

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2017-0011

**FOR THE CONSIDERATION OF
COUNCIL**

February 27, 2017

**SUBJECT: PROPOSED ZONING BY-LAW AMENDMENT REGARDING THE
PRIVATE STORAGE OF LEISURE VEHICLES ON RESIDENTIAL
LOTS
FILE NO. 05.251 & ZONING FILE: 03.05BK**

1. RECOMMENDATIONS:

- 1. THAT Council receive Report DS-2017-0011 prepared by Michael Smith Planning Consultants; Development Coordinators Ltd. and the Planning Division, Development Services Department, dated February 27, 2017 respecting a proposed Zoning By-law Amendment regarding the Private Storage of Leisure Vehicles on Residential Lots.**
- 2. That Council direct staff to proceed with the preparation of the Zoning By-law Amendment in its final form for Council's consideration of adoption at a future public meeting.**
- 3. That staff provide written notice of the next public meeting a minimum of two weeks in advance of the date of said meeting to the following:**
 - (i) Any person or public body that has requested to be notified of any future public meeting(s); and,**
 - (ii) Any person or public or public body that has requested to be notified of Council's decision respecting this matter.**

2. PURPOSE:

The purpose of this report is:

- To apprise Council and the public of the changes being recommended the Draft Zoning By-law amendment that was presented to Council on December 14, 2016; and,**

- To seek Council's direction to proceed with the finalization of the Proposed Zoning By-law Amendment included as Attachment 2, for Council's consideration of adoption at a future public meeting.

3. BACKGROUND:

Since 1977, the Town's Zoning By-law has permitted Leisure Vehicles to be stored in rear and interior side yards, but prohibited the storage of Leisure Vehicles in the front yard of residential lots. Enforcement of the leisure vehicle provisions in the Zoning By-law have been on a complaint basis. In 2015, several members of the public by way of a petition approached Council stating that they would like to see the Zoning By-law changed to allow for the storage of leisure vehicles in the front of residential lots. In response Council directed staff to undertake a planning study to consider possible changes to the Zoning By-law.

The main events leading up to tonight's statutory public meeting include:

- Report No. PB-2015-0075 presented to Council on October 28, 2015;
- Report DS-2016-0061 presented to Council on August 10, 2016;
- Public Information Meeting (PIM) held at the LINK on October 17, 2016; and,
- Report DS-2016-0089 presented to Council on December 14, 2016.

4. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS AND TOWN DEPARTMENTS AND EXTERNAL AGENCY COMMENTS:

Public Consultation

In compliance with the requirements of the Planning Act, R.S.O., 1990, as amended, a Notice of Public Meeting was posted on the Town's page in the January 19, 2017, February 2, 2017, and February 9, 2017 editions of the Georgina Advocate and on the Town's website on January 19, 2017.

For the purpose of additional public notification, a Notice of Public Meeting was mailed or emailed to those individuals who registered at the October 17, 2016 Public Information Meeting held at the LINK, or submitted a completed

Questionnaire, or had previously requested to be placed on the Town's Interested Parties list. Seventy-three persons were notified of the statutory public meeting.

Of the 16 respondents (questionnaire/email) at the time of the October 17, 2016 public information meeting, eight were opposed to an amendment to the current Zoning By-law 500 to permit leisure vehicles in a front yard or exterior side yard driveway. Nine residents supported an amendment and an additional four supported an amendment with modifications.

Four responses were submitted in response to the notice of the statutory public meeting; three were in opposition to an amendment and one supported an amendment with a temporary permit provision. The opposition to an amendment to the Zoning By-law appears to be primarily from neighbourhoods where the lots are relatively small (i.e. Simcoe Landing).

Town Department and External Agency Comments:

Notice of Public Meeting, along with a request for any comments, was sent to the Town's internal departments and to external agencies. As of the date of the completion of this report, one internal department (other than Planning and By-laws Enforcement divisions who participated in the preparation of this report) Operations and Engineering, and four agencies had submitted comments. Operations and Engineering indicated that leisure vehicles should not be stored on the boulevard portion of a municipal road allowance. Enbridge Gas, Region of Durham, Region of York, and York Catholic District School Board have indicated no objections to the Proposed Zoning By-law.

5. ANALYSIS:

Recommended Changes to December 14, 2016 Draft Zoning By-law

The Draft Zoning By-law Amendment presented to Council on December 14, 2016 is included as Attachment 1. The Proposed Zoning By-law Amendment, which incorporates changes to the Draft Zoning By-law Amendment, is included as Attachment 2. Attachment 3 summarizes the changes being proposed to the draft zoning by-law presented at the December 14, 2016 Council meeting (Attachment 1), while a more detailed explanation of the rationale behind the more substantive changes is provided in Attachment 4.

Overview of Proposed Zoning By-law Amendment

The intent of the Proposed Zoning By-law Amendment is to permit more flexibility in the outdoor storage of leisure vehicles on lots which permit single family dwellings, and to allow for limited storage of leisure vehicles on lots containing semi-detached and townhouse dwellings.

The current provisions set forth in Zoning By-law 500 (the "*Current By-law*") restrict the outdoor storage of leisure vehicles to the interior or rear yard. A lot zoned "*Rural (RU)*" or "*Transitional (T)*" which is equal to or greater than 4 000m² (43,057 ft²) may have a maximum of six leisure vehicles, whereas a lot which is less than 4 000m², and zoned "*Rural (RU)*", "*Transitional (T)*", or "*Residential (R1, R2, R3, R, or ER)*" may have a maximum of three leisure vehicles.

The structure of the Proposed By-law is based on a gradation of lot size by area. However, instead of two categories of lot size, as is the case in the Current Zoning By-law, the Proposed By-law provides for four categories:

- (i) Lots equal to or greater than 4 000m² (43,057 ft²);
- (ii) Lots equal to 1 858m² (20,000 ft²) to less than 4 000m²;
- (iii) Lots equal to 450 m² (4, 843 ft²) to less than 1 858m²; and,
- (iv) Lots 270m² (2,906 ft²) to less than 450m².

In addition, there is a provision which applies only to lots which front on a municipal road and are adjacent to Lake Simcoe, a navigable river, or a canal.

Whereas the Current By-law restricts the storage of leisure vehicles by zones as noted above, the Proposed By-law restricts by use i.e. single family residential lots or semi-detached and townhouse lots. This expands upon the range of properties that may include leisure vehicle storage including lots zoned "*Campground Commercial (C6)*", "*Restricted Industrial (M1)*" and "*General Industrial (M2)*".

Under this structure the Proposed Zoning By-law provides for the permanent, seasonal, and temporary storage of leisure vehicles, as generally outlined below.

- **Permanent Storage**

The principal change to the Current By-law is that the Proposed By-law provides for the storage of leisure vehicles in residential driveways in the front yard and exterior side yard. The Current By-law prohibits the storage of leisure vehicles in a front yard or exterior side yard.

The standards (such as lot line setbacks and the maximum height and length of Leisure Vehicle) are also generally applied on a graded scale from larger to smaller

lots. For consistency, standardized requirements are applied to the extent deemed appropriate. In addition, a provision ensuring required parking spaces for private motor vehicles are not obstructed, and a requirement that a leisure vehicle stored in a front yard or exterior side yard must be stored on a hard surface, are set forth in the Proposed By-law.

Attachment 5 provides a summary of the provisions of the Proposed By-law which allow for the permanent storage of leisure vehicles on single family dwelling lots. For the readers' benefit reference is given to diagrams (Attachment 6) that generally illustrate the provisions. For reference purposes, Attachment 7 provides a list of standards, with accompanying pictures, related to Recreational Vehicles and Attachment 8 provides an illustration of front, interior and exterior side yards, and rear yard as defined in the Current Zoning By-law.

- Seasonal Storage

In addition to the permanent outdoor storage provisions, the Proposed By-law provides for seasonal outdoor leisure vehicle storage, in a front or exterior side yard. The seasonal storage of leisure vehicles is to permit those leisure vehicles which cannot be stored in a driveway the required minimum setback from the front lot line or exterior side lot line. Seasonal storage permits two-season storage, one for summer leisure vehicles and one for winter leisure vehicles. In the case of seasonal storage of leisure vehicles in residential driveways, the number of required parking spaces, which cannot be obstructed, is reduced from 3 to 2.

- Temporary Storage

Similar to seasonal storage, the Proposed By-law provides for temporary outdoor leisure vehicle storage, in a front or exterior side yard. Temporary storage is permitted for two five day periods per year. In the case of temporary storage of leisure vehicles in residential driveways, the number of required parking spaces, which cannot be obstructed, is reduced from 3 to 2

- General Provisions

Leisure Vehicle storage in a municipal boulevard would not be permitted.

The Proposed By-law replaces the current definition of "*Leisure Vehicle*". Other definitions in the current by-law including "*Carport*", "*Garage, Residential*", and "*Parking Area*" have been revised to accommodate leisure vehicle parking.

Finally, the Proposed By-law provisions will not likely accommodate all situations where property owners want to store leisure vehicles. In some cases, it is not appropriate or desirable to store leisure vehicles on a residential lot. However, in

certain other cases where such storage may be compatible and appropriate, the lot owner may apply to the Committee of Adjustment for a Minor Variance pursuant to the Ontario Planning Act.

6. CORPORATE STRATEGIC PLAN:

This report addresses the following strategic goal:

Goal 2: "Promote a high quality of life" – "HEALTHY, SAFE, SUSTAINABLE COMMUNITIES"

7. FINANCIAL AND BUDGETARY IMPACT:

The implementation of the Proposed Zoning By-law will have not financial or budgetary impact. Efficiencies in Zoning By-law enforcement as relates to leisure vehicle storage on residential lots should be achieved.

8. CONCLUSIONS:

In 2015, Council initiated a planning process to seek the measure of the public's opinion towards the storage of Leisure Vehicles in front yard and exterior side yard residential driveways, with a view towards striking a balance between the needs/preferences of individual properties and those of the public at large. We are of the opinion that the Proposed By-law strikes a reasonable balance.

In terms of next steps, the consultant/staff will consider the public's written comments submitted to the Town in response to the notice of the statutory public meeting or verbally expressed at tonight's statutory public meeting, along with any comments received from Town departments and external agencies, and then make any necessary final adjustments to the Proposed By-law. The final Proposed By-law will be presented at a future public meeting for Council's consideration of adoption. The date and location of the next public meeting has yet to be determined, but it is desirable to bring this matter back to Council as soon as possible.

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

THE CORPORATION OF THE TOWN OF GEORGINA
IN THE
REGIONAL MUNICIPALITY OF YORK

BY-LAW NUMBER 500-2017-XXXX

A BY-LAW TO AMEND BY-LAW NUMBER 500, BEING A BY-LAW TO REGULATE
THE USE OF LANDS AND THE CHARACTER, LOCATION AND USE OF BUILDINGS
AND STRUCTURES WITHIN THE TOWN OF GEORGINA.

Pursuant to Section 34 of the Planning Act, R.S.O., 1990, the Council of the Town of Georgina **ENACTS AS FOLLOWS:**

Current Zoning By-law Definition of “Carport”

2.37 CARPORT: means a building or structure attached to a residential building in which at least forty percent (40%) of the perimeter walls are open and unobstructed by any wall or door and which may be used for the parking or storage of a private automobile and wherein neither servicing nor repairing of motor vehicles is carried on for remuneration. For purposes of this by-law perimeter includes the wall of the building to which the car port is attached and forms part of the carport enclosure.

1. That Section 2.37 **CARPORT** of Zoning By-law No. 500, as amended, is hereby further amended by adding the following: “Notwithstanding the above, a leisure vehicle and equipment accessory thereto may be stored in a carport, provided at least one parking space for a private motor vehicle is maintained within the carport.”

Current Zoning By-law Definition of “Garage, Residential”

2.89 GARAGE, RESIDENTIAL: means an accessory building other than a carport or accessory use within the main building, which may be used for the storage of passenger motor vehicles and wherein neither servicing nor repair of motor vehicles is carried on for remuneration.

2. That Section 2.89 **GARAGE, RESIDENTIAL** of Zoning By-law No. 500 as amended is hereby further amended by adding the following:

“Notwithstanding the above, a leisure vehicle and equipment accessory thereto may be stored in a residential garage, provided at least one parking space for a private motor vehicle is maintained within the residential garage.”

Current Zoning By-law Definition of “Leisure Vehicle”

2.110 LEISURE VEHICLE: means a snowmobile, all-terrain vehicles, motor cycles, boats, recreational vehicles, and other similar vehicles

3. That Section 2.110 **LEISURE VEHICLE** in Zoning By-law No. 500 is hereby further amended by deleting it in its entirety and replacing it with the following:

“Leisure Vehicle: means:

- 1) A vehicle designed to be towed or propelled by a motor or which is self-propelled, and includes such vehicles commonly known as travel trailers, camper trailers, truck campers, motor homes, or other similar travel vehicles which provide sleeping and other facilities for persons while travelling or vacationing but does not include a mobile home;

- 2) boats, personal watercraft, snowmobiles, all-terrain vehicles and other similar vehicles used for recreational purposes; and,
- 3) a trailer designed or used for the purposes of carrying a leisure vehicle(s).

Current Zoning By-law Definition of “Parking Area”

2.142 PARKING AREA: means an area or structure provided for the parking of motor vehicles and includes any related aisles, parking spaces, ingress and egress driveways within the lot.

4. That Section 2.142 **PARKING AREA** in Zoning By-law No. 500 is hereby further amended by adding the following:

“A parking area for private residential parking may also be used for the storage of a leisure vehicle as set forth in Section 5.27. However, the storage of a leisure vehicle(s), in a front or exterior side yard, shall only be permitted in a parking area consisting of a hard-surfaced driveway (gravel, paved, concrete, interlock or similar hard surface).

Current Zoning By-law Provision for “Boat Storage”

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 yard or rear yard provided that said boat shall not exceed 8 metres in length. Further, any boat exceeding 2.5 metres in height, including trailer, must be positioned to comply with the minimum yard requirements for the appropriate zone.

5. That Section 5.3 BOAT STORAGE is hereby deleted in its entirety.

Current Zoning By-law Provisions for “Outdoor Storage –Residential”

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 an interest in both lots.

6. That Section 5.27 **OUTDOOR STORAGE - RESIDENTIAL** is deleted in its entirety and replaced with the following:

“5.27 OUTDOOR STORAGE OF LEISURE VEHICLES ON LANDS ZONED TO PERMIT A SINGLE FAMILY DWELLING

- a) Lots Equal to or Greater Than 4 000 m²:
 - (i) The outdoor storage of a maximum of six leisure vehicles is permitted, two of which may be located on a parking area in a front yard driveway or exterior side yard driveway and setback a minimum of 8 metres from a front lot line or exterior side lot line. The minimum setback to an interior property line shall be 1.5 metres.

- (ii) The maximum height limit of a leisure vehicle from the ground upon which it is stored to the top most feature of the leisure vehicle shall be 4.5 metres. The maximum length of a leisure vehicle or a leisure vehicle stored on or in a trailer shall be 13 metres.
- (iii) Where a leisure vehicle is located on a parking area within a front yard or exterior side yard such leisure vehicle storage shall ensure that a minimum of 3 required parking spaces are unobstructed so as to ensure ingress and egress of motor vehicles to the property.
- (iv) Notwithstanding a) iii) above, where a leisure vehicle is stored either in the rear portion, or on the roof, of a motor vehicle, such storage shall not be deemed to obstruct the required parking spaces. In such cases, provided the height of the leisure vehicle, including the height of the portion of the motor vehicle upon which it is stored, does not exceed the height limit in a) ii) above, the leisure vehicle(s) shall not be counted as a leisure vehicle for purposes of a) (i) above.
- (v) Notwithstanding a) (i) above, a leisure vehicle may be stored on a parking area in the front or exterior side yard within the required minimum setback of 8 metres from a front lot line or exterior side lot line only on a seasonal basis from April 1 to October 31 in the same calendar year. At no time shall the leisure vehicle be permitted to be stored either in whole or in part on a municipal road allowance, including the boulevard. A boulevard is that portion of a road allowance between the travelled portion of the road allowance and a front or exterior side lot line.
- (vi) Notwithstanding a) (i) and a) (v) above, a snowmobile or similar winter leisure vehicle may be stored on a parking area in a front or exterior side yard within the required minimum setback of 8 metres from a front lot line or exterior side lot line only on a seasonal basis only between November 1 in one calendar year to March 31 in the following calendar year. At no time shall the leisure vehicle be permitted to be stored either in whole or in part on a municipal road allowance, including the boulevard. A boulevard is that portion of a road allowance between the travelled portion of the road allowance and a front or exterior side lot line.

b) Lots Less Than 4 000 m²:

- (i) The outdoor storage of a maximum of three leisure vehicles is permitted, two of which may be located on a parking area in a

front yard driveway or exterior side yard driveway and setback a minimum of 6 metres from a front lot line or exterior side lot line. The minimum setback to an interior property line shall be 1.2 metres.

- (ii) The maximum height limit of a leisure vehicle from the ground upon which it is stored to the top most feature of the leisure vehicle shall be 3.0 metres. The maximum length of a leisure vehicle or a leisure vehicle stored on or in a trailer shall be 9 metres. On a property which is 270 m² to less than 450 m² the maximum length of leisure vehicle, including trailer designed or used for the carrying of leisure vehicles shall be 7 metres.
- (iii) Where a leisure vehicle is located on a parking area within a front yard or exterior side yard such leisure vehicle storage shall ensure that a minimum of 3 required parking spaces are unobstructed so as to ensure ingress and egress of motor vehicles to the property.
- (iv) Notwithstanding b) iii) above, where a leisure vehicle is stored either in the rear portion, or on the roof, of a motor vehicle, such storage shall not be deemed to obstruct the required parking spaces. In such cases, provided the height of the leisure vehicle, including the height of the portion of the motor vehicle upon which it is stored, does not exceed the height limit in b) ii) above, the leisure vehicle(s) shall not be counted as a leisure vehicle for purposes of b) (i) above.
- (v) Notwithstanding b) (i) above, a leisure vehicle may be stored on a parking area in a front yard or exterior side yard within the required minimum setback of 6 metres from a front lot line or exterior side lot line only on a seasonal basis from April 1 to October 31 in the same calendar year. At no time shall the leisure vehicle be permitted to be stored either in whole or in part on a municipal road allowance, including the boulevard. A boulevard is that portion of a road allowance between the travelled portion of the road allowance road and a front or exterior side lot line.
- (vi) Notwithstanding b) (i) and b) (iv) above, a snowmobile or similar winter leisure vehicle may be stored on a parking area in the front yard or exterior side yard within the required minimum setback of 6 metres from a front lot line or exterior side lot line only on a seasonal basis between November 1 in one calendar year to March 31 in the following calendar year.

c) Additional Provisions:

For purposes of a) and b) above:

- (i) Where two or more leisure vehicles are stored on or in a single trailer, capable of carrying one or more leisure vehicles, the leisure vehicles, including the trailer shall count as one leisure vehicle;
- (ii) Where permission to store a leisure vehicle is on a seasonal basis, the number of required parking spaces that cannot obstruct motor vehicles shall be reduced from 3 to 2; and the maximum height limit of a leisure vehicle from the ground upon which it is stored to the top most feature of the leisure vehicle shall be 2.5 metres.
- (iii) Where the provisions noted cannot be met, excluding the number of leisure vehicles permitted to be stored in a front or exterior side yard driveway, then a temporary permit for leisure vehicle storage must be obtained from the Town prior to the leisure vehicle being stored on a property. The temporary permit shall set forth the duration and terms under which the leisure vehicle may be stored, but in no case shall the duration of the temporary storage exceed 96 hours in a one month period.”

Current Zoning By-law Provision for “Number of Parking Spaces (Minimum) – Residential Uses – Single Family Dwelling”

5.28 (b) – PARKING AREA REGULATIONS – three per unit, two of which may be in a driveway private to the unit and in the front yard.

6. That Section 5.28 (b) **NUMBER OF PARKING SPACES (MINIMUM), RESIDENTIAL USES** of Zoning By-law No. 500 as amended is hereby further amended by adding at the end thereof the following:

“Notwithstanding the above, where a leisure vehicle is stored on a parking area in a front yard or exterior side yard on a seasonal basis as set forth in Section 5.27 a) (v) or (vi) or b) (v) or (vi) , the required number of parking spaces for a single family dwelling, for the period in which the leisure vehicle storage is

permitted, shall be reduced from 3 spaces to 2 spaces for the duration of the specified seasonal period only.”

Current Zoning By-law Provision for “Use of Parking Area”

5.28 (f) -...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 in 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; and,
- (ii) one school bus per residential lot, provided the lot contains a dwelling...

7. That Section 5.28 (f) **USE OF PARKING AREAS** of Zoning By-law No. 500 as amended is hereby further amended by deleting clauses (i) and (ii) and inserting in lieu thereof 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 2.5 metres;
- (iii) one school bus per residential lot provided the lot contains a dwelling; and,
- (iii) the storage of leisure vehicles on a parking area in a front yard driveway or exterior side yard driveway as set forth in Section 5.27.”

This by-law shall be signed by the Mayor and Clerk, affixed with the seal of the Corporation and engrossed in the By-law book.

READ and ENACTED this _____ day of _____, 2017

Mayor, Margaret Quirk

Town Clerk, John Espinosa

**THE CORPORATION OF THE TOWN OF GEORGINA
IN THE
REGIONAL MUNICIPALITY OF YORK**

BY-LAW NUMBER 500-2017-XXXX

**A BY-LAW TO AMEND BY-LAW NUMBER 500, BEING A BY-LAW TO
REGULATE THE USE OF LANDS AND THE CHARACTER, LOCATION AND
USE OF BUILDINGS AND STRUCTURES WITHIN THE TOWN OF GEORGINA.**

Pursuant to Section 34 of the Planning Act, R.S.O., 1990, the Council of the Town of Georgina **ENACTS AS FOLLOWS:**

1. That Section 2.37 **CARPORT** of Zoning By-law No. 500, as amended, is hereby further amended by adding the following: "Notwithstanding the above, a leisure vehicle and equipment accessory thereto may be stored in a carport, provided at least one parking space for a private motor vehicle is maintained within the carport."

2. That Section 2.89 **GARAGE, RESIDENTIAL** of Zoning By-law No. 500, as amended, is hereby further amended by adding the following:

"Notwithstanding the above, a leisure vehicle and equipment accessory thereto may be stored in a residential garage, provided at least one parking space for a private motor vehicle is maintained within the residential garage."

3. That Section 2.110 **LEISURE VEHICLE:** of Zoning By-law No. 500, as amended, is hereby further amended by deleting the Section in its entirety and replacing it with the following:

"2.110 **LEISURE VEHICLE:** means:

- 1) A vehicle designed to be towed or propelled by a motor or which is self-propelled, and includes such vehicles commonly known as travel trailers, motorized homes, slide-in campers, chassis-mounted campers, (i.e. recreational vehicles) or other similar

travel vehicles which provide sleeping and other facilities for persons while travelling or vacationing but does not include a park model trailer or manufactured home;

- 2) boats, personal watercraft, snowmobiles, all-terrain vehicles and other similar vehicles used for recreational purposes; and,
- 3) a trailer designed or used for the purposes of carrying a leisure vehicle(s).”

4. That Section 2.142 **PARKING AREA**: of Zoning By-law No. 500, as amended, is hereby further amended by adding the following:

“A parking area for private residential parking may also be used for the storage of a leisure vehicle as set forth in Section 5.27A. However, the storage of a leisure vehicle, in a front or exterior side yard, shall only be permitted in a parking area consisting of a hard-surfaced driveway (gravel, paved, concrete, interlock or similar hard surface).”

5. That Section 5.3 **BOAT STORAGE** is hereby deleted in its entirety.
6. That Section 5.27 **OUTDOOR STORAGE - RESIDENTIAL** is deleted in its entirety and replaced with the following:

5.27A OUTDOOR STORAGE OF LEISURE VEHICLES ON LANDS ZONED TO PERMIT A SINGLE FAMILY DWELLING

- a) Lots Equal to or Greater Than 4 000 m²:

- (i) The outdoor storage of a maximum of six leisure vehicles is permitted, two of which may be located on a parking area in a front yard driveway or exterior side yard driveway and setback a minimum of 8 metres from a front lot line or exterior side lot line. The minimum setback to an interior side lot line or rear lot line shall be 1.5 metres.
- (ii) The maximum height limit of a leisure vehicle from the ground upon which it is stored to the top most feature of the leisure vehicle shall be 4.5 metres. The maximum length of a leisure vehicle shall be 13 metres.

- (iii) Where a leisure vehicle is located on a parking area within a front yard or exterior side yard such leisure vehicle storage shall ensure that a minimum of 3 required parking spaces are provided for motor vehicles and are unobstructed to ensure ingress and egress of motor vehicles to the property.
- (iv) Notwithstanding a) iii) above, where a leisure vehicle is stored either in the rear portion, or on the roof, of a motor vehicle, such storage shall not be deemed to obstruct the required parking spaces. In such cases, provided the height of the leisure vehicle, including the height of the portion of the motor vehicle upon which it is stored, does not exceed the height limit in a) ii) above, the leisure vehicle(s) shall not be counted as a leisure vehicle for purposes of a) (i) above.
- (v) Notwithstanding the front lot line or exterior side lot line setback requirement in a) (i) above, a leisure vehicle may be stored on a parking area in the front or exterior side yard within the required minimum setback of 8 metres from a front lot line or exterior side lot line on a seasonal basis only from April 1 to October 31 in the same calendar year. At no time shall the leisure vehicle be permitted to be stored either in whole or in part on a municipal road allowance, including the boulevard. A boulevard means that portion of a road allowance between the travelled portion of the road allowance and a front lot line or exterior side lot line.
- (vi) Notwithstanding the front lot line or exterior side lot line setback requirement in a) (i) and a) (v) above, only a snowmobile or similar winter leisure vehicle may be stored on a parking area in a front or exterior side yard within the required minimum setback of 8 metres from a front lot line or exterior side lot line on a seasonal basis only between November 1 in one calendar year to March 31 in the following calendar year. At no time shall the leisure vehicle be permitted to be stored either in whole or in part on a municipal road allowance, including the boulevard. A boulevard means that portion of a road allowance between the travelled portion of the road allowance and a front lot line or exterior side lot line.

b) Lots Equal to or Greater than 270 m² and Less Than 4 000 m²:

- (i) The outdoor storage of a maximum of three leisure vehicles is permitted, one of which may be located on a parking area in a front yard driveway or exterior side yard driveway, except on a lot of less than 270 m² in which case the outdoor storage of leisure vehicles is only permitted in the rear yard. The minimum setback from a front lot line or exterior side lot line shall be 6.0 metres. The minimum setback from an interior side lot line or rear lot line shall be 1.2 metres.
- (ii) The maximum height of a leisure vehicle from the ground upon which it is stored to the top most feature of the leisure vehicle, shall be:
 - (1) 4.5 metres on lots equal to or greater than 1 858 m² and less than 4 000 m²; and,
 - (2) 3.0 metres on lots equal to or greater than 270 m² and less than 1 858 m².
- (iii) The maximum length of a leisure vehicle shall be:
 - (1) 13.0 metres on lots equal to or greater than 1 858 m² and less than 4 000 m²
 - (2) 9.0 metres on lots equal to or greater than 450 m² and less than 1 858 m²; and,
 - (3) 7.0 metres on lots equal to or greater than 270 m² to less than 450 m².
- (iv) Notwithstanding b) ii) and b) iii) above, on a lot fronting onto Lake Simcoe, a navigable river or canal, a leisure vehicle, having a maximum height of 4.5 metres and a maximum length of 13 metres, may be stored on a parking area in a front yard driveway or exterior side driveway setback a minimum of 6 metres from a front lot line or exterior side lot line and 1.2 metres from an interior lot line provided the leisure vehicle complies with all other applicable provisions herein.

- (v) Where a leisure vehicle is located on a parking area in a front yard driveway or exterior side yard driveway, such leisure vehicle storage shall ensure that a minimum of 3 required parking spaces are provided for motor vehicles and are unobstructed to ensure ingress and egress of motor vehicles to the property.
- (vi) Notwithstanding a) (iii) and b) (v) above, where a leisure vehicle is stored either in the rear portion, or on the roof, of a motor vehicle, such storage shall not be deemed to obstruct the required parking spaces. In such cases, provided the height of the leisure vehicle does not exceed the height in a) (ii), b) (ii) or b) (iv) above, the leisure vehicle(s) shall not be counted as a leisure vehicle for purposes of a) (i) or b) (i) above.
- (vii) Notwithstanding the front lot line or exterior side lot line setback requirement in b) (i) or b) (iv) above, a leisure vehicle may be stored on a parking area in a front yard or exterior side yard within the required minimum setback of 6 metres from a front lot line or exterior side lot line on a seasonal basis only from April 1 to October 31 in the same calendar year. At no time, shall the leisure vehicle be permitted to be stored either in whole or in part on a municipal road allowance, including the boulevard. A boulevard means that portion of a road allowance between the travelled portion of the road allowance and a front lot line or exterior side lot line.
- (viii) Notwithstanding the front lot line or exterior side lot line setback requirement in b) (i) or b) (iv) above, only a snowmobile or similar winter leisure vehicle may be stored on a parking area in the front yard or exterior side yard within the required minimum setback of 6 metres from a front lot line or exterior side lot line on a seasonal basis only between November 1 in one calendar year to March 31 in the following calendar year. At no time shall the leisure vehicle be permitted to be stored either in whole or in part on a municipal road allowance, including the boulevard. A

boulevard means that portion of a road allowance between the travelled portion of the road allowance and a front lot line or exterior side lot line.

c) Additional Provisions:

For purposes of a) and b) above, the following shall also apply:

- (i) Where two or more leisure vehicles are stored on or in a single trailer, capable of carrying one or more leisure vehicles, the leisure vehicles, including the trailer shall count as one leisure vehicle.
- (ii) Where permission to store a leisure vehicle is on a seasonal basis, the number of required parking spaces that shall be provided for motor vehicles and cannot be obstructed by a leisure vehicle shall be reduced from 3 to 2; and, the maximum height of a leisure vehicle from the ground upon which it is stored to the top most feature of the leisure vehicle shall be 3.0 metres. At no time shall the leisure vehicle be permitted to be stored either in whole or in part on a municipal road allowance, including the boulevard. A boulevard means that portion of a road allowance between the travelled portion of the road allowance and a front lot line or exterior side lot line.
- (iii) Notwithstanding Section 5.28 (i) **ACCESS – DRIVEWAYS, AISLES, AND ACCESS STREETS** of Zoning By-law No. 500, as amended, and any other provisions of this by-law, where a parking area/driveway for a single family dwelling is used for the storage of a leisure vehicle, the width of the parking area/driveway shall be a minimum of 5 metres and shall not exceed 55% of the of the lot frontage.
- (ix) Notwithstanding any of the height, length and lot line setback requirements herein, one leisure vehicle may be stored on parking area in a front yard or exterior side yard driveway on a temporary basis during the five weekdays preceding the Victoria Day holiday weekend and during the five weekdays following the Thanksgiving holiday weekend.

Furthermore, the number of required parking spaces that shall be provided for motor vehicles and cannot be obstructed by a leisure vehicle shall be reduced from 3 to 2. At no time shall the leisure vehicle be permitted to be stored either in whole or in part on a municipal road allowance, including the boulevard. A boulevard means that portion of a road allowance between the travelled portion of the road allowance and a front lot line or exterior side lot line. All other provisions herein regarding the outdoor storage of leisure vehicles on residential lots continue to apply.

- (iv) Any reference to a leisure vehicle shall include: (1) the trailer on or in which the leisure vehicle is stored; or, (2) a trailer designed or intended to carry a leisure vehicle.

5.27B OUTDOOR STORAGE OF LEISURE VEHICLES ON LANDS ZONED TO PERMIT A SINGLE FAMILY DWELLING ON A LOT LESS THAN 270 m², A SEMI-DETACHED DWELLING OR TOWNHOUSE DWELLING

- (i) The outdoor storage of a maximum of three leisure vehicles is only permitted in a rear yard. A leisure vehicle shall have a maximum height of 3.0 metres, a maximum length of 7 metres, and a minimum setback to an interior or rear lot line of 1.2 metres.
- (ii) Where two or more leisure vehicles are stored on or in a single trailer, capable of carrying one or more leisure vehicles, the leisure vehicles, including the trailer shall count as one leisure vehicle.

7. That Section 5.28 (b) **NUMBER OF PARKING SPACES (MINIMUM), RESIDENTIAL USES** of Zoning By-law No. 500, as amended, is hereby further amended by adding at the end thereof the following:

“Notwithstanding the above, where a leisure vehicle is stored on a parking area in a front yard or exterior side yard on a seasonal or temporary basis as set forth in Section 5.27A a) (v) and a) (vi) or b) (viii) and b) (ix)

or c) (iv) , the required number of parking spaces for a single family dwelling, for the period in which the leisure vehicle storage is permitted, shall be reduced from 3 spaces to 2 spaces for the duration of the specified seasonal or temporary period only.”

8. That Section 5.28 (f) **USE OF PARKING AREAS** of Zoning By-law No. 500, as amended, is hereby further amended by deleting clause (i) and inserting in lieu thereof 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 2.5 metres.”

9. That Section 5.28 (f) **USE OF PARKING AREAS** of Zoning By-law No. 500, as amended, is hereby further amended by adding after clause (ii) therein the following:

(iii) the storage of leisure vehicles on a parking area in a front yard driveway or exterior side yard driveway as set forth in Section 5.27.”

This by-law shall be signed by the Mayor and Clerk, affixed with the seal of the Corporation and engrossed in the By-law book.

READ and ENACTED this _____ day of _____, 2017

Mayor, Margaret Quirk

Town Clerk, John Espinosa

EXPLANATORY NOTE

Outdoor Storage of Leisure Vehicles on Lands Zoned to Permit Single Family Dwellings and Semi-Detached and Townhouse Dwellings

File: 03.05BK

1. Zoning By-law No. 500, as amended, does not permit leisure vehicle storage, as defined herein, to be located within a front or exterior side yard. The purpose of this by-law is to update the provisions related to the storage of personal leisure vehicles on residential properties, and more particularly to permit leisure vehicle storage on driveways in the front or exterior side yards in accordance with certain provisions.
2. The intent of this by-law is to acknowledge that the Town of Georgina has historically and will continue to be a lakeside recreational community and that many of its residents desire to store their personal leisure vehicles on their residential properties. This by-law sets forth standards to ensure the orderly storage of leisure vehicles within the Town of Georgina.
3. This by-law conforms to the Town of Georgina Official Plan, the Keswick Secondary Plan, the Sutton Secondary Plan, and the Pefferlaw Secondary Plan.
4. This by-law shall apply to all lands within the Town of Georgina which are zoned to permit a single family residential dwelling.

Recommended Changes to the Draft By-law Presented to Council on December 14, 2016

No	December 14, 2016 Draft By-law	February 27, 2017 Proposed By-law	Recommended Changes
1	<p>That Section 2.37 CARPORT of Zoning By-law No. 500, as amended, is hereby further amended by adding the following:</p> <p>Notwithstanding the above, a leisure vehicle and equipment accessory thereto may be stored in a carport, provided at least one parking space for a private motor vehicle is maintained within the carport.</p>	<p>That Section 2.37 CARPORT of Zoning By-law No. 500, as amended, is hereby further amended by adding the following:</p> <p>Notwithstanding the above, a leisure vehicle and equipment accessory thereto may be stored in a carport, provided at least one parking space for a private motor vehicle is maintained within the carport.</p>	<p>No change.</p>
2	<p>That Section 2.89 GARAGE, RESIDENTIAL of Zoning By-law No. 500 as amended is hereby further amended by adding the following:</p> <p>Notwithstanding the above, a leisure vehicle and equipment accessory thereto may be stored in a residential garage, provided at least one parking space for a</p>	<p>That Section 2.89 GARAGE, RESIDENTIAL of Zoning By-law No. 500, as amended, is hereby further amended by adding the following:</p> <p>Notwithstanding the above, a leisure vehicle and equipment accessory thereto may be stored in a residential garage provided at least one parking space for a</p>	<p>No change.</p>

No	December 14, 2016 Draft By-law	February 27, 2017 Proposed By-law	Recommended Changes
2 con't	private motor vehicle is maintained within the residential garage.	private motor vehicle is maintained within the residential garage.	
3	<p>That Section 2.110 LEISURE VEHICLE of Zoning By-law No. 500, as amended, is hereby further amended by deleting the Section in its entirety and replacing it with the following:</p> <p>2.110 LEISURE VEHICLE means:</p> <p>1)A vehicle designed to be towed or propelled by a motor or which is self-propelled, and includes such vehicles commonly known as travel trailers, camper trailers, truck campers, motor homes, or other similar travel vehicles which provide sleeping and other facilities for persons while travelling or vacationing but does not include a mobile home;</p> <p>2)boats, personal watercraft, snowmobiles, all-terrain vehicles and other similar vehicles used for recreational purposes; and,</p>	<p>That Section 2.110 LEISURE VEHICLE: of Zoning By-law No. 500, as amended, is hereby further amended by deleting the Section in its entirety and replacing it with the following:</p> <p>2.110 LEISURE VEHICLE: means:</p> <p>1)A vehicle designed to be towed or propelled by a motor or which is self-propelled, and includes such vehicles commonly known as travel trailers, motorized homes, slide-in campers, chassis-mounted campers, (i.e. recreational vehicles) or other similar travel vehicles which provide sleeping and other facilities for persons while travelling or vacationing but does not include a park model trailer or manufactured home;</p> <p>2)boats, personal watercraft, snowmobiles, all-terrain vehicles and other similar vehicles used for recreational purposes; and,</p>	<p><i>“Slide in campers, chassis-mounted campers” added.</i></p> <p><i>Park model trailer and manufactured home (i.e. mobile home) not defined as Leisure Vehicles.</i></p> <p><i>No change.</i></p>

No	December 14, 2016 Draft By-law	February 27, 2017 Proposed By-law	Recommended Changes
3 con't	3)a trailer designed or used for the purposes of carrying a leisure vehicle(s).	3)a trailer designed or used for the purposes of carrying a leisure vehicle(s).	No change.
4	<p>That Section 2.142 PARKING AREA of Zoning By-law No. 500, as amended, is hereby further amended by adding the following:</p> <p>A parking area for private residential parking may also be used for the storage of a leisure vehicle as set forth in Section 5.27. However, the storage of a leisure vehicle(s), in a front or exterior side yard, shall only be permitted in a parking area consisting of a hard-surfaced driveway (gravel, paved, concrete, interlock or similar hard surface).</p>	<p>That Section 2.142 PARKING AREA: of Zoning By-law No. 500, as amended, is hereby further amended by adding the following:</p> <p>A parking area for private residential parking may also be used for the storage of a leisure vehicle as set forth in Section 5.27. However, the storage of a leisure vehicle, in a front or exterior side yard, shall only be permitted in a parking area consisting of a hard-surfaced driveway (gravel, paved, concrete, interlock or similar hard surface).</p>	No change.
5	That Section 5.3 BOAT STORAGE is hereby deleted in its entirety	That Section 5.3 BOAT STORAGE is hereby deleted in its entirety	No change.

No	December 14, 2016 Draft By-law	February 27, 2017 Proposed By-law	Recommended Changes
6.	<p>That Section 5.27 <u>OUTDOOR STORAGE - RESIDENTIAL</u> is deleted in its entirety and replaced with the following:</p> <p><u>5.27 OUTDOOR STORAGE OF LEISURE VEHICLES ON LANDS ZONED TO PERMIT A SINGLE FAMILY DWELLING</u></p> <p>a) <u>Lots Equal to or Greater Than 4 000 m²:</u></p> <p>(i) The outdoor storage of a maximum of six leisure vehicles is permitted, two of which may be located on a parking area in a front yard driveway or exterior side yard driveway and setback a minimum of 8 metres from a front lot line or exterior side lot line. The minimum setback to an interior property line shall be 1.5 metres.</p> <p>(ii) The maximum height limit of a leisure vehicle from the ground upon which it is stored to the top most feature of the leisure vehicle shall be 4.5 metres. The maximum length of a leisure vehicle or a leisure vehicle stored on or in a trailer shall be 13 metres.</p>	<p>That Section 5.27 <u>OUTDOOR STORAGE - RESIDENTIAL</u> is deleted in its entirety and replaced with the following:</p> <p><u>5.27A OUTDOOR STORAGE OF LEISURE VEHICLES ON LANDS ZONED TO PERMIT A SINGLE FAMILY DWELLING</u></p> <p>a) <u>Lots Equal to or Greater Than 4 000 m²:</u></p> <p>(i) The outdoor storage of a maximum of six leisure vehicles is permitted, two of which may be located on a parking area in a front yard driveway or exterior side yard driveway and setback a minimum of 8 metres from a front lot line or exterior side lot line. The minimum setback to an interior side lot line or rear lot line shall be 1.5 metres.</p> <p>(ii) The maximum height limit of a leisure vehicle from the ground upon which it is stored to the top most feature of the leisure vehicle shall be 4.5 metres. The maximum length of a leisure vehicle shall be 13 metres.</p>	<p><i>Section number changed from 5.27 to 5.27A</i></p> <p><i>Rear Lot Line Added</i></p> <p><i>The words "or a leisure vehicle stored in or on or in a trailer" has been removed but provided for in 5.27 c)(v).</i></p>

No	December 14, 2016 Draft By-law	February 27, 2017 Proposed By-law	Recommended Changes
6. con't	<p>(iii) Where a leisure vehicle is located on a parking area within a front yard or exterior side yard such leisure vehicle storage shall ensure that a minimum of 3 required parking spaces are unobstructed so as to ensure ingress and egress of motor vehicles to the property.</p> <p>(iv) Notwithstanding a) iii) above, where a leisure vehicle is stored either in the rear portion, or on the roof, of a motor vehicle, such storage shall not be deemed to obstruct the required parking spaces. In such cases, provided the height of the leisure vehicle, including the height of the portion of the motor vehicle upon which it is stored, does not exceed the height limit in a) ii) above, the leisure vehicle(s) shall not be counted as a leisure vehicle for purposes of a) (i) above.</p> <p>(v) Notwithstanding a)(i) above, a leisure vehicle may be stored on a parking</p>	<p>(iii) Where a leisure vehicle is located on a parking area within a front yard or exterior side yard such leisure vehicle storage shall ensure that a minimum of 3 required parking spaces are provided for motor vehicles and are unobstructed to ensure ingress and egress of motor vehicles to the property.</p> <p>(iv) Notwithstanding a) iii) above, where a leisure vehicle is stored either in the rear portion, or on the roof, of a motor vehicle, such storage shall not be deemed to obstruct the required parking spaces. In such cases, provided the height of the leisure vehicle, including the height of the portion of the motor vehicle upon which it is stored, does not exceed the height limit in a) ii) above, the leisure vehicle(s) shall not be counted as a leisure vehicle for purposes of a) (i) above.</p> <p>(v) Notwithstanding the front lot line or exterior side lot line setback</p>	<p><i>No change.</i></p> <p><i>No change.</i></p>

No	December 14, 2016 Draft By-law	February 27, 2017 Proposed By-law	Recommended Changes
6 con't	<p>area in the front or exterior side yard within the required minimum setback of 8 metres from a front lot line or exterior side lot line only on a seasonal basis from April 1 to October 31 in the same calendar year. At no time shall the leisure vehicle be permitted to be stored either in whole or in part on a municipal road allowance, including the boulevard. A boulevard is that portion of a road allowance between the travelled portion of the road allowance and a front or exterior side lot line.</p> <p>(vi) Notwithstanding a) (i) and a) (v) above, a snowmobile or similar winter leisure vehicle may be stored on a parking area in a front or exterior side yard within the required minimum setback of 8 metres from a front lot line or exterior side lot line only on a seasonal basis only between November 1 in one calendar year to March 31 in the</p>	<p>requirement in a) (i) above, a leisure vehicle may be stored on a parking area in the front or exterior side yard within the required minimum setback of 8 metres from a front lot line or exterior side lot line on a seasonal basis only from April 1 to October 31 in the same calendar year. At no time shall the leisure vehicle be permitted to be stored either in whole or in part on a municipal road allowance, including the boulevard. A boulevard means that portion of a road allowance between the travelled portion of the road allowance and a front lot line or exterior side lot line.</p> <p>(vi) Notwithstanding the front lot line or exterior side lot line setback requirement in a) (i) and a) (v) above, only a snowmobile or similar winter leisure vehicle may be stored on a parking area in a front or exterior side yard within the required minimum setback of 8 metres from a front lot line or exterior side lot line on a seasonal</p>	<p><i>“only” added.</i></p>

No	December 14, 2016 Draft By-law	February 27, 2017 Proposed By-law	Recommended Changes
6 con't	<p>following calendar year. At no time shall the leisure vehicle be permitted to be stored either in whole or in part on a municipal road allowance, including the boulevard. A boulevard is that portion of a road allowance between the travelled portion of the road allowance and a front or exterior side lot line.</p> <p>b) <u>Lots Less Than 4 000 m²:</u></p> <p>(i) The outdoor storage of a maximum of three leisure vehicles is permitted, one of which may be located on a parking area in a front yard driveway or exterior side yard driveway and setback a minimum of 6 metres from a front lot line or exterior side lot line. The minimum setback to an interior property line shall be 1.2 metres.</p>	<p>basis only between November 1 in one calendar year to March 31 in the following calendar year. At no time shall the leisure vehicle be permitted to be stored either in whole or in part on a municipal road allowance, including the boulevard. A boulevard means that portion of a road allowance between the travelled portion of the road allowance and a front line or exterior side lot line.</p> <p>b) <u>Lots Equal to Greater than 270m² and less than 4 000 m²:</u></p> <p>(i) The outdoor storage of a maximum of three leisure vehicles is permitted, one of which may be located on a parking area in a front yard driveway or exterior side yard driveway, except on a lot of less than 270 m² in which case the outdoor storage of a leisure vehicle is only permitted in the rear yard. The minimum setback from a front lot line or exterior side lot line shall be 6.0 metres. The minimum setback from an interior side lot line or rear</p>	<p><i>The title of this section has been changed to acknowledge that the provisions contained in b) do not apply to lots less than 270 m². Section 5.27B addresses lot sizes less than 270 m².</i></p> <p>Rear Lot line added.</p>

No	December 14, 2016 Draft By-law	February 27, 2017 Proposed By-law	Recommended Changes
6 con't	<p>(ii) The maximum height limit of a leisure vehicle from the ground upon which is it stored to the top most feature of the leisure vehicle shall be 3.0 metres. The maximum length of a leisure vehicle or a leisure vehicle stored on or in a trailer shall be 9 metres. On a property which is 270 m² to less than 450 m² the maximum length of leisure vehicle, including trailer designed or used for the carrying of leisure vehicles shall be 7 metres.</p>	<p>lot line shall be 1.2 metres.</p> <p>(ii) The maximum height of a leisure vehicle from the ground upon which is it stored to the top most feature of the leisure vehicle, shall be:</p> <ol style="list-style-type: none"> (1) 4.5 metres on lots equal to or greater than 1 858 m² and less than 4 000 m²; and, (2) 3.0 metres on lots equal to or greater than 270 m² and less than 1 858 m². <p>(iii) The maximum length of a leisure vehicle shall be:</p> <ol style="list-style-type: none"> (1) 13.0 metres on lots equal to or greater than 1 858 m² and less than 4 000 m²; (2) 9.0 metres on lots equal to or greater than 450 m² and less than 1 858 m²; and, (3) 7.0 metres on lots equal to or greater than 270 m² to less than 450 m². 	<p>Section b) (ii) in the December 14, 2016 draft by-law is divided into two sections.</p> <p>Height has been increased from 3.0 metres to 4.5 metres for lots greater than 1 858 m² (20,000 ft²) and less than 4 000 m² (43,057 ft²)</p> <p>No change</p> <p>Length increased from 9 metres to 13 metres for larger lots.</p> <p>No change.</p> <p>No change.</p>

No	December 14, 2016 Draft By-law	February 27, 2017 Proposed By-law	Recommended Changes
6 con't	<p>(iii) Where a leisure vehicle is located on a parking area within a front yard or exterior side yard such leisure vehicle storage shall ensure that a minimum of 3 required parking spaces are unobstructed so as to ensure ingress and egress of motor vehicles to the property.</p> <p>(iv) Notwithstanding b) iii) above, where a leisure vehicle is stored either in the rear portion, or on the roof, of a</p>	<p>(iv) Notwithstanding b) ii) and b) iii) above, on a lot fronting onto Lake Simcoe, a navigable river or canal, a leisure vehicle having a maximum height of 4.5 metres and a maximum length of 13 metres, may be stored on a parking area in a front yard driveway or exterior side driveway setback a minimum of 6 metres from a front lot line or exterior side lot line provided the leisure vehicle complies with all other applicable provisions herein.</p> <p>(v) Where a leisure vehicle is located on a parking area in a front yard driveway or exterior side yard driveway, such leisure vehicle storage shall ensure that a minimum of 3 required parking spaces provided for motor vehicles and are unobstructed to ensure ingress and egress of motor vehicles to the property.</p> <p>(vi) Notwithstanding a) (iii) and b) (v) above, where a leisure vehicle is stored either in the rear portion, or</p>	<p><i>New provision added in February 27, 2017 proposed by-law.</i></p> <p><i>No change.</i></p> <p><i>No change.</i></p>

No	December 14, 2016 Draft By-law	February 27, 2017 Proposed By-law	Recommended Changes
6 con't	<p>motor vehicle, such storage shall not be deemed to obstruct the required parking spaces. In such cases, provided the height of the leisure vehicle, including the height of the portion of the motor vehicle upon which it is stored, does not exceed the height limit in b) ii) above, the leisure vehicle(s) shall not be counted as a leisure vehicle for purposes of b) (i) above.</p> <p>(v) Notwithstanding b) (i) above, a leisure vehicle may be stored on a parking area in a front yard or exterior side yard within the required minimum setback of 6 metres from a front lot line or exterior side lot line only on a seasonal basis from April 1 to October 31 in the same calendar year. At no time shall the leisure vehicle be permitted to be stored either in whole or in part on a municipal road allowance, including the boulevard.</p>	<p>on the roof, of a motor vehicle, such storage shall not be deemed to obstruct the required parking spaces. In such cases, provided the height of the leisure vehicle does not exceed the height in a) (ii), b) (ii) or b) (iv) above, the leisure vehicle(s) shall not be counted as a leisure vehicle for purposes of a) (i) or b) (i) above.</p> <p>(v) Notwithstanding the front lot line or exterior side lot line setback requirement in b) (i) or b) (iv) above, a leisure vehicle may be stored on a parking area in a front yard or exterior side yard within the required minimum setback of 6 metres from a front lot line or exterior side lot line on a seasonal basis only from April 1 to October 31 in the same calendar year. At no time, shall the leisure vehicle be permitted to be stored either in whole or in part on a municipal road allowance, including the</p>	<p>No change.</p>

No	December 14, 2016 Draft By-law	February 27, 2017 Proposed By-law	Recommended Changes
6 con't	<p>(vi) A boulevard is that portion of a road allowance between the travelled portion of the road allowance and a front or exterior side lot line.</p> <p>(vii) Notwithstanding b) (i) and b) (iv) above, a snowmobile or similar winter leisure vehicle may be stored on a parking area in the front yard or exterior side yard within the required minimum setback of 6 metres from a front lot line or exterior side lot line only on a seasonal basis between November 1 in one calendar year to March 31 in the following calendar year.</p>	<p>boulevard. A boulevard means that portion of a road allowance between the travelled portion of the road allowance and the front lot line or exterior side lot line.</p> <p>(viii) Notwithstanding the front lot line or exterior side lot line setback requirement in b) (i) or b) (iv) above, only a snowmobile or similar winter leisure vehicle may be stored on a parking area in the front yard or exterior side yard within the required minimum setback of 6 metres from a front lot line or exterior side lot line on a seasonal basis only between November 1 in one calendar year to March 31 in the following calendar year. At no time shall the leisure vehicle be permitted to be stored either in whole or in part on a municipal road allowance, including the boulevard. A boulevard means that portion of a road allowance between the travelled portion of the road allowance and a front lot line or exterior side lot line.</p>	<p><i>Provision added that a snowmobile or similar winter vehicle shall not be stored in "boulevard" as defined.</i></p>

No	December 14, 2016 Draft By-law	February 27, 2017 Proposed By-law	Recommended Changes
6 con't	<p>c) <u>Additional Provisions:</u></p> <p>For purposes of a) and b) above:</p> <p>(i) Where two or more leisure vehicles are stored on or in a single trailer, capable of carrying one or more leisure vehicles, the leisure vehicles, including the trailer shall count as one leisure vehicle;</p> <p>(ii) Where permission to store a leisure vehicle is on a seasonal basis, the number of required parking spaces that cannot obstruct motor vehicles shall be reduced from 3 to 2; and the maximum height limit of a leisure vehicle from the ground upon which it is stored to the top most feature of the leisure vehicle shall be 2.5 metres.</p> <p>(iii) Where the provisions noted cannot be met, excluding the number of leisure vehicles permitted to be stored in a front or exterior side yard</p>	<p>c) <u>Additional Provisions:</u></p> <p>For purposes of a) and b) above, the following shall also apply:</p> <p>(i) Where two or more leisure vehicles are stored on or in a single trailer, capable of carrying one or more leisure vehicles, the leisure vehicles, including the trailer shall count as one leisure vehicle.</p> <p>(ii) Where permission to store a leisure vehicle is on a seasonal basis, the number of required parking spaces that shall be provided for motor vehicles and cannot be obstructed by a leisure vehicle shall be reduced from 3 to 2; and, the maximum height of a leisure vehicle from the ground upon which it is stored to the top most feature of the leisure vehicle shall be 3.0 metres.</p> <p>No comparable provision related to temporary permit system. See c) (v) below.</p>	<p>No change.</p> <p>The height has been increased from 2.5 metres (8.2 feet) to 3.0 metres (9.8 feet).</p> <p>Provision removed in February 27, 2017 Proposed By-law.</p>

No	December 14, 2016 Draft By-law	February 27, 2017 Proposed By-law	Recommended Changes
6 con't	<p>driveway, then a temporary permit for leisure vehicle storage must be obtained from the Town prior to the leisure vehicle being stored on a property. The temporary permit shall set forth the duration and terms under which the leisure vehicle may be stored, but in no case shall the duration of the temporary storage exceed 96 hours in a one month period.</p> <p>No comparable provision.</p>	<p>(iii) Notwithstanding Section 5.28 (i) ACCESS – DRIVEWAYS, AISLES, AND ACCESS STREETS of Zoning By-law No. 500, as amended, and any other provisions of this by-law, where a parking area/driveway for a single family dwelling is used for the storage of a leisure vehicle, the width of the parking area/driveway shall be a minimum of 5 metres and shall not exceed 55% of the of the lot frontage.</p>	<p>New Provision added in February 27, 2017 Proposed By-law.</p>

No	December 14, 2016 Draft By-law	February 27, 2017 Proposed By-law	Recommended Changes
6 con't	No comparable provision.	(iv) Notwithstanding any of the height, length and lot line setback requirements herein one leisure vehicle may be stored on a parking area in a front yard or exterior side yard driveway on a temporary basis during the five weekdays preceding the Victoria Day holiday weekend and during the five weekdays following the Thanksgiving holiday weekend. Furthermore, the number of required parking spaces that shall be provided for motor vehicles and cannot be obstructed a leisure vehicle shall be reduced from 3 to 2. At no time shall the leisure vehicle be permitted to be stored either in whole or in part on a municipal road allowance, including the boulevard. A boulevard means that portion of a road allowance between the travelled portion of the road allowance and a front or exterior side lot line. All other provisions herein regarding the outdoor storage of leisure vehicles on residential lots continue to apply.	New Provision added in February 27, 2017 Proposed By-law.

No	December 14, 2016 Draft By-law	February 27, 2017 Proposed By-law	Recommended Changes
	<i>No comparable provision.</i>	(v) Any reference to a leisure vehicle shall include: (1) the trailer on or in which the leisure vehicle is stored; or, (2) a trailer designed or intended to carry a leisure vehicle.	<i>New Provision added in February 27, 2017 Proposed By-law.</i>
6 con't	<i>No comparable provision.</i>	<p><u>5.27B OUTDOOR STORAGE OF LEISURE VEHICLES ON LANDS ZONED TO PERMIT A SINGLE FAMILY DWELLING ON A LOT LESS THAN 270 m², A SEMI-DETACHED DWELLING OR A TOWNHOUSE DWELLING</u></p> <p>(i) The outdoor storage of a maximum of three leisure vehicles is only permitted in the rear yard. The maximum height shall be 3.0 metres, the maximum length shall be 7 metres, and a minimum setback to an interior side lot line or rear lot line shall be 1.2 metres.</p> <p>(ii) Where two or more leisure vehicles are stored on or in a single trailer, capable of carrying one or more leisure vehicles, the leisure vehicles, including the</p>	<i>New Sub-Section 5.27B added in February 27, 2017 Proposed By-law.</i>

No	December 14, 2016 Draft By-law	February 27, 2017 Proposed By-law	Recommended Changes
		trailer shall count as one leisure vehicle.	
7	That Section 5.28 (b) NUMBER OF PARKING SPACES (MINIMUM), RESIDENTIAL USES of Zoning By-law No. 500 as amended is hereby further amended by adding at the end thereof the following:	No comparable provision.	Deleted in February 27, 2015 Proposed By-law and addressed in c) (iv) above.
	Notwithstanding the above, where a leisure vehicle is stored on a parking area in a front yard or exterior side yard on a seasonal basis as set forth in Section 5.27 a) (v) or (vi) or b) (v) or (vi), the required number of parking spaces for a single family dwelling, for the period in which the leisure vehicle storage is permitted, shall be reduced from 3 spaces to 2 spaces for the duration of the specified seasonal period only.		

No	December 14, 2016 Draft By-law	February 27, 2017 Proposed By-law	Recommended Changes
8	<p>That Section 5.28 (f) USE OF PARKING AREAS of Zoning By-law No. 500 as amended is hereby further amended by deleting clauses (i) and (ii) and inserting in lieu thereof the following:</p> <p>(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 2.5 metres;</p>	<p>That Section 5.28 (f) USE OF PARKING AREAS of Zoning By-law No. 500, as amended, is hereby further amended by deleting clause (i) and inserting in lieu thereof the following:</p> <p>(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 2.5 metres;</p>	No change.
9	<p>(ii) one school bus per residential lot provided the lot contains a dwelling; and,</p> <p>(iii) the storage of leisure vehicles on a parking area in a front yard driveway or exterior side yard driveway as set forth in Section 5.27.</p> <p>No comparable provision</p>	<p>No comparable provision</p> <p>No comparable provision.</p> <p>That Section 5.28 (f) USE OF PARKING AREAS of Zoning By-law No. 500, as amended, is hereby further amended by adding after clause (ii) therein the following:</p>	<p>Not to be replaced in February 27, 2017 Proposed By-law</p> <p>See Section 9 below.</p>

No	December 14, 2016 Draft By-law	February 27, 2017 Proposed By-law	Recommended Changes
		(iii) the storage of leisure vehicles on a parking area in a front yard driveway or exterior side yard driveway as set forth in Section 5.27.	<i>Replaces 8 (iii) in December 14, 2016 Draft By-law.</i>

DETAILED EXPLANATION OF RECOMMENDED CHANGES TO DRAFT BY-LAW PRESENTED TO COUNCIL ON DECEMBER 14, 2017

The reasoning behind the more substantive recommended changes to the Draft By-law is as follows:

- Item 3: It is recommended that Section 2.110 **Leisure Vehicle** definition be changed by providing that a “park model trailer” and “manufactured home” are not defined as leisure vehicles.

A park model trailer and manufactured home (which may also be referred to as a mobile home) are designed for permanent residential use. These are generally larger than most similar type recreational vehicles. Note a park model trailer is permitted as a recreational vehicle by definition at Section 2.157.

- Item 6: Section 5.27 in the December 14, 2016 Draft By-law proposes to delete Section 5.27 in Zoning By-law 500 in its entirety and replace it with a new Section 5.27. Section 6 of the February 27, 2017 Proposed By-law also proposes to delete Section 5.27 in Zoning By-law in its entirety but to replace it with Sections 5.27A and 5.27B.
- Item 6: It is recommended that Section 5.27 be changed to 5.27A **Outdoor Storage of Leisure Vehicles on Lands Zoned to Permit A Single Family Dwelling** (a) Lots Equal to or Greater Than 4 000 m².
- Item 6: It is recommended that clause b) (ii) of the Section 5.27 be changed in the new Section 5.27A by dividing it into two clauses. At the December 14, 2016 Council meeting, it was suggested that leisure vehicles of a height and length proposed in 5.27A a) to be permitted on lots equal to 4 000 m² or greater, should also be permitted on relatively larger lots which are less than 4 000 m². Many of these larger lots, less than 4 000 m², have comparable frontages to lots 4 000 m² or greater, and can accommodate longer driveways.

It is proposed that the minimum lot size be 1 858m² (20,000 ft²). Lots of this size typically have frontages of approximately 30 metres (100 feet) and depths of 60 metres (200 feet). Clause b) (ii) (1) provides that on a lot between 1 858 m² (20,000 ft²) and less than 4 000 m² (43,057ft²), the maximum height of a leisure vehicle is proposed to be increased from 3.0 metres (9.8 feet) to 4.5 metres (14.8 feet). Clause (ii) (2) provides that the maximum height is to remain at 3.0 metres for lots between 270 m² and 1 858 m².

Clause b) (iii) (1) provides that on a lot between 1 858 m² (20,000 ft²) and less than 4 000 m² (43,057ft²), the maximum length of a leisure vehicle is to be increased from 9.0 metres (29.5 feet) to 13.0 metres (42.6 feet). Clause b) (iii)

(2) and clause b) (iii) (3) provides that the maximum length is to remain at 9.0 metres and 7.0 metres, respectively, for the relatively smaller lots.

- Item 6: It is recommended that a new clause b) (iv) be inserted in the new Section 5.27A which wasn't in the December 14, 2016 Draft By-law. Clause b) (iv) provides that on lots which front onto Lake Simcoe, a navigable river or canal, a leisure vehicle having a maximum height of 4.5 metres (14.8 feet) and a maximum length of 13 metres (42.6 feet.) in length may be stored on a parking area in front yard or exterior side yard driveway setback a minimum of 6 metres (19.7 feet) from the front lot line or exterior side lot line and 1.2 metres from an interior side lot line.

Currently in Zoning By-law 500, on a through lot which fronts onto a public road and is adjacent to Lake Simcoe or a navigable river, a detached accessory building is permitted between the main building and the front lot line, subject to the required front yard setback. An accessory building may have a maximum height of 4.5 metres for a peaked roof.

In all other cases, a detached accessory building is not currently permitted in a front yard. Therefore, these waterfront lots are a unique classification of lot in Zoning By-law 500.

The December 14, 2016 draft by-law provided that lots equal to or greater than 4 000 m² would be allowed to have a maximum height of 4.5 metres and a maximum length of 13 metres. This would apply to waterfront lots of the same size. With waterfront lots, the frontages are often similar in size i.e. 15 metres (50 feet) and it is the depth of the lot that determines the difference in size.

Therefore, for consistency, it is proposed that on waterfront lots that the larger leisure vehicles be permitted, subject to the required front, exterior side yard and interior side yard setbacks.

- Item 6: It is recommended that clause c) (ii) be changed by increasing the height for a leisure vehicle stored on a seasonal basis from 2.5 metres to 3.0 metres.

For example, a leisure vehicle having a maximum height of 3.0 metres is required to be stored 6 metres from the front lot line or exterior side lot line. If that leisure vehicle could not fit completely outside of the front yard setback, such that a portion needed to be within the 6 metre setback, the leisure vehicle wouldn't be permitted to encroach into the front yard on a seasonal basis, if the height was limited to 2.5 metres. Therefore, to permit flexibility and for consistency a 3.0 metre maximum height is recommended.

Note: In proposed by-law circulated with notice of public meeting the maximum height was erroneously noted as 2.5 metres (i.e. the same as the December 14, 2016 Draft By-law).

- Item 6: It is recommended that clause c)(iii), of the December 2016 Draft By-law be deleted in its entirety.

The December 14, 2016 draft by-law contained a provision related the issuance of a permit to permit the temporary storage of leisure vehicles in a front yard or exterior side yard driveway. After extensive in-house review of this option it was determined that it would be too complicated, costly, and time consuming at this time. An alternative approach, to replace the temporary storage of leisure vehicle permit system, is discussed below.

- Item 6: It is recommended that a new clause c) (iii) be inserted which provides that where a parking area/driveway for a single family dwelling is used for the storage of a leisure vehicle, the width of the parking area/driveway shall be a minimum of 5 metres and shall not exceed 55% of the lot frontage.

*The provision for a 5 metre (minimum) width has been added to ensure the driveway is of sufficient width to accommodate the storage of a leisure vehicle while ensuring that the required parking spaces provided for motor vehicles are not obstructed. Further, be consistent with Section 5.28 (i) **Access - Driveways, Aisles and Access Streets** of Zoning By-law 500, the maximum driveway width of 55% of the front lot line is required.*

- Item 6: It is recommended that a new clause c) (iv) be inserted which would permit the storage of leisure vehicles which do not conform to height, length and setback requirements, on a temporary basis 5 weekdays preceding the Victoria Day holiday weekend, and 5 weekdays following the Thanksgiving holiday weekend.

As noted earlier, the temporary storage permit system has been deemed to be too complicated, costly, and time consuming at this time. Alternatively, it is proposed that two "temporary leisure vehicle storage" periods be established as noted above. While these periods limit flexibility, they are longer in length than was proposed by the temporary permit system. At the public information meeting at least two leisure vehicle owners asked for longer times to prepare their vehicles for the summer use and to winterize them for winter storage. This would accommodate that request.

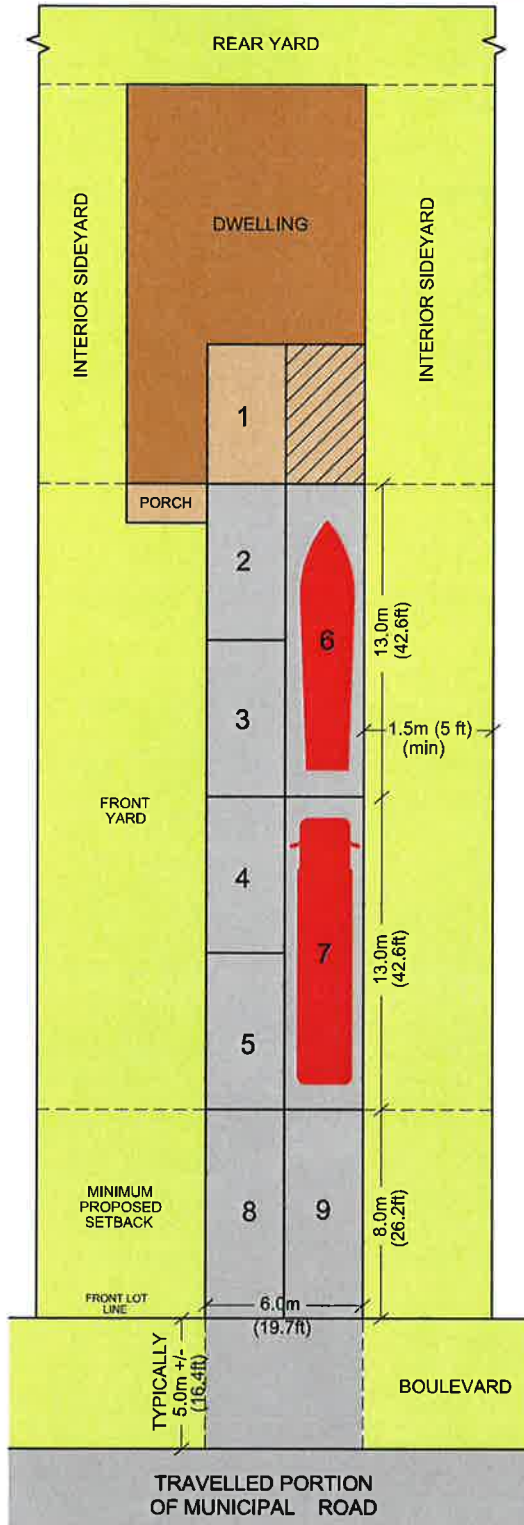
- Item 6: It is recommended that a new Section 5.27B **OUTDOOR STORAGE OF LEISURE VEHICLES ON LANDS ZONED TO PERMIT A SINGLE FAMILY DWELLING ON A LOT LESS THAN 270 m², A SEMI-DETACHED DWELLING OR TOWNHOUSE DWELLING** be inserted. On these lots, outdoor leisure vehicle storage is proposed to be only permitted in the rear yard; the maximum height is proposed to be 3.0 metres; and, a setback of 1.2 metres from an interior or rear yard is proposed.

The December 14, 2016 Draft By-law was primarily focused on the storage of Leisure Vehicles on lands zoned to permit single family dwellings on lots equal to or greater than 270m². Single family dwellings on lots less than 270m², semi-detached and townhouse dwelling lots were excluded because it was unlikely that either could accommodate a leisure vehicle in the front or exterior side yard driveway without obstructing required parking spaces. However, there is an opportunity for those units which have rear yard access to accommodate the storage of smaller leisure vehicles. The storage of leisure vehicles in an interior side yard is unlikely since on relatively smaller lots the dwellings generally are at the minimum 1.2 metre setback from the side lot line and any leisure vehicle storage could not meet the 1.2 metre minimum setback proposed for outdoor leisure vehicle storage.

PERMANENT OUTSIDE STORAGE FOR LOTS WITH SINGLE FAMILY DWELLINGS

Provision	4 000 m ² and Greater	1 858 m ² to less than 4 000 m ²	450 m ² to less than 1 858 m ²	270 m ² to less than 450 m ²	Waterfront Lots (Lake, River, Canal) 270 m ² to less than 4 000 m ²
Number of Leisure Vehicles Per Lot (Max)	6	3	3	3	3
Number of Leisure Vehicles in Front Yard Driveway (Max)	2	1	1	1	1
Leisure Vehicle Height (Max)	4.5m	4.5 m	3.0 m	3.0 m	4.5 m
Leisure Vehicle Length (Max)	13.0 m	13.0 m	9.0 m	7.0 m	13.0 m
Setback (From Front Lot Line or Exterior Side Lot Line)	8.0m	6.0 m	6.0 m	6.0 m	6.0 m
Setback (From Interior Side Lot Line and Rear Lot Line)	1.5 m	1.2 m	1.2 m	1.2 m	1.2
Reference Diagram	Diagrams 1(a) & 1 (b)	Diagram 2	Diagram 3	Diagram 4	Diagram 5

**FRONT YARD DRIVEWAY PERMANENT LEISURE VEHICLE STORAGE
LOT SIZE 4000m²(43,056ft²) OR GREATER**



Legend

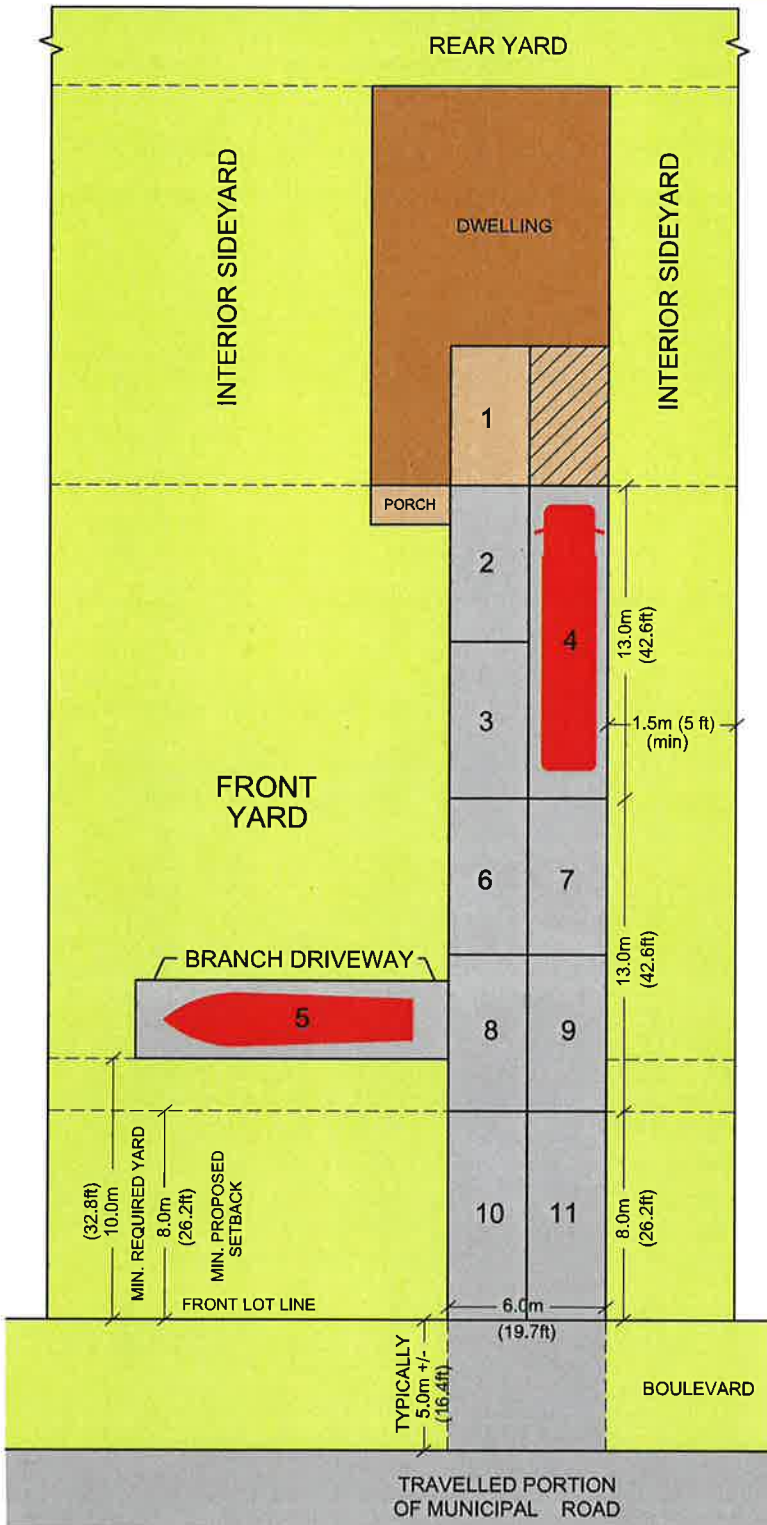
- 1 Required Parking Space within Garage
- 2 Required Parking Space in driveway
- 3 Required Parking Space in driveway
- 4 Surplus Parking Space (May be used for Permanent Leisure Vehicle Storage)
- 5 Surplus Parking Space (May be used for Permanent Leisure Vehicle Storage)
- 6 Surplus Parking Space (May be used for Leisure Vehicle Storage)
- 7 Surplus Parking Space (May be used for Permanent Leisure Vehicle Storage)
- 8 Surplus Parking Space
- 9 Surplus Parking Space
- Storage Area within Garage (May be used for Leisure Vehicle Storage)

Note: Maximum number of Leisure Vehicles stored in front yard driveway is two

DIAGRAM No. 1(a)



FRONT YARD DRIVEWAY PERMANENT LEISURE VEHICLE STORAGE
LOT SIZE 4000m² (43,056 ft²) OR GREATER WITH "L" SHAPED DRIVEWAY



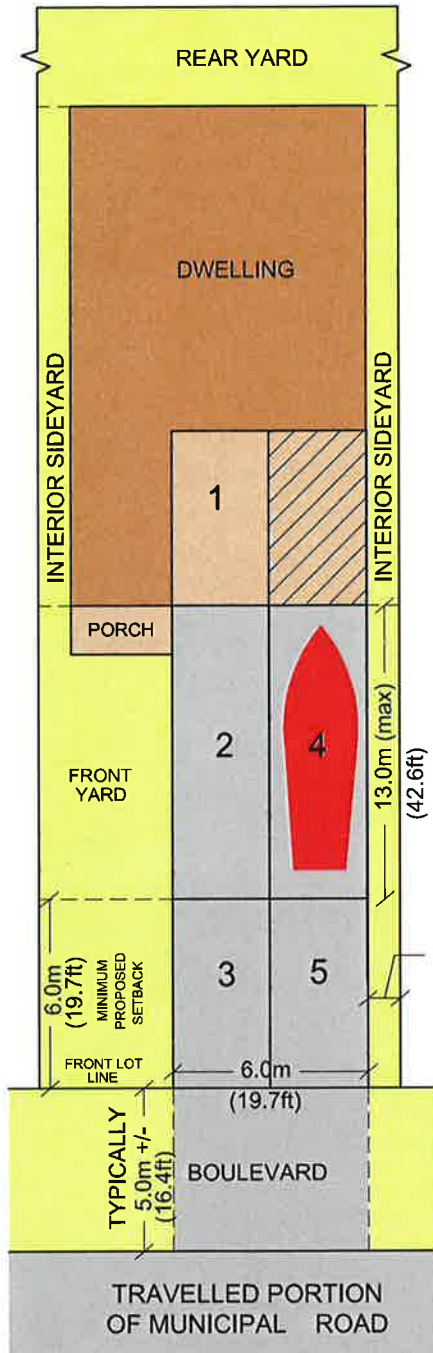
Legend

- 1 Required Parking Space within Garage
- 2 Required Parking Space in driveway
- 3 Required Parking Space in driveway
- 4 Surplus Parking Space (May be used for Leisure Vehicle Storage)
- 5 Surplus Parking Space (May be used for Leisure Vehicle Storage)
- 6 Surplus Parking Space (May be used for Permanent Leisure Vehicle Storage)
- 7 Surplus Parking Space (May be used for Permanent Leisure Vehicle Storage)
- 8 Surplus Parking Space (May be used for Permanent Leisure Vehicle Storage)
- 9 Surplus Parking Space (May be used for Permanent Leisure Vehicle Storage)
- 10 Surplus Parking Space
- 11 Surplus Parking Space
- Storage Area within Garage (May be used for Leisure Vehicle Storage)

Note: Maximum number of Leisure Vehicles stored in front yard driveway is two

DIAGRAM No. 1(b)

FRONT YARD DRIVEWAY PERMANENT LEISURE VEHICLE STORAGE
LOT SIZE 1,858m² (20,000ft²) TO LESS THAN 4,000m² (43,056ft²)

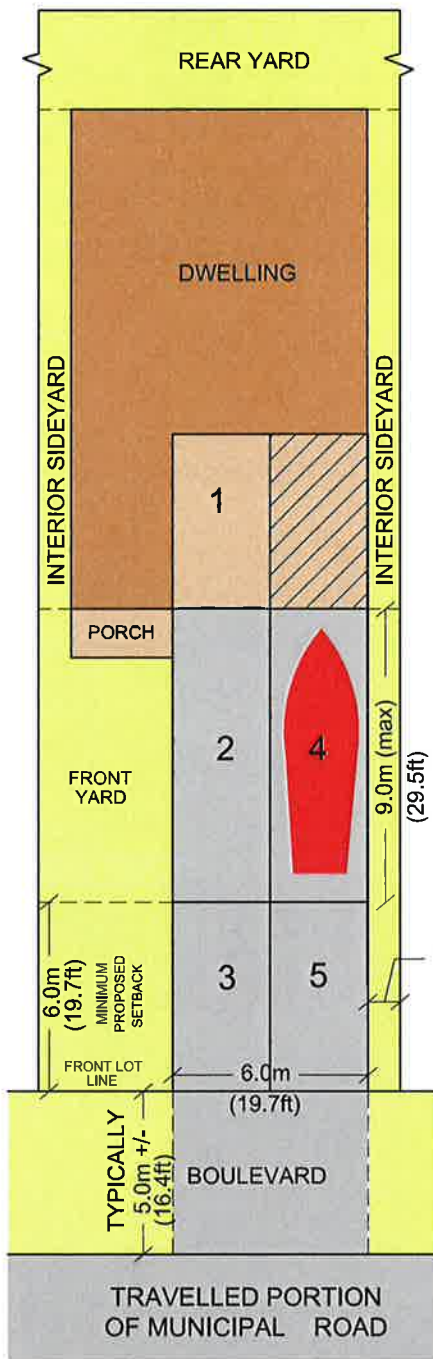



- Legend**
- 1 Required Parking Space within Garage
 - 2 Required Parking Space in driveway
 - 3 Required Parking Space in driveway
 - 4 Surplus Parking Space (May be used for Leisure Vehicle Storage)
 - 5 Surplus Parking Space
 - Storage Area within Garage (May be used for Leisure Vehicle Storage)

Note: Maximum number of Leisure Vehicles stored in front yard driveway is one

DIAGRAM No. 2

FRONT YARD DRIVEWAY PERMANENT LEISURE VEHICLE STORAGE
 LOT SIZE 450m² (4,844ft²) TO LESS THAN 1,858m² (20,000ft²)

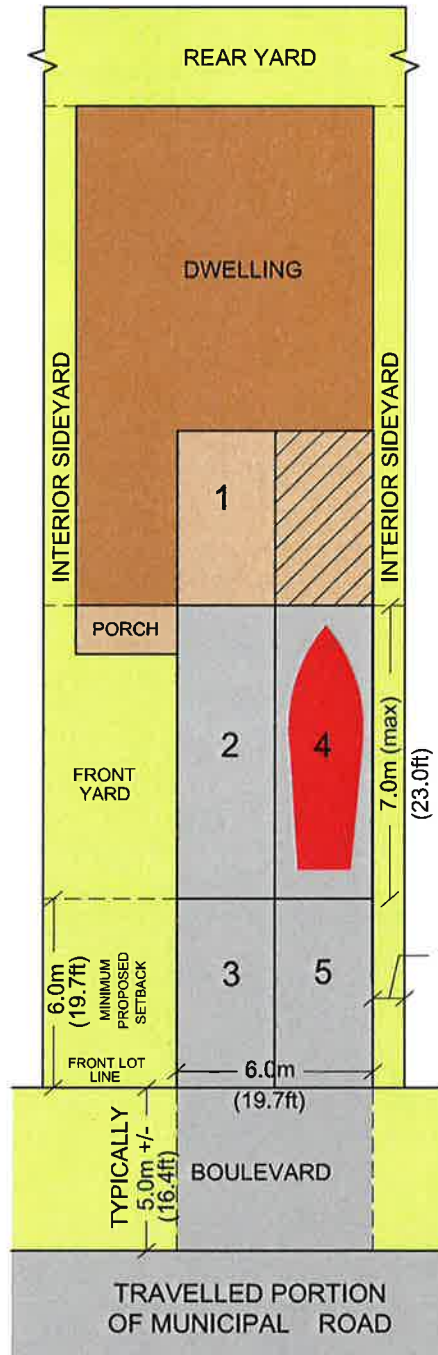



- Legend
- 1 Required Parking Space within Garage
 - 2 Required Parking Space in driveway
 - 3 Required Parking Space in driveway
 - 4 Surplus Parking Space (May be used for Leisure Vehicle Storage)
 - 5 Surplus Parking Space
 -  Storage Area within Garage (May be used for Leisure Vehicle Storage)

Note: Maximum number of Leisure Vehicles stored in front yard driveway is one

DIAGRAM No. 3

FRONT YARD DRIVEWAY PERMANENT LEISURE VEHICLE STORAGE
 LOT SIZE 270m²(2,906ft²) TO LESS THAN 450m²(4,844ft²)



- Legend
- 1 Required Parking Space within Garage
 - 2 Required Parking Space in driveway
 - 3 Required Parking Space in driveway
 - 4 Surplus Parking Space (May be used for Leisure Vehicle Storage)
 - 5 Surplus Parking Space
 -  Storage Area within Garage (May be used for Leisure Vehicle Storage)

Note: Maximum number of Leisure Vehicles stored in front yard driveway is one

DIAGRAM No. 4



GEORGINA

FRONT YARD DRIVEWAY PERMANENT LEISURE VEHICLE STORAGE
 LOTS WHICH ABUT A LAKE, NAVIGABLE RIVER OR CANAL
 LOT SIZE 270m²(2,906ft²) TO LESS THAN 4,000m²(43,056ft²)

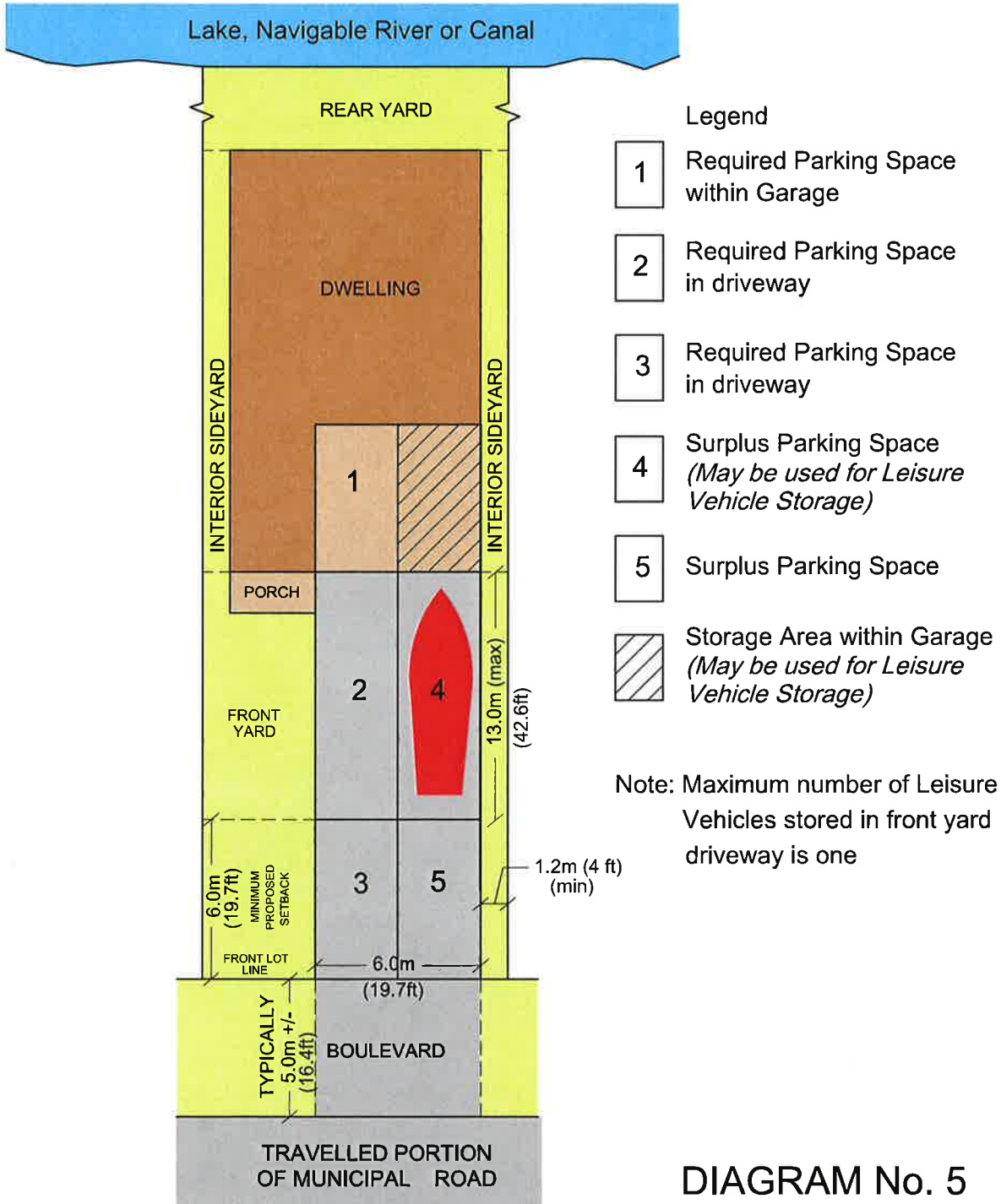


DIAGRAM No. 5

Model Type	Height	Length
Motor Home	3.8m (12' 5")	12.1m (39' 5")
Fifth Wheel	3.8m (12' 3")	12.7m (41' 6")
Travel Trailer	3.4m (11' 2")	10.2m (33' 3")
Toy Hauler Travel Trailer	3.6m (11' 7")	8.7m (28' 6")
Camping Trailer	1.6m (5' 1")	5.9m (19' 2")

Motor Home



Attachment 7, pg 1



Fifth Wheel



Travel Trailer



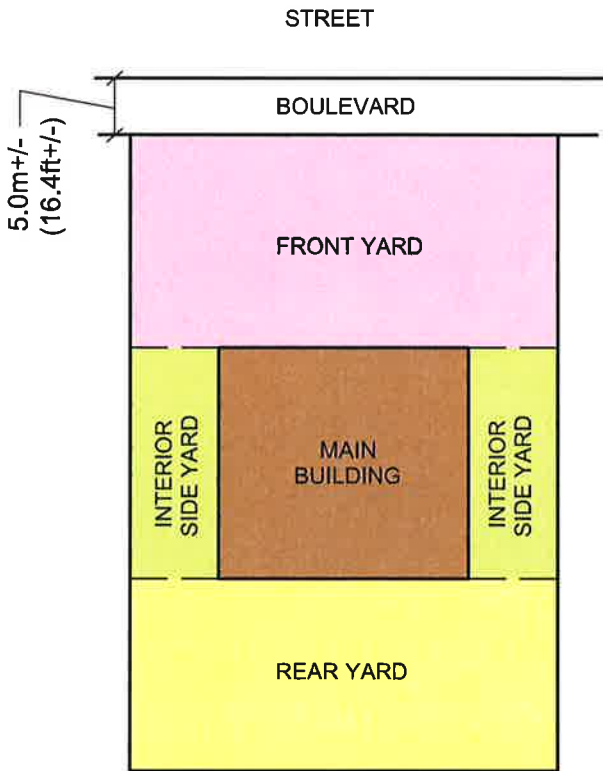
Toy Hauler Travel Trailer



Pop-Up Camper

YARD DIAGRAM

INTERIOR LOT



CORNER LOT

