



Your Guide to Leisure Vehicle Storage on Residential Lots



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1. Introduction

On May 17, 2017 Council adopted Zoning By-law Amendment Nos. 500-2017-0002 and No. 500-2017-0003, which set out new zoning provisions respecting the storage of leisure vehicles.

The purpose of this Guide is to assist residents in understanding if and how these new provisions apply to their properties. To view all of the zoning provisions, please refer to the adopted zoning by-law amendments, which can be found at www.georgina.ca/living-here/planning-and-development/planning-news-applications-notice-and-hearings

2. Do these new zoning provisions apply to my lot?

The new leisure vehicle (LV) provisions only apply to lots or properties that are zoned to permit a single family dwelling, semi-detached or townhouse dwelling unit.

A LV is defined as:

“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;

Boats, personal watercraft, snowmobiles, all-terrain vehicles and other similar vehicles used for recreational purposes; and,

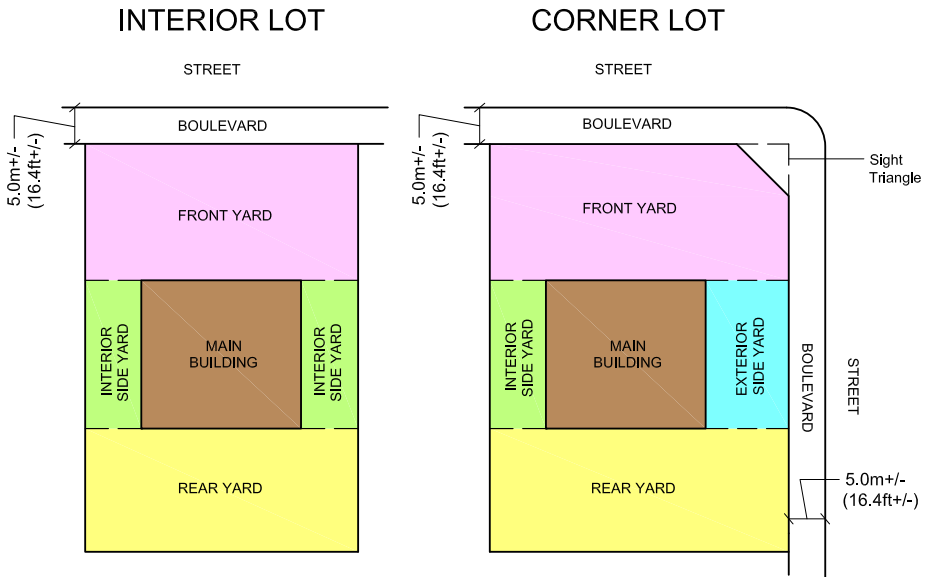
A trailer designed or used for the purposes of carrying a leisure vehicle(s).”

3. Storage must be a hard-surfaced parking area/driveway.

LV storage in a front yard or exterior side yard must be on a parking area consisting of a hard-surfaced driveway (gravel, paved, concrete, interlock or similar hard surface). It would not include the lawn or grassy area. LV storage is not permitted within the municipal “boulevard”, which includes *“that portion of a road allowance between the closest edge of the travelled portion of the road allowance and a front lot line or exterior side lot line.”* LV storage in an interior side yard or rear yard of a lot, however, does not have to be on a hard-surfaced parking area.

The following diagram, illustrates where the various yards are typically located on an interior lot and corner lot.

Yard Diagram



4. What types of outside LV storage is permitted?

The new LV zoning provisions provide for the following three types of outside storage:

(a) Permanent Storage

When all zoning requirements can be met and maintained then the storage of LV's will be allowed on a permanent basis.

(b) Seasonal Storage

If the minimum front lot line or exterior side lot line setbacks cannot be met, LV's may be stored during the period of April 1 to October 31 of the same calendar year. Snowmobiles or similar winter season vehicles may be stored during the period of November 1 to March 31 of the following calendar year. All seasonal storage must comply with other requirements (i.e. max. LV height and length).

(c) Temporary Storage

If the maximum LV height or length requirements cannot be met, one leisure vehicle may still be stored in the front yard or exterior side yard driveway on a temporary basis as follows:

- i) During the five weekdays prior to and proceeding through to the end of the Victoria Day holiday weekend and during the Thanksgiving holiday weekend and the five weekdays thereafter; and,

- ii) On the day prior to and preceding through to the end of the day after the Easter Holiday, Canada Day, Civic Holiday, and Labour Day weekends.

5. How does lot size apply?

The new LV storage provisions are based on two lot size categories. A summary of the requirements for LV storage on a **permanent basis within a front yard or exterior side yard** in each category is provided below:

Lots 4,000 m² (43,506 ft² or approx. 1 acre) or Greater

- 2 Leisure Vehicles permitted in front yard or exterior side yard driveway; (Note: On a lot that has a driveway in both the front yard and exterior side yard, then one LV is only permitted on each driveway at the same time)
- 4.0 m (13 ft) LV height (max.);
- 13.0 m (43 ft) LV length (max.);
- 6.0 m (26 ft) min. setback from front lot line or exterior side lot line;
- 1.2 m (4 ft) min. setback from interior side lot line; and
- 1.2 m (4 ft) min. setback from a rear lot line or interior side lot line when stored in a rear yard or an interior side yard.

Lots 270 m² (2,906 ft²) or less than 4,000 m² (43,506 ft²)

- 1 Leisure Vehicle permitted in front yard or exterior side yard driveway; (Note: On a corner lot that has a driveway in both the front yard and exterior side yard, only one LV is permitted on either of the driveways at the same time)
- 4.0 m (13 ft) LV height (max.);
- 13.0 m (43 ft) LV length (max.);
- 6.0 m (20 ft) min. setback from front lot line or exterior side lot line;
- 1.2 m (4 ft) min. setback from interior side lot line; and
- 1.2 m (4 ft) min. setback from a rear lot line or interior lot line when stored in a rear yard.

Where a lot cannot comply with all of the requirements to permit outside permanent storage in a front yard or exterior side yard, then it may be possible that seasonal or temporary storage would be allowed.

A summary of the requirements for permanent, seasonal and temporary LV storage in a front yard or exterior yard is provided in the following chart:

Summary of Requirements				
Type of Storage	Permanent Outside Storage for Lots With Single Family Dwellings (SFD)		Seasonal Outside Storage for Lots with SFD's	Temporary Outside Storage for Lots with SFD's
Lot Size	4000 m ² (43,506 ft ²) and greater	270 m ² (2,906 ft ²) to less than 4000 m ²	270 m ² and greater	270 m ² and greater
Number of Leisure Vehicles per lot (max)	6	3	n/a	n/a
Number of LVs in front yard or exterior side yard driveway (max)	2	1	1	1
LV Height (max)	4.0 m (13 feet)	4.0 m (13 feet)	4.0 m (13 feet)	n/a
LV Length (max)	13 m (43 feet)	13 m (43 feet)	13 m (43 feet)	n/a
Setback from front lot line or exterior side lot line (min)	6.0 m (20 feet)	6.0 m (20 feet)	nil, except 1.0 (3.2 feet) for seasonal winter LVs	nil
Setback from interior side lot line an rear Lot line (min)	1.2 m (4 feet)	1.2 m (4 feet)	1.2 m (4 feet)	1.2 m (4 feet)
Number of unobstructed motor vehicle parking spaces	3 (min)	3 (min)	2 (min)	2 (min)

Notes:**1. Seasonal Storage**

- One leisure vehicle, excluding snowmobiles or similar winter leisure vehicles, may be stored only from April 1 to October 31 in the same calendar year.
- One snowmobile or similar winter leisure vehicle may be stored from November 1 in one calendar year to March 31 in the following year.

2. Temporary Storage:

- During the five weekdays prior to and preceding through to the end of the Victoria Day holiday weekend and during the Thanksgiving holiday weekend and the five weekdays thereafter; and,
- On the day prior to and preceding through the Easter Holiday, Canada Day, Civic Holiday, and Labour Day weekends.

3. Lots less than 270 m² (2,906 ft²) or Semi-Detached or Townhouse Dwelling Lots

- LV storage is not permitted in the front yard or exterior yard. LV storage is only permitted in the interior side yard or rear yard.

6. Property Standards By-Law and Enforcement

Standard parking provisions continue to apply. Before storing your LV, please ensure the combined parking needs of motor vehicles and the LV(s) can be accommodated on your property in compliance with Zoning By-law.

Property standards prohibit derelict, inoperative or unlicensed vehicles on a property.

The enforcement of the LV storage zoning provisions will be carried out on a complaint basis, unless said storage presents an immediate safety issue and, in such cases proactive enforcement may be enacted.

7. Determining the Minimum LV Setbacks from your Lot Lines

Having an OLS survey that identifies the boundaries of your lot, and accurately depicts the existing location of your house, driveway etc., is the best reference to use in determining the minimum LV zoning lot line setbacks.

If you do not have a survey, then you may want to consider utilizing York Region's interactive mapping data which can be found at: <https://ww6.yorkmaps.ca/nindex.html>

8. Town Contact Information

For any questions, concerns or complaints, please contact the Town Municipal Law Enforcement Division at 905-476-4301 ext. 2279 or 2373.



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