor variances.</p> <p>No change required for lots less than 270 m² in lot area which are too small to provide for minimum required parking in addition to Leisure Vehicle storage, even on a temporary basis.</p> <p>No overall change would satisfy those who do not support the storage of Leisure Vehicles in front yards because they are unsightly or contribute to impairment of sight lines resulting in traffic safety issues or for other reasons.</p>
2	Permit in Front Yard Driveway without other restrictions	Could result in negative impacts – increased on-street parking, sight lines impairment, shadow casting by large Leisure vehicles, etc. Recreational vehicles and large boats would have greatest potential impacts.
3	Permit in Front Yard Driveway with restrictions	Allows better control of location and/or size and/or number of Leisure Vehicles to ensure least impact on neighbouring properties and streetscape aesthetics desired in UDAC Guidelines.
4	Permit in Front Yard outside of Driveway	May be appropriate on larger parcels or where houses have greater setback than required front yard. Would require restriction on numbers/sizes.

		<p>A properly constructed surface should be required so as to avoid rutting of the amenity area. Should not be permitted on grassed amenity area.</p>
5	<p>Permit within driveway and extending into road allowance, where no sidewalk</p>	<p>Could cause Issues related to sight lines and traffic safety. Could be seen as unsightly so close to road. The Infrastructure and Operations Department does not support storage of Leisure Vehicles on the boulevards.</p>
6	<p>Temporary weekly period (i.e. 24 hours) per week for loading and cleaning purposes</p>	<p>Difficult to monitor without expending significant staff resources to monitor temporary period.</p> <p>Alternatively, Town issued passes, preferably obtained on-line, could be used to create record and make enforcement easier. Those without passes would be given first time warning and told where to get passes.</p> <p>Problems foreseen if required to post pass.</p> <p>Necessary for time period to be contiguous (i.e., one period of 24 hours or more).</p> <p>May result temporarily in on-street parking for those lots where there is insufficient room in driveway to accommodate both required personal motor vehicle parking and Leisure Vehicle.</p>
7	<p>Temporary 72 or 96 hours per month for loading and cleaning purposes</p>	<p>Same as above. Could either be continuous (i.e., one period of 96 hours or two continuous 48 hour periods spread over a month).</p>

<p>8</p>	<p>Seasonal periods (i.e. April to October – summer vehicles; and November to March –winter vehicles i.e. snowmobiles)</p>	<p>If only seasonal provisions employed, current issues would remain unless additional provisions (size, number, location) applied.</p> <p>Would not benefit those wanting permanent Leisure Vehicle storage on their residential lot.</p> <p>Some may not see benefit since their boats or personal watercraft are berthed or stored at a marina during this time.</p> <p>.</p>
<p>9</p>	<p>Restriction Based on Size Only</p>	<p>Requires by-law enforcement to confirm vehicle size upon complaint.</p> <p>As an alternative to restriction on numbers, could allow greater number of vehicles provided total permissible space for storage is not exceeded.</p> <p>More difficult to monitor than by number of Leisure Vehicles.</p>
<p>10</p>	<p>Restriction Based on Number Only</p>	<p>Doesn't take into account varying sizes of Leisure Vehicles and related impacts.</p> <p>Should take into account permitted parking of school buses and commercial motor vehicles and commercial trailers. For example, if one or more Leisure Vehicles are permitted on a residential lot, the permitted number would be reduced by one if there was a school bus stored/parked on the lot.</p>
<p>11</p>	<p>Clean Yard/Lot Maintenance By-law (Innisfil Example)</p>	<p>Provided Leisure Vehicles are properly licence-plated, in good condition, and in driveway leading to structure, Innisfil doesn't regulate further.</p>

12	Require registration of Leisure Vehicles before permitting on residential lot where onus on property owner to conform to by-laws.	Significant effort to get Leisure Vehicle owners to register. Would require periodic updating and on-going file maintenance. Would require more staff to administer program. Would provide important details on the size, and parking/storage proposed and allow for better assessment of impact. Could be done using on-line registration system.
13	Greater Controls on Driveway Width to Avoid Expansions	May require revisions to Zoning By-law to clarify where width of driveway is determined i.e. inverted "L" shaped driveways. Driveway expansions would result in reduction in front yard landscape. May be appropriate in some circumstances, for example, where a dwelling is set back further than the required front yard.
14	Accessory Enclosures/Structures in Front yards	Would not conform to current Zoning By-law standard which prohibits an accessory building or structure in front yard. May look unsightly – property standards by-law provisions may be required.
15	Combination of Options	Cumulative effect of combined consequences.
16	Remove all Restrictions	Removes Town's opportunity to deal with conflicts arising from the storage/parking of Leisure Vehicles.

4.3 Preferred Option

Based on the foregoing, and our review of the zoning practices in several other municipalities, our preferred two-part option that is proposed for Council's consideration, is set forth in Table 6. Both parts 1 and 2 provide for permanent Leisure Vehicle storage in a front yard driveway based on a gradation of lot sizes, and a parallel gradation based on front yard setbacks and Leisure Vehicle lengths and heights based on lot size. This approach is similar to that used in East Gwillimbury where a gradation of lot sizes is provided for the storage of Leisure Vehicles in interior and rear yards only.

To permit additional flexibility, we have proposed in Part 2 (a) and (b), dealing with residential lots that would typically have only two driveway spaces and one space in a garage, that Leisure Vehicle parking be permitted subject to either seasonal or temporary provisions. This approach draws upon the practice in Burlington, Kawartha Lakes, Oakville, Ramara and Tay.

In general, the larger the lot, the greater the number of Leisure Vehicles permitted on a permanent basis, both on site and in the front yard, and the greater the height and length.

Where the lots are of a size that the required minimum three parking spaces cannot be provided, then a seasonal approach is proposed.

Where the locational provisions are met, but the height and length restrictions cannot be met, a temporary permit approach is proposed.

As mentioned in Section 4.1.5 of this report, a commercial trailer is to be considered for the purposes of an amendment to the Zoning By-law, as a Leisure Vehicle.

Diagrams illustrating the preferred option will be presented at the August 10, 2016 Council meeting.

Table 6

Preferred Option – Proposed On Residential Lots

Part	Lot Size	Recommended Provisions
1	4 000 m ² (<i>approximately one acre</i>) and greater	Permit six Leisure Vehicles on residential lot, two of which may be in front yard driveway but setback at least 8 metres from the front lot line. Further, such Leisure Vehicle storage shall ensure that 3 required parking spaces are unobstructed. Height limit 4.5 metres.

		<p>For Leisure Vehicle storage, if not within height or length restrictions, permission shall be on a temporary permit basis</p> <p>Where two Leisure Vehicles are stored on a single trailer, the two Leisure Vehicles and trailer are collectively considered one Leisure Vehicle.</p> <p>Limit length of boat, recreational vehicle, travel trailer or similar vehicle, including commercial trailer, to 12 metres.</p> <p>Minimum setback of 1.5 metres to side lot line.</p> <p>Would not be permitted within municipal road allowance.</p>
2	Less than 4 000 m ²	<p>Permit 3 Leisure Vehicles on residential lot, one of which may be in front yard driveway, but setback at least 6 metres from the front lot line. Further, such Leisure Vehicle storage shall ensure that 3 required parking spaces are unobstructed. Height maximum 3 metres.</p> <p>For Leisure Vehicle storage, if not within height or length restrictions, permission shall be on temporary permit basis.</p> <p>Limit length of boat, recreational vehicle, travel trailer or similar vehicle including commercial trailer to 9 metres.</p> <p>Minimum setback to side lot line of 1.5 metres.</p> <p>Would not be permitted within municipal road allowance.</p>
2(a)	450 m ² to less than 4 000 m ²	<p>For Leisure Vehicle storage closer than 6 metres to the front lot line, permission shall be on a seasonal basis (i.e., April 1 to October 31) and shall have a height limit of 2.5 metres, including trailer.</p> <p>Further, such seasonal Leisure Vehicle storage shall ensure that 2 required parking spaces are unobstructed.</p>
2 (b)	270 m ² to less than 450 m ²	<p>Permit a maximum of 2 Leisure Vehicles, one of which may be permitted in a front yard driveway.</p>

		<p>For Leisure Vehicle storage closer than 6 metres to the front lot line, permission shall be on a seasonal basis (i.e., April 1 to October 31) and shall have a height limit of 2.5 metres, including trailer.</p> <p>Further, such seasonal Leisure Vehicle storage shall ensure that 2 required parking spaces are unobstructed.</p> <p>Maximum length of Leisure Vehicle, including trailer, and commercial trailer, 7 metres.</p>
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4.3.1 Review of Proposed Two Part Option

Part 1 – Lots 4 000 m² or greater – a maximum of six leisure vehicles would continue to be permitted. The difference is that two would be permitted in a front yard driveway a minimum setback of 8 metres from the front lot line. The length of a boat, recreational vehicle, travel trailer or similar vehicle, including a commercial trailer, would be limited to 12 metres. Currently, there is no limit on the length of Leisure Vehicles, except that in the case of a boat the maximum length is limited to 8 metres, and a commercial trailer is currently limited to 7 metres. For clarification, the minimum 8 metre setback is from the front lot line which abuts the Town’s boulevard within the road allowance.

Part 2 – Lots 4 000 m² or less – a maximum of three leisure vehicles would continue to be permitted. The difference is that one would be permitted in a front yard driveway a minimum setback of 6 metres from the front lot line. The length of a boat, recreational vehicle, travel trailer or similar vehicle, including a commercial trailer, would be limited to 9 metres. Currently, there is no limit on the length of Leisure Vehicles, except that in the case of a boat, the length is limited to 8 metres, and a commercial trailer is currently limited to 7 metres. For clarification, the minimum 6 metre setback is from the front lot line which abuts the Town’s boulevard within the road allowance.

Part 2(a) – Lots 450 m² to less than 4000 m² - this sub-part of Part 2 addresses Leisure Vehicle storage closer than 6 metres to the front lot line, on a seasonal basis only. In this sub-part, a reduction to two required unobstructed parking spaces is permitted on a seasonal basis.

Part 2 (b) – Lots 270 m² to less than 450m² - this sub-part of Part 2, like sub-part 2(a) addresses Leisure Vehicle storage closer than 6 metres to the front lot line, on a seasonal basis only. In this sub-part, a reduction to two required unobstructed

parking spaces is permitted on a seasonal basis. However, only 2 Leisure Vehicles may be stored on the property, one of which may be in a front yard, provided it's on the driveway. Finally, the maximum length is reduced to 7 metres.

In summary, this two-part option is an initial proposal that would serve as a starting point for consideration through a public planning process. Through this process the option would be reviewed and considered in relation to public and agency comments and then possibly be revised or refined in whole or in part.

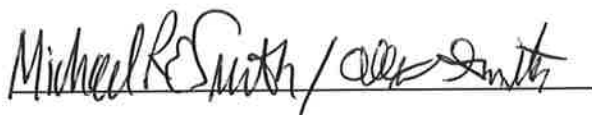
5 FINANCIAL AND BUDGETARY IMPACT:

Depending upon the approved option selected by Council, increased levels of enforcement may result in a greater financial impact. If the proposed on-line Leisure Vehicle storage permit system is accepted, monies must be budgeted in 2017 to develop and maintain the system. It is unknown what the cost would be at this time.

6 CONCLUSIONS:

The Planning Consultant and Town staff respectfully recommend that Council receive this report and adopt recommendations 1 and 2, or alternately that Council provide direction in terms of another approach/option, and whether or not to proceed further with a draft zoning by-law amendment for consideration at a future public meeting.

Prepared by:



Michael Smith Planning Consultants;
Development Coordinators Ltd.

Recommended by:



Harold Lenters, M.Sc., MCIP, RPP
Director of Development Services

Approved by:



Winanne Grant, B.A., AMCT, CEMC
Chief Administrative Officer

Attachment 1 – Zoning By-law 500 Provisions

Attachment 2 - 25 Municipalities Comparison Chart (excluding Town of Georgina)

ZONING BY-LAW NO. 500 PROVISIONS

The following provisions bear on the Leisure Vehicle issue. Parking provisions have been added to allow for consideration of potential conflicts between the parking of Leisure Vehicles in driveways which may utilize space required for parking of motor vehicles. It also sets forth limits on driveway widths so as to ensure that front yards or exterior side yards are not taken up with driveways and related parking or storage, leaving little front yard landscaped space/amenity area.

As noted in the Definition section above, a School Bus by definition is not a Recreational Vehicle. The provisions regarding school buses were implemented through an amendment to Zoning By-law 911 approved by the Ontario Municipal Board. In supporting this provision, the OMB accepted the evidence of the proponent – Simcoe Bus Lines – that a school bus was akin to a public service and could be accommodated on a residential lot. The same provision would not extend to a bus used as a recreational vehicle.

Section 5.3 - BOAT STORAGE

In any residential zone, no person shall store any boat in any yard, except that one such boat may be stored in an interior side or rear yard provided that said boat shall not exceed 8 metres in length. Further, any boat exceeding 2.5 metres in height (including trailers) must be positioned to comply with the minimum yard setback requirements for the appropriate zone.

Section 5.27 - OUTDOOR STORAGE - RESIDENTIAL

In a Transitional or Rural Zone where a lot is less than 0.4 ha in size or in a Residential zone the outdoor storage of leisure vehicles accessory to a residential use, shall be restricted to the rear yard or interior side yard, and the total number of such items that may be stored on a lot at any time shall be restricted to three.

In a Transitional or Rural Zone where a lot is greater than 0.4 ha in size the total number of leisure vehicles stored on a lot at any time shall not exceed six.

Further, a leisure vehicle exceeding 2.5 metres in height must comply with the minimum accessory structure setback for the appropriate zone.

Notwithstanding the above and any other provisions of this by-law, the storage or parking of a motor vehicle, boat or recreational vehicle on any lot in a Residential Zone on which a main building has not been erected shall not be permitted unless:

(a) the storage or parking takes place on the rear half of the lot, and

(b) the lot is owned by the owner of the adjacent lot on which a principal residence is erected, provided the storage use of the vacant lot ceases at such time as the said adjacent lot, is conveyed to a new owner who does not own interest in both lots.

Section 5.28 - PARKING AREA REGULATIONS

SPACE REQUIREMENTS

For every building or structure to be erected or enlarged, off-street parking spaces exclusive of aisles or driveways, shall be provided and maintained in conformity with the following schedule:

(a) PARKING SPACE SIZE

Standard Parking Space

- where angle to aisle is not parallel: 3.0m X 5.7
- parallel to aisle: 3.0m X 7.0m

Notwithstanding the above, where a required parking space for a single family dwelling, semi-detached dwelling or linked dwelling in a Low Density Urban Residential zone is located in a driveway private to the unit and within the front yard, the width of the parking space shall be a minimum of 2.5 metres.

(b) NUMBER OF PARKING SPACES (MINIMUM) – RESIDENTIAL USES

Type of Use	Minimum Number of Required spaces
a single family dwelling, semi-detached dwelling or linked dwelling consisting of two dwelling units	three per unit, two of which may be in a driveway private to the unit and in the front yard
duplex dwelling, or one or two dwelling units within a non-residential building	two per unit, one of which may be in a driveway private to the unit and in the front yard
townhouse dwelling fronting onto a public street	two per unit, one of which may be in a driveway private to the unit and in the front yard
townhouse dwelling or linked townhouse fronting onto an access street or common driveway	two per unit, one of which may be in a driveway private to the unit and in the front yard, plus one per every four units for visitor parking
a building containing three or more dwelling units (excluding townhouse dwellings or link townhouse dwellings)	one and three quarter per unit
bed and breakfast residence	one per each bed and breakfast guest room in addition to the spaces required for the single family dwelling

Single family dwelling, semi-detached dwelling unit or townhouse dwelling unit containing an accessory apartment (500-2012-0009)	Notwithstanding any provisions in this By-law to the contrary, a total of three (3) parking spaces must be provided on the subject lot, provided they meet the following: - Only one (1) of the three (3) parking spaces required can be in a garage. - Two (2) of the three (3) parking spaces required must have direct driveway access to a public road or street or access road or street.
a building containing one or two dwelling units	two per unit, one of which may be in a driveway private to the unit and in the front yard
a building containing three or more dwelling units	one and three-quarters per unit

(f) USE OF PARKING AREAS

Where a parking area is permitted or required by this By-law, no person shall use such parking area for parking any motor vehicle unless such vehicle bears a motor vehicle license which is currently valid. Further, no person shall use a parking area in a Residential zone to park any tow truck (as defined herein), commercial motor vehicle or commercial trailer (as defined by the Highway Traffic Act), with the exception of the following:

- (i) commercial motor vehicles or commercial trailers having a maximum length of 7 metres, a maximum width of 2.5 metres and a maximum height of 2.2 metres;
- (ii) one school bus per residential lot, provided the lot contains a dwelling.

The parking of large school buses (bus as defined in the Highway Traffic Act and school bus as defined herein) designed to carry in excess of twenty passengers, however, are subject to the following setback requirements:

- 1.5 metre (min) setback from the interior side yard and rear lot lines
- 4.0 metre (min) setback from the front yard and exterior side yard lines.

(h) YARDS

Uncovered surface parking areas may be permitted in the required yards as set forth below:

Zone		Yard in Which Parking Area is Permitted
Residential and Transitional		All yards, provided that no part of any parking area, other than a driveway or parking spaces located within a driveway as provided in Section 5.28 (b), are located within the minimum front yard or exterior side yard

(i) ACCESS - DRIVEWAYS, AISLES, AND ACCESS STREETS

Notwithstanding any other provisions of this by-law, where a driveway or parking area for a single family dwelling, semi-detached dwelling, linked dwelling or townhouse dwelling in Low Density Urban Residential or Medium Density Urban Residential zones is located within the minimum front yard, the width of the driveway or parking area shall be a minimum of 3 metres and shall not exceed 55% of the lot frontage.

Section 5.32 - RECREATIONAL VEHICLES

The use, parking or storage of recreational vehicles shall be restricted to the Recreational Commercial (C6) zone, except where such vehicle is parked or stored as an accessory use to a leisure vehicle sales area or in accordance with Section 5.27.

25 MUNICIPALITIES (excluding Town of Georgina)

Municipality	Section(s)	Regulations
Aurora	6.28.1, 6.41	<p>In any residential zone, the parking or storage of any of the following vehicles shall be prohibited unless the lot is being actively prepared for or undergoing construction for which the vehicle/equipment is intended or the parking or storage is in accordance with the provisions of Section 6.41:</p> <ul style="list-style-type: none"> - any vehicle with a gross vehicle weight rating that exceeds 3900 kilograms; - any vehicle with an overall vehicle length that exceeds 6.0 metres; - mobile construction equipment; - farm tractors. <p>In any Residential Zone, no lot shall be used for the storage of any boat, tourist trailer, mobile home, truck camper or other similar vehicle in any yard except that a total of two (2) such vehicles may be stored in either a rear or interior side yard provided that in the case of a boat, the overall length shall not exceed seven decimal five (7.5) metres and in the case of a tourist trailer, mobile home, truck camper, or similar vehicle, said vehicle shall not exceed seven point five (7.5) metres in length, and provided such vehicles are not used for human habitation.</p>
Barrie	3.0, 5.3.6.1, 5.3.6.2	<p>Recreational Vehicle: shall mean a boat, a trailer and any trailer used or capable of being used for the storage or transportation of a recreational vehicle, and any motorized device used or intended to be used for recreational purposes.</p> <p>Parking Space: shall mean a portion of a building or lot for use for the parking of a vehicle and/or recreational vehicle. That the <i>driveway</i> and/or <i>parking space</i> that is located in the front yard of a property accessed by a public street cannot exceed the maximum percentage of the front yard as follows:</p>

		<table border="1" data-bbox="662 226 1419 457"> <thead> <tr> <th data-bbox="662 226 1031 302">Zone</th> <th data-bbox="1031 226 1419 302">Front Yard Parking Coverage</th> </tr> </thead> <tbody> <tr> <td data-bbox="662 302 1031 340">R1, R2, R3</td> <td data-bbox="1031 302 1419 340">50%</td> </tr> <tr> <td data-bbox="662 340 1031 378">R4</td> <td data-bbox="1031 340 1419 378">60%</td> </tr> <tr> <td data-bbox="662 378 1031 415">RM1, RM2-SS</td> <td data-bbox="1031 378 1419 415">60%</td> </tr> <tr> <td data-bbox="662 415 1031 457">RM2, RM2-TH (1)</td> <td data-bbox="1031 415 1419 457">60%</td> </tr> </tbody> </table> <p data-bbox="662 493 1419 640">Front Yard Parking Coverage for a Three or More Unit Dwelling, Block/Cluster/Street/Stacked Townhouse, or Walk-Up Apartment shall be limited to 50%.</p> <p data-bbox="662 676 1419 823">That the portion of the front yard remaining after installation of a driveway and/or parking space as permitted by 5.3.6.1 a) shall be landscaped open space; and</p> <p data-bbox="662 858 1419 1039">That the front yard driveway and/or parking space is not permitted to encroach on the required landscaped open space and shall be constructed and maintained with an asphaltic or concrete surface or brick pavers.</p> <p data-bbox="662 1075 1419 1186"><i>Parking spaces</i> including aisles required for an <i>apartment dwelling unit</i> in any <i>zone</i> shall have a maximum <i>lot coverage</i> of 35%.</p> <p data-bbox="662 1222 1419 1333">A maximum of 20% of the total <i>parking area</i> required for an apartment building shall be permitted in the <i>front yard</i>.</p>	Zone	Front Yard Parking Coverage	R1, R2, R3	50%	R4	60%	RM1, RM2-SS	60%	RM2, RM2-TH (1)	60%
Zone	Front Yard Parking Coverage											
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Bradford/West Gwillimbury	5.17	<p data-bbox="662 1339 1419 1810">The outdoor parking and storing of a commercial motor vehicle, recreational vehicle, truck camper, camper trailer, trailer, boat, and licensed off-road recreational vehicle shall be prohibited in all Residential zones except that a total of one commercial motor vehicle, recreational vehicle, truck camper, camper trailer, trailer, boat, or licensed off-road recreational vehicle is permitted to be stored outdoors on the same lot where the owner of said commercial motor vehicle, recreational vehicle, truck camper, camper trailer, trailer, boat, and licensed off-road recreational vehicle resides in a Residential zone, provided that the required parking spaces for</p>										

	<p>the use on the lot are satisfied, and only in the following yards:</p> <ul style="list-style-type: none"> a) In the rear or interior side yard, provided that it is setback 1.0 metre from the applicable lot line, and that the maximum size of the recreational vehicle shall be 10.0 metres in length and 4.0 metres in height; b) In the front or exterior side yard, provided that it is located on a driveway and that the maximum size of the vehicle shall be 6.7 metres in length and 2.6 metres in height; and, c) For the purposes of Section 5.17.1 of this By-law, height shall be measured from the bottom of the wheels of the vehicle to the highest point of the vehicle, but shall not include any antennae, lighting, heating and cooling units, vents or similar items accessory to the body of the vehicle. <p>The use of trailers, tents, boats, boathouses, travel trailers, recreational vehicles, motor vehicle, truck campers, and camper trailers for commercial purposes or habitation shall be prohibited in all Zones except in areas where such use is expressly permitted by this By-law.</p> <p>No other form of trailer or vehicle shall be used for human habitation unless expressly permitted by this By-law.</p> <p>Notwithstanding Section 5.17.2 above:</p> <ul style="list-style-type: none"> a) Any vehicle, regardless of size, shall be permitted to park on a lot in a Residential Zone on a temporary basis, for the purpose of delivering to or servicing the premises on that lot; b) Emergency response vehicles regardless of size shall be permitted to park on a lot in a Residential Zone and adorned with warning lights, beacons and/or strobes, and utilized
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		<p>for the purpose of responding to medical, personal, hazardous and other such emergency situations by a public authority or private utility company; and,</p> <p>c) Tourist trailers, regardless of size, shall be permitted to park on a lot in a Residential Zone on a temporary basis, for the purpose of loading and unloading various personal effects.</p>
<p>Brampton</p>	<p>10.6</p>	<p>Except as permitted by any other clause of this by-law, a person shall not park or store, or permit to be parked or stored, a boat, a snowmobile, or any truck trailer, mobile home, house trailer, travel trailer, or any other type of trailer, in an exterior side yard or in the front yard, including the part of the driveway therein, of any lot in a residential zone</p> <p>A travel trailer not exceeding 5.0 metres in length when closed may be parked or stored on any one lot in the part of the driveway that is in the front yard.</p> <p>Only one (1) of the following vehicles or vehicle combinations may be parked or stored on any one lot in a residential zone in the interior side yard or rear yard:</p> <ul style="list-style-type: none"> a) a boat, b) a snowmobile, c) a personal motorized water craft, d) a utility trailer, e) a boat on a trailer, together not exceeding 7.0 metres in length; and, f) one or two snowmobiles on a trailer, together not exceeding 7.0 metres in length g) one or two personal motorized water crafts on a trailer, together not exceeding 7.0 metres in length. <p>A boat or trailer:</p>

		<p>a) shall not occupy any parking space required under this by-law, unless otherwise permitted, and,</p> <p>b) shall not, on a lot of which the rear lot line abuts a street or a reserve owned by a public authority, be parked or stored closer than 7.5 metres to the said rear lot line</p>
Brock	10.26	In conjunction with a permanent single-family detached dwelling or a seasonal dwelling house, the owner or occupant of any lot shall not store any boat, tourist trailer, motorized mobile home, truck camper, or other similar vehicle in any yard except that two (2) such vehicles may be stored, in the area between the principal structure on the lot and the required side yard or in the rear yard provided that in the case of a boat, such boat shall not exceed 7.3 metres in length and in the case of a tourist trailer, motorized mobile home, truck camper or similar vehicle, said vehicle shall not exceed 10.6 metres and provided that such vehicle is not used for human habitation.
Burlington	2.8	<p>The following regulations apply to parking of trailers and recreation vehicles on lots for detached dwellings, semi-detached dwellings, street triplex dwellings, street triplex and four plex dwellings and street townhouse dwellings, in all zones except RA and RG zones:</p> <p>(a) Any recreational vehicle, trailer or any load thereon including a boat, whether on or off a trailer or other supporting device, which does not exceed a height of 1.82 m, may be parked or stored in any yard.</p> <p>(b) Any recreational vehicle, trailer or any load thereon including a boat, whether on or off a trailer or other supporting device, which exceeds a height of 1.82 m, may be parked or stored in any yard between May 1st and October 31st. At any other time, such parking or storage is permitted only in yards other than a front yard or street side yard.</p> <p>(c) Notwithstanding (b) above, the parking or storage of a recreational vehicle, trailer or any load thereon including a boat, whether</p>

		<p>on or off a trailer or other supporting device, which exceeds a height of 3.66 m, is prohibited.</p> <p>(d) Parking and storage of recreation vehicles and trailers is not permitted within a visibility triangle, at street intersections and railway intersections.</p>
Calgary	344	<p>A recreational vehicle must not remain in an actual front setback area for longer than 24 hours.</p> <p>A trailer that may be used or is intended to be used for the transport of anything, including but not limited to, construction materials, household goods, livestock, off road vehicles, and waste must not remain in an actual front setback area except while actively engaged in loading or unloading.</p>
Cambridge	3.1.1.8	<p>No bus or commercial motor vehicle exceeding 3800 kg Gross Vehicle Weight, and no commercial trailer or transport trailer, agricultural implement or commercial and industrial equipment shall be parked or stored in any residential use class zone except in a neighbourhood parking station for which specific provision has been made in section 4 of this by-law; provided, however, that the resident of a dwelling on a lot in a residential use class zone may use a wholly enclosed private garage located on such lot to park or store not more than one bus or commercial motor vehicle having a Gross Vehicle Weight not exceeding 5600 kg or commercial trailer or transport trailer, agricultural implement or commercial and industrial equipment if such resident is also the owner and or operator of such bus, commercial motor vehicle, commercial trailer or transport trailer or agricultural implement or commercial and industrial equipment;</p> <p>No recreational vehicle, trailer or boat shall be parked or stored on any lot in a residential use class zone except:</p> <ul style="list-style-type: none"> (i) by the owner of such recreational vehicle, trailer or boat who resides in a dwelling on the same lot; (ii) in the rear yard of such lot;

		<p>(i) in a side yard of such lot, but not closer than 1.2 m to the side lot line;</p> <p>(iv) on a driveway located in the front yard of such lot between the established building line and the street line, for the period from 1 April to 31 October of each year only, provided that no part of such driveway within 3 m of the principal entrance to the dwelling shall be used for such purposes;</p> <p>(v) in a garage or carport on the lot;</p> <p>(vi) in a neighbourhood parking station.</p>																					
<p>East Gwillimbury</p>	<p>7.12</p>	<p>In any <i>Residential Zone</i>, the owner or occupant of any lot shall not store any boat, tourist or travel trailer, mobile home, truck camper, or other similar vehicle in any yard except that 2 such vehicles may be stored in any side or rear yard provided that no storage shall occur within the minimum required setbacks. Any such vehicles shall not be used for human habitation.</p> <p>In the case of a boat or sail boat, the lot area shall determine the length of the boat or sail boat permitted as follows:</p> <table border="1" data-bbox="662 1220 1409 1480"> <thead> <tr> <th></th> <th>Lot Area</th> <th>Max. Boat Length</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>0.2 hectares or less</td> <td>6.0 metres</td> </tr> <tr> <td>B</td> <td>Greater than 0.2 hectares & less than 0.4 hectares</td> <td>8.5 metres</td> </tr> <tr> <td>C</td> <td>0.4 hectares or greater</td> <td>12 metres</td> </tr> </tbody> </table> <p>In the case of a tourist or travel trailer, mobile home, truck camper or similar vehicle, the lot area shall determine the length of these vehicles permitted as follows:</p> <table border="1" data-bbox="662 1665 1409 1850"> <thead> <tr> <th></th> <th>Lot Area</th> <th>Max. Vehicle Length</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>0.2 hectares or less</td> <td>7.5 metres</td> </tr> <tr> <td>B</td> <td>Greater than 0.2 hectares & less than 0.4 hectares</td> <td>9.0 metres</td> </tr> </tbody> </table>		Lot Area	Max. Boat Length	A	0.2 hectares or less	6.0 metres	B	Greater than 0.2 hectares & less than 0.4 hectares	8.5 metres	C	0.4 hectares or greater	12 metres		Lot Area	Max. Vehicle Length	A	0.2 hectares or less	7.5 metres	B	Greater than 0.2 hectares & less than 0.4 hectares	9.0 metres
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		C	0.4 hectares or greater	12 metres
Guelph	4.13.7.3	<p>Off-street parking shall be provided and located in accordance with the following regulations in residential <i>Zones</i>.</p> <p>No boat shall be parked or stored except in a Garage or Rear Yard;</p> <p>No Recreational Vehicle shall be parked or stored except in a Garage, Side Yard or Rear Yard and:</p> <ul style="list-style-type: none"> i) when the Recreational Vehicle is a converted bus, it shall only be parked or stored in a Garage or Rear Yard; ii) no Recreational Vehicle shall be occupied or Used for living or residential purposes; i) when a Recreational Vehicle is parked or stored in a Side Yard, the Vehicle shall be at least 1 metre away from the Side Lot Line and shall be parked or stored on a paved portion of the property; and ii) no Recreational Vehicle shall occupy or obstruct any access to or from the required off-street Parking Space of a Residential Unit. <p>Every utility trailer, boat trailer and unmounted camper top, if not parked or stored in a Garage or Carport, shall be parked or stored behind the front wall of the Main Building.</p>		
Innisfil	2.12, 5.1 of Lot Maintenance By-Law	<p>Recreational Vehicles on residential lots are not regulated by the Zoning By-law; they are controlled under the Lot Maintenance By-law.</p> <p>ATVs, snowmobiles, trailers etc. have to be currently plated and stored on a driveway or in a garage/covered structure in good repair.</p> <p>Derelict vehicles of any kind are not permitted unless they are in a garage/covered structure in good repair.</p> <p>Storage of vehicles on non-residential properties are controlled by the property's zoning.</p>		

		<p>Vehicle includes any motor vehicle, within the meaning of <i>The Highway Traffic Act, R.S.O. 1990, c.H.8</i>, and in addition includes a trailer, commercial motor vehicle, a motorized snow vehicle, traction engine, farm tractor, self-propelled implement of husbandry, road building machine and any other vehicle propelled or driven otherwise than by muscular power.</p> <p>No owner shall permit or allow the storage of vehicles on any grounds, yard or vacant lot except:</p> <ul style="list-style-type: none"> - on the proper driveway of the lot or when enclosed within a shed, garage or temporary portable garage enclosure in good repair;
<p>Kawartha Lakes</p>	<p>5.12 j)</p>	<p>In Residential Zones:</p> <ul style="list-style-type: none"> - in an R1, R2, R3, RM1 and RM2 Zones, where the use of the property is for a single detached, semi detached, duplex or townhouse dwelling, parking in the front yard of a lot is restricted to parking on a driveway, such driveway to have a minimum width of 3 m and a maximum width of 7.5 m - in all other Residential Zones, parking shall be in the side or rear yard only; - not more than 30% of the lot area shall be occupied by open parking spaces, driveways, vehicle movement areas, and open areas devoted to the parking and storage of trailers and recreational vehicles; - no part of any residential lot shall be used for the parking or storage of any commercial motor vehicle in excess of one-ton capacity – for the purposes of this Section, commercial motor vehicles shall mean any motor vehicle having permanently attached thereto a truck or delivery body and without limiting the generality of the foregoing includes ambulances, hearses, motor buses and tractors;

		<p>the parking or storage of a trailer or recreational vehicle shall be permitted in all yards in accordance with the following:</p> <ul style="list-style-type: none"> - the trailer or recreational vehicle together with all appurtenant parts must be wholly contained within the lot; - the areas devoted to the parking and storage of trailers and recreational vehicles shall be in addition to the required residential parking spaces set out in Section 5.12k) i). of the By-law. - the parking or storage of a trailer other than a utility trailer shall be limited to the seasonal period between April 1 and November 30 of the same year. - the parking or storage of a recreational vehicle in the front yard shall be limited to the in-season vehicle use. Off-season parking and storage shall be restricted to the side and rear yard of the lot. - no part of any trailer on a lot shall be used for the purposes of providing temporary or permanent living, sleeping or eating accommodations, regardless of whether such vehicle is jacked up or has its running gear removed.
Kingston	5.3	<p>In any Residential Zone, no person shall use any lot for the purpose of parking or storing a boat, motor home, snowmobile, personal watercraft, all terrain vehicle, travel trailer, utility trailer or similar recreational vehicle except for:</p> <ul style="list-style-type: none"> (i) one (1) boat which shall not exceed 8.2 metres in length; (ii) one (1) motor home which shall not exceed 8.2 metres in length; (iii) not more than two (2) snowmobiles, personal watercraft, all terrain vehicles,

		<p>utility trailer or similar recreational vehicle, or any combination thereof;</p> <p>(iv) one (1) travel trailer which shall not exceed 8.2 metres in length, exclusive of hitch or tongue</p> <p>In any Residential Zone, the parking or storage of a boat, motor home, snowmobile, personal watercraft, all terrain vehicle, travel trailer, utility trailer or similar recreational vehicle shall only be permitted in a garage, carport or other building and not in any required parking space or sight triangle, except that on lands not used for multiple family, group or row dwelling purposes, such boat, motor home, snowmobile, personal watercraft, all terrain vehicle, utility trailer or similar recreational vehicle may be parked or stored in an interior side yard or rear year, but no closer than 1 metre to any lot line.</p> <p>In a Residential Zone, the parking or storage of a boat, motor home, snowmobile, personal watercraft, all terrain vehicle, travel trailer, utility trailer or similar recreational vehicle may be permitted for a period of not more than 72 hours in any one calendar month in a front yard or exterior side yard, provided that such lot is not used for multiple family, group or row dwelling purposes.</p>
Leamington	4.6, 4.7	<p>In any Residential Zone, parking of a recreational vehicle shall be permitted between the months of April to October. The lot on which the vehicle is parked must have a residential dwelling unit.</p> <p>In any zone, no bus, transport trailer or other similar vehicle shall be used for the living, sleeping or eating accommodation within the Corporation of the Municipality of Leamington whether or not the same is mounted on wheels.</p> <p>In any zone, no recreational vehicle shall be used for the living, sleeping or eating accommodation of persons for a period of more than 15 consecutive days or unless such vehicle is located within a licenced trailer campground. The lot on which the vehicle is used must have a residential dwelling unit.</p>

		<p>In any zone, no bus, transport trailer, recreational vehicle or other similar vehicle shall be used as a permanent office or for storage purposes.</p> <p>In any zone, the owner or occupant of any lot shall not store a recreational vehicle or other similar vehicle in any front yard or exterior side yard. Such vehicle may be stored in any rear or interior side yard behind or beside the main building within 0.5 m (1.64 ft.) of the interior side lot line and 1m (3.28 ft.) from the rear lot line. Notwithstanding this, owners or occupants of any lot abutting Lake Erie may store such vehicles in the front or interior side yards only. The lot on which the vehicle is stored must have a dwelling unit.</p>
<p>Mississauga</p>	<p>4.1.11</p>	<p>Trailer and Recreational Vehicle Parking (up to 5.2m in length exclusive of tongue):</p> <p>One (1) trailer, with or without one (1) boat, or up to two (2) personal watercraft or snowmobiles, or one (1) recreational vehicle, is permitted on a driveway subject to the following:</p> <ul style="list-style-type: none"> - the maximum combined length of a trailer, exclusive of tongue, with or without a boat, inclusive of attached motor, personal watercraft or snowmobile, or a recreational vehicle shall be 5.2 m; - the maximum combined height of a trailer, With or Without a boat, inclusive of attached motor, personal watercraft or snowmobile, or a recreational vehicle shall be 2.0 m; - the parking space used for a trailer; with or without a boat, personal watercraft or snowmobile, or a recreational vehicle shall be in addition to the required number of parking spaces for the applicable Residential Zone; - the minimum setback of a trailer, with or without a boat, personal watercraft or snowmobile, or a recreational vehicle to a lot line Shall be 0.6 m. <p>Trailer and Recreational Vehicle parking (up to 5.2m in length exclusive of tongue):</p>

	<p>One (1) trailer, with or without one (1) boat, or up to two (2) personal watercraft or snowmobiles, or one (1) recreational vehicle, is permitted subject to the following:</p> <ul style="list-style-type: none"> - the maximum combined length of a trailer, exclusive of tongue, with or without a boat, inclusive of attached motor, personal watercraft or snowmobile, or a recreational vehicle shall be 7.0 m; - the maximum combined height of a trailer, with or without a boat, inclusive of attached motor, personal watercraft or snowmobile, or a recreational vehicle shall be 3.0 m; - the parking space used for a trailer, with or without a boat, personal watercraft or snowmobile, or a recreational vehicle shall be in addition to the required number of parking spaces for the applicable Residential Zone; - the trailer, with or Without a boat, personal watercraft or snowmobile, or a recreational vehicle shall be parked only in an interior side yard behind the front wall of the dwelling or in the rear yard; - the minimum setback of a trailer, with or without boat, personal watercraft or snowmobile, or a recreational vehicle to an interior side lot line or rear lot line shall be 1.2 m; (0297-2013) - the minimum setback of a trailer; with or without a boat, personal watercraft or snowmobile, or a recreational vehicle to the exterior side lot line and/or rear lot line, where the rear lot line abuts a street, shall be 7.5 m. (0325-2008) <p>Notwithstanding the above, a maximum of one (1) trailer exclusive of tongue, with or without one (1) boat inclusive of attached motor, personal Watercraft or snowmobile, or one (1) recreational</p>
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		vehicle, less than or equal to 7.0 m in length, and less than 3.0 m in combined height, may be parked on a driveway in Residential Zone, On a temporary basis for a period of not more than 72 hours in any one (1) calendar month.						
Newmarket	5.8.2	<p>The following regulations apply to the parking and storage of <i>recreational vehicles and trailers</i> on <i>lots</i> within any Residential Zone:</p> <ul style="list-style-type: none"> i) Where the recreation vehicle or <i>trailer</i> is stored internally, such vehicle or <i>trailer</i> must be wholly contained within the dwelling <i>unit</i> or private garage or <i>carport</i>. ii) Only 1 <i>recreational vehicle</i> or a <i>trailer</i> may be externally parked on a <i>lot</i>. No more than 1 <i>trailer</i>, or 1 boat and associated <i>trailer</i>, or 1 <i>recreational vehicle</i> not on a <i>trailer</i> up to a maximum length of 7 metres exclusive of hitch or tongue, may be parked or stored on a <i>lot</i> in any residential zone in accordance with the following: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Zone</th> <th style="text-align: center;">Location of Outdoor Parking or Storage</th> </tr> </thead> <tbody> <tr> <td style="vertical-align: top;">R1, R2</td> <td> <p><i>Interior side yard</i> to the rear of the front wall of the <i>main building</i>.</p> <p>Notwithstanding the above, in the case of a <i>lot</i> where the exterior side and/or <i>rear lot line</i> abuts a street or a 0.3 metre reserve, parking or storage may be permitted in the <i>exterior side yard</i> or <i>rear yard</i> but not closer than 7.6 metres from the exterior or <i>rear lot line</i>.</p> </td> </tr> <tr> <td style="vertical-align: top;">R3, R4, R5</td> <td>No outdoor parking or storage permitted. Parking and storage only permitted in a <i>building</i> and shall only occupy <i>parking spaces</i> that are additional to the minimum parking requirement for the <i>use</i>.</td> </tr> </tbody> </table>	Zone	Location of Outdoor Parking or Storage	R1, R2	<p><i>Interior side yard</i> to the rear of the front wall of the <i>main building</i>.</p> <p>Notwithstanding the above, in the case of a <i>lot</i> where the exterior side and/or <i>rear lot line</i> abuts a street or a 0.3 metre reserve, parking or storage may be permitted in the <i>exterior side yard</i> or <i>rear yard</i> but not closer than 7.6 metres from the exterior or <i>rear lot line</i>.</p>	R3, R4, R5	No outdoor parking or storage permitted. Parking and storage only permitted in a <i>building</i> and shall only occupy <i>parking spaces</i> that are additional to the minimum parking requirement for the <i>use</i> .
Zone	Location of Outdoor Parking or Storage							
R1, R2	<p><i>Interior side yard</i> to the rear of the front wall of the <i>main building</i>.</p> <p>Notwithstanding the above, in the case of a <i>lot</i> where the exterior side and/or <i>rear lot line</i> abuts a street or a 0.3 metre reserve, parking or storage may be permitted in the <i>exterior side yard</i> or <i>rear yard</i> but not closer than 7.6 metres from the exterior or <i>rear lot line</i>.</p>							
R3, R4, R5	No outdoor parking or storage permitted. Parking and storage only permitted in a <i>building</i> and shall only occupy <i>parking spaces</i> that are additional to the minimum parking requirement for the <i>use</i> .							
Oakville	5.9	<p>The following regulations shall apply to parking of personal <i>trailers</i> and <i>recreational vehicles</i>:</p> <ul style="list-style-type: none"> - Any <i>trailer</i> or <i>recreational vehicle</i> that does not exceed a <i>height</i> of 2.3 metres and a maximum length of 7.0 metres exclusive of hitch or tongue may be parked in any 						

		<p><i>flankage yard, interior side yard or rear yard</i> year-round</p> <ul style="list-style-type: none"> - Any <i>trailer</i> or <i>recreational vehicle</i> that does not exceed a <i>height</i> of 2.3 metres and a maximum length of 7.0 metres exclusive of hitch or tongue may be parked on a <i>driveway</i> only between May 1st and October 31st. - Any <i>trailer</i> or <i>recreational vehicle</i> that exceeds a height of 2.3 metres and a maximum length of 7.0 metres exclusive of hitch or tongue may be parked on a <i>lot</i> only between May 1st and October 31st and only in a <i>flankage yard, interior side yard, or rear yard</i>. The <i>trailer</i> or <i>recreational vehicle</i> shall be set back 10.5 metres from the <i>flankage lot line</i>. - The maximum total number of <i>trailers</i> and <i>recreational vehicles</i> permitted on a <i>lot</i> is 2.
Orangeville	5.17	<p>In an ER, R, RM1, RM2, C5 and D Zone, no person shall park or store a vehicle on a lot, other than an automobile, a truck or bus having a maximum length of 7 metres and a maximum height of 3.5 metres, a motorcycle, a motorized snow vehicle, recreational vehicle or a boat and accessory trailer.</p> <p>(b) Notwithstanding the provisions of subsection (a) a truck tractor may be permitted to park in an ER, R, RM1, RM2, C5 and D Zone during a single period of up to 48 hours in any two-week period.</p>
Orillia	5.26	<p>No Person shall in any Residential Zone, use any Lot for parking or storage of any Commercial Motor Vehicle or any Recreational Equipment, except as provided below:</p> <p>The owner or occupant of any Lot, Building or Structure in any Residential Zone, may use any Accessory Attached or Detached Private Garage located on the Lot for the housing or storage of one (1) Commercial Motor Vehicle operated by the owner or occupant and/or may also use any Private Driveway for the parking of one (1) Commercial Motor Vehicle not exceeding 2,000 kg capacity provided such Commercial Motor Vehicle is not used</p>

	<p>in connection with any business or other use in any Residential Zone that is prohibited by this By-law; and</p> <p>In a Residential Zone, Recreational Equipment may be stored in accordance with the following provisions:</p> <ul style="list-style-type: none"> i) No storage of any Recreational Equipment shall be permitted unless a Main Building has been constructed; and ii) The owner or occupant of any Lot, Building or Structure may use an Accessory Attached or Detached Private Garage on the Lot for the housing or storage of Recreational Equipment; and iii) The maximum number of articles of Recreational Equipment Permitted to be stored Outdoors on a Lot shall be one (1). Where Recreational Equipment is kept on a Trailer, the Recreational Equipment and the Trailer Together shall be counted as one (1) article of Recreational Equipment; and iv) The owner or occupant of any Lot, Building or Structure may use the Interior Side Yard or Rear Yard of the Lot for the storage of Recreational Equipment in accordance with the Yard requirements for Accessory Buildings and Structures as set out in Subsections 5.1.2 and/ or 5.1.4 of this By-law; and v) The owner or occupant of any Lot, Building or Structure may use the Front Yard or Exterior Side Yard for the storage of Recreational Equipment provided: <ul style="list-style-type: none"> - the Lot has a Minimum Lot Frontage of 15.0 m; - the Recreational Equipment is stored on a Driveway and does not occupy a Required Parking Space; and
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		<p>- no part of the Recreational Equipment crosses a Lot Line; and</p> <p>vi) The maximum Height of any stored Recreational Equipment on a Lot shall be 3.2 m measured from the ground to the highest fixed point of the Recreational Equipment; and</p> <p>vii) The maximum overall length of any stored Recreational Equipment on a Lot shall be 7.5 m, excluding the towing tongue of any trailer, any motor, stern drive, bow sprint or rudder; and</p> <p>viii) The parking and storage of Recreational Equipment shall comply with the provisions of Subsection 5.35</p>
<p>Oro-Medonte</p>	<p>5.21</p>	<p>“Recreational Trailer or Vehicle” means any vehicle that is suitable for being attached to a motor vehicle for the purpose of being drawn or is self propelled, and is capable of being used on a short term recreational basis for living, sleeping or eating accommodation of human beings and includes a travel trailer, pick-up camper, motorized camper or tent trailer</p> <p>Within any Residential zone and the Agricultural/Rural zone for properties less than 0.4 hectares in lot area, no person shall use any parking space, parking area or lot for the parking or storage of more than one commercial motor vehicle in excess of 3,600 kilograms gross vehicle weight, large recreational trailer, or school bus subject to the following provisions:</p> <p>a) The large commercial motor vehicle, large recreational trailer, or school bus is parked or stored on the driveway and is setback a minimum of 3.0 metres from the front lot line.</p> <p>b) The large commercial motor vehicle, large recreational trailer, or school bus is parked or stored on the driveway and is setback a minimum of 5.0 metres from the interior</p>

		<p>side lot line or a 2.0-metre-high tight wood board fence is installed on the property with such fence being the length of the large commercial motor vehicle, large recreational trailer, or school bus plus 3.0 metres.</p> <p>c) The large commercial motor vehicle or large recreational trailer is owned by an occupant of the dwelling unit.</p> <p>d) The large commercial motor vehicle, large recreational trailer, or school bus is normally driven by an occupant of the dwelling unit.</p> <p>e) The repair or maintenance of the vehicle, trailer, or bus is not permitted.</p> <p>f) Only the tractor portion of the tractor trailer is permitted to be parked or stored on the property in accordance with the above provisions.</p> <p>g) On a corner lot, the large commercial motor vehicle, recreational trailer, or bus is not permitted to be parked or stored within 15 metres of the intersection of the front lot line and exterior side lot line.</p> <p>PROHIBITED USES</p> <p>The following uses are prohibited in any Zone:</p> <p>a) The use of any <i>trailer</i> for human habitation, except where such <i>trailer</i> is located in a <i>camping establishment</i>, in a <i>trailer park</i> or in a mobile home park.</p> <p>b) The use of any <i>motor vehicle</i> for human habitation.</p>
Oshawa	4.20	No person shall in any Residential Zone park or store a recreational vehicle greater than 6.0m in length or greater than 2.6m in height in any part of a front yard or exterior side yard, nor in that portion of any rear yard of a corner lot which abuts an improved street or

		<p>0.3m reserve for that distance from the street which is equal to or less than the depth of the exterior side yard.</p> <p>Notwithstanding Article 4.20.1 to the contrary, no person shall in any Residential Zone park or store a boat, snowmobile or any type of camper or trailer which is designed to be towed behind a motor vehicle in any part of a front yard or exterior side yard, nor in that portion of any rear yard of a corner lot which abuts an improved street or 0.3m reserve for that distance from the street which is equal to or less than the depth of the exterior side yard.</p>
Ramara	3.5, 3.6	<p>Notwithstanding any provision of this Bylaw to the contrary, in any residential zone a maximum of two <i>commercial motor vehicles</i> with a <i>Registered Gross Vehicle Weight</i> Rating greater than 3,000 kilograms may be parked or stored on a residential <i>lot</i> provided the vehicle is <i>used</i> in operations <i>ancillary</i> to the permitted <i>use</i> and subject to the following:</p> <ul style="list-style-type: none"> (a) a <i>commercial motor vehicle</i> with a <i>Registered Gross Vehicle Weight</i> Rating of 3,000 kilograms to a maximum of 4,500 kilograms or a registered <i>school bus</i> with a maximum length of 7.5 metres may be parked or stored in any required or permitted <i>parking space</i> on a residential <i>lot</i>. (b) a commercial vehicle including a registered <i>school bus</i>, with a <i>Registered Gross Vehicle Weight</i> Rating greater than 4,500 kilograms is permitted to be parked or stored in other than the <i>required rear yard</i>, <i>required interior side yard</i>, <i>front yard</i> or <i>exterior side yard</i> on a <i>lot</i> in any residential zone. <p>Parking and storing of all <i>recreational trailers</i>, <i>mobile homes</i>, truck campers, shall be prohibited in all zones, except that one <i>trailer</i>, boat or <i>mobile home</i> or truck camper may be temporarily parked or stored on the owner's <i>lot</i> only if the owner occupies a <i>dwelling unit</i> on the same <i>lot</i>.</p>
Tay	4.29	<p>In a Rural or Agricultural Zone, the parking or outside storage of a camper trailer, a motor home, a trailer, a</p>

	<p>boat and/or boat trailer is permitted only where such use:</p> <ul style="list-style-type: none">i) is accessory to an existing permitted uses;ii) is located in the rear or side yard and no closer than 1.0 metres to the lot lines; and,iii) is limited to a maximum of one of each of either a camper trailer, a motor home, a trailer, or a boat and/or boat trailer. <p>In a Residential Zone, the parking or outside storage of a camper trailer, a motor home, a trailer, a boat or boat trailer is permitted only where such use:</p> <ul style="list-style-type: none">i) is accessory to an existing residential use;ii) is located in the rear or interior side yard and no closer than 1.0 metres to the lot lines;iii) is limited to a maximum of one each of either a camper trailer, a motor home, a trailer, or a boat and/or boat trailer; and,iv) such camper trailer, motor home, trailer, boat and/or boat trailer.v) shall not exceed 7 metres in length over all exclusive of the hitch or tongue and 3.5 metres in width. <p>The provisions of Subsection 4.29.3 shall also apply to an accessory residential use in a Non-Residential Zone.</p> <p>Notwithstanding Subsection 4.29.3, in a Multiple Residential "R3" Zone, the parking or storing of a camper trailer, a motor home, a trailer, a boat and/or boat trailer is only permitted within a fully enclosed building, unless such property is being used for a single detached dwelling.</p>
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		<p>In all Zones, human habitation is prohibited in a trailer, boat, boat trailer, camper trailer or motor home unless otherwise permitted.</p> <p>Notwithstanding the preceding subsections, the limitations imposed therein shall not restrict the number of camper trailers, motor homes, trailers, boats and/or boat trailers that are fully enclosed within a private garage.</p> <p>Notwithstanding the preceding subsections, the parking or storage of a trailer, camper trailer, motor home, boat or boat trailer may be permitted in a Residential, Rural or Agricultural Zone for a maximum period of 5 days in any one calendar month in a front yard or exterior side yard, provided that such lot is not used for an apartment building purposes.</p>
Vaughan	4.1.4	<p>Not more than one (1) boat with or without a boat trailer or one (1) trailer or mobile home per dwelling unit may be parked or stored on a lot subject to the following regulation:</p> <ul style="list-style-type: none"> - The overall length of the trailer or mobile home shall not exceed six (6) metres; - No trailer or mobile home of any description shall be used for human habitation; - No boat, trailer or mobile home shall be stored or parked except in a rear or side yard or within a garage or carport; <p>Where a boat, trailer or mobile home is stored or parked in the rear or side yard of a lot, it shall comply with the minimum yard requirements for accessory buildings and structures contained in Subsection 3.16 of this B -law;</p> <ul style="list-style-type: none"> - In the case of a multiple family dwelling, no boat, trailer or mobile home shall be stored or parked except within a building or within an outdoor parking area
Whitchurch-Stouffville	3.12	<p>The outdoor storage of any boat, tourist trailer, snowmobile or other similar vehicle on any lot in a zone permitting residential use is limited to one such</p>

		<p>vehicle per lot, and such vehicle may be stored only in a rear yard.</p> <p>No storage containers, trucks, bus, coach, streetcar, caboose, boat, or part thereof, whether original or modified, shall be used for any purpose other than that for which it was originally designed and intended, and except for recreational vehicles in Commercial Recreation (CR) zoned lands, shall not in any case be used for human habitation.</p>
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