

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2017-0045

FOR THE CONSIDERATION OF

COUNCIL

May 3, 2017

**SUBJECT: PROPOSED ZONING BY-LAW AMENDMENT REGARDING THE PRIVATE STORAGE OF LEISURE VEHICLES ON RESIDENTIAL LOTS
FILE NOS. 05.251 and 03.05BK**

1. RECOMMENDATIONS:

- 1. THAT Council receive Report DS-2017-0045 prepared by Michael Smith Planning Consultants; Development Coordinators Ltd. and the Planning Division, Development Services Department, dated May 3, 2017 respecting a proposed Zoning By-law Amendment regarding the Private Storage of Leisure Vehicles on Residential Lots.**
- 2. That in the event no public or Council concerns are raised at the Council meeting warranting investigation and a further meeting, the following is recommended:**
 - I) That Council approve the proposed Zoning By-law Amendment included as Attachment 2 to Report No. PB-2017-0045.**
 - II) That the Town Solicitor, Town Staff and/or the Town's Planning Consultant be authorized to appear before the Ontario Municipal Board in support of the Zoning By-law Amendment as adopted by Council, if required, and further, that the Town Solicitor in consultation with Town Staff and/or the Town's Planning Consultant, be authorized to execute Minutes of Settlement, if appropriate, for Council review and approval; and,**
 - III) That pursuant to Section 34(17) of the Planning Act, in the event minor changes are necessary respecting the proposed Amending Zoning By-law, further notice shall not be required.**

Or alternatively,

- 3. That in the event concerns are raised which require investigation and a further public meeting, the following is recommended:**

- I) That Staff report back to Council at a public meeting following the assessment of the concerns; and,
- II) That Staff send out written notice of the next public meeting, a minimum two weeks in advance of the date of said meeting, to any person or public body that has requested to be notified of any future public meeting(s), and any person or public body that has requested to be notified of Council's decision regarding the adoption of the proposed Zoning By-law Amendment.

2. PURPOSE:

The purpose of this report is:

- (a) To apprise Council and the public of recommended changes made, since the statutory public meeting held on February 27, 2017, to the draft Zoning By-law Amendment presented that evening and included as Attachment 1; and,
- (b) To recommend approval of the proposed Zoning By-law Amendment included as Attachment 2 to this report.

3. BACKGROUND:

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

- Report No. PB-2015-0075 presented to Council on October 28, 2015;
- Report No. DS-2016-0061 presented to Council on August 10, 2016;
- Public Information Meeting (PIM) held at the LINK on October 17, 2016;
- Report No. DS-2016-0089 presented to Council on December 14, 2016; and,
- Report No. DS-2017-0011 presented to Council at the Statutory Public Meeting Held on February 27, 2017.

4. **ANALYSIS:**

4.1 **Comparison of Draft Zoning By-law being Attachment 1 to Report DS-2017-0011 Considered at the Statutory Public Meeting held on February 27, 2017 and Proposed Zoning By-law being Attachment 2 to this Report.**

Attachment 3 indicates through the use of *track changes* the revisions being proposed to the draft zoning by-law presented at the February 27, 2017 statutory public meeting. In addition, Attachment 4 summarizes the main requirements for permanent, seasonal and temporary storage.

Attachment 5 consists of a series of four drawings, Drawings 1(a), 1(b) and 2 each provide an illustration of permanent leisure vehicle storage. Drawing 1(b) is a variation of Drawing 1(a) illustrating an example of a “branch” driveway which can be applied in all cases of permanent leisure vehicle storage subject to the required setbacks. Diagram 3 provides an example of seasonal leisure vehicle storage which can be applied to all lots equal to or greater than 270 m² subject to the required setbacks.

The reasoning behind the more substantive recommended changes is as follows:

Simplification of Provisions and General Restructuring:

At the statutory public meeting, comments were made suggesting that the draft Zoning By-law Amendment proposed that evening be simplified, both in the scope of the provisions and structure. This suggestion was also made by the staff responsible for by-law enforcement. To this end, we have revisited the fundamental provisions of the proposed by-law.

The draft Zoning By-law Amendment, Attachment 1, sets forth five categories of permanent outside Leisure Vehicle storage for lots with single family dwellings: (i) *Lots Equal to or Greater than 4 000 m²*; (ii) *Lots Equal to 1 858 m² and less than 4 000 m²*; (iii) *Lots Equal to or greater than 450 m²*, (iv) *Lots Equal to or greater than 270 m²*; and (v) *Lots Fronting on Lake Simcoe, a navigable river or canal.*

The proposed Zoning By-law Amendment, Attachment 2, proposes two categories in place of the five previously proposed. In addition to reducing the number of categories, the number of provisions in Sections 5.27A a) and 5.27A b) of the draft by-law has been reduced by combining repetitive sections of the text. These combined sections have been relocated to Section 5.27A c) Additional Provisions.

This simplification of provisions was achieved by identifying the fundamental provisions and streamlining other parameters for each of the two categories of permanent storage of Leisure Vehicles on residential lots. These are described below in greater detail.

Fundamental Provisions:

Fundamental provisions relate primarily to those which affect the public realm in terms of urban design, streetscape and functioning of roads.

(i) ***Lot Size Relative to Number of Leisure Vehicles Permitted and Front Yard and Exterior Side Yard Setbacks:***

Section 5.27 as it currently exists in Zoning By-law No. 500 utilizes two lot sizes for purposes of determining the minimum number of Leisure Vehicles permitted on a single family residential lot. We believe lot size is a fundamental factor. Those lots greater than 4 000 m² tend to be outside of settlement areas in the more rural parts of the community; those lots less than 4 000 m² are generally found in settlement areas.

On lots equal to or greater than 4 000 m², six Leisure Vehicles may be stored on a property of which two may be stored in a front yard or exterior side yard. On lots less than 4 000 m² three Leisure Vehicles may be stored on a property of which one may be stored in a front yard or exterior side yard.

Lots less than 270 m² cannot provide for two car garages and therefore are prohibited from storage in front yards or exterior side yards.

(ii) ***Ensuring Required Parking is maintained and unobstructed:***

The proposed by-law provides that 3 required parking spaces are to be maintained and unobstructed except where seasonal or temporary storage is permitted in which case the number is reduced to 2.

(iii) ***Ensuring there is no parking permitted on a boulevard:***

For reasons of maintaining sight lines, providing for snow storage, and general safety and municipal liability there is to be no storage of Leisure Vehicles on that portion of the road allowance between the edge of the travelled road and the front lot line or exterior side lot line.

(iv) ***Leisure Vehicle Storage must be on the hard surface of a driveway and not on the landscaped portion of the front or exterior side yard:***

We believe the Town should not permit Leisure Vehicle storage on landscaped front yards or exterior side yards for reasons of urban design (street view aesthetics) and property standards (ruts in lawn caused by storage).

- (v) ***That all Leisure Vehicles or the trailers they are stored on must be affixed with a valid licence plate:***

This provision has been added in response to comments raised by the public about derelict leisure vehicles.

- (vi) ***Limiting the width of driveways and the use of extended driveways which branch off the main driveway:***

It is proposed that the minimum driveway width be 5 metres and the maximum shall not exceed 55% of the width of the lot. This is to ensure that the required parking is not obstructed, while at the same time ensuring that the driveway, and related parking, does not dominate the front or exterior side yard negatively impact the streetscape. Branch driveways must be set back beyond the minimum required front yard or exterior side yard setback.

Leisure Vehicle Height:

Attachment 1 contains three different heights of Leisure Vehicles depending upon lot size, ranging from 4.5 metres to 3 metres to 2.5 metres. Attachment 2 proposes a height of 4.0 metres maximum across the board. The reduction from 4.5 metres to 4.0 metres is consistent with the height of a Leisure Vehicle permitted on road pursuant to the Highway Traffic Act of 4.15 metres. Further, at the statutory public meeting, and in correspondence received after the meeting, residents asked that the height limit be increased from 3.0 metres to 4.0 metres to allow for larger recreational vehicles. We are of the opinion that the noticeable difference between a Leisure Vehicle which is 3.0 metres or 4.0 metres is not that significant. Reducing the maximum height in some cases from 4.5 metres to 4.0 metres is also negligible, but affords a consistent approach.

Leisure Vehicle Length:

Attachment 1 contains three different lengths of Leisure Vehicles depending upon lot size, ranging from 13 metres to 9 metres to 7 metres. This aspect of the draft by-law received much discussion at the statutory public meeting. Comments were made that if the driveway on a property is long enough to

accommodate a longer Leisure Vehicle, while maintaining the minimum setbacks, they should be allowed.

Attachment 2 makes allowance for increased length of Leisure Vehicles on those lots which can meet the fundamental provisions noted above.

Temporary Leisure Vehicle Storage:

Initially, a temporary permit system was proposed allowing for a set number of hours per month (e.g. 24, 48 or 96 hours), though the number was not determined. Municipal Law Enforcement staff advised that the task of administering the temporary permit system would be too onerous and costly.

An alternative approach was proposed in Attachment 1, which provided for the temporary storage of Leisure Vehicles during the five days preceding the Victoria Day holiday weekend and during the five weekdays following the Thanksgiving weekend.

Residents at the statutory public meeting asked that more flexibility be allowed. We revisited the matter in keeping with our initial temporary permit system proposal, and believe it is appropriate to permit additional time per month. However, to minimize/simplify enforcement efforts, specified times are proposed. Attachment 2 proposes that temporary Leisure Vehicle storage will also be permitted on the day prior to the Easter Holiday, Canada Day, Civic Holiday, and Labour Day weekends.

5. RELATIONSHIP TO STRATEGIC PLAN:

This report addresses the following strategic goal:

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

6. FINANCIAL AND BUDGETARY IMPACT

The implementation of the Proposed Zoning By-law will have no financial or budgetary impact. Efficiencies in Zoning By-law enforcement as it relates to Leisure Vehicle storage on residential lots should be achieved.

7. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

Staff sent out written notice of this public meeting on April 12, 2017, to all interested parties on record, which meets the minimum two week notice time period for this meeting as per Council's adoption of Report DS-2017-0011.

8. CONCLUSIONS:

In 2015, Council initiated a planning process to seek the public's opinion towards the storage of Leisure Vehicles in the front yard and exterior side yard of residential driveways, with a view towards striking a balance between the needs/preferences of individual property owners and the public at large. Through the public information meeting (October 2016) and the statutory public meeting (February 2017) the public has voiced its support and concerns on the matter. We believe we have taken careful account of these opinions in preparing the proposed Zoning By-law Amendment.

In conclusion, it is recommended that Council approve the proposed Zoning By-law Amendment set forth in Attachment 2.

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 – The Draft Zoning By-law Amendment presented on February 27, 2017

Attachment 2 – The Proposed Zoning By-law Amendment

Attachment 3 – Tracked changes to draft Zoning By-law Amendment

Attachment 4 – Summary of main requirements for permanent, seasonal and temporary storage

Attachment 5 – Illustrations 1(a), 1(b) and 2

**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 is it 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.

**THE CORPORATION OF THE TOWN OF GEORGINA
IN THE
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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 4.0 metres. The maximum length of a leisure vehicle shall be 13 metres.

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 is it stored to the top most feature of the leisure vehicle shall be 4.0 metres. The maximum length of a leisure vehicle shall be 13 metres.

c) Additional Provisions:

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

- (i) 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.
- (ii) A leisure vehicle shall at no time be permitted to be stored either in whole or in part on a municipal road allowance, including the boulevard.
- (iii) For purposes of this by-law a "*boulevard*" means 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.
- (iv) 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.

- (v) Notwithstanding the applicable provisions in c) i) 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 4.0 metres in height, the leisure vehicle shall not be counted as a leisure vehicle for purposes of a) (i) or b) (i) above.
- (vi) Notwithstanding the applicable front lot line or exterior side lot line setback requirement in a) (i) or b) (i) above, a leisure vehicle, excluding a snowmobile or similar winter leisure vehicle, may be stored on a parking area within the front yard or exterior side yard within the required minimum setback 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.
- (vii) Notwithstanding the applicable front lot line or exterior side lot line setback requirement in a) (i) and b) (i) above, only a snowmobile or similar winter leisure vehicle may be stored on a parking area within a front yard or exterior side yard within the required minimum setback from a front lot line or exterior side lot line on a seasonal basis only from November 1 in one calendar year to March 31 in the following calendar year.
- (viii) Where permission to store a leisure vehicle is on a seasonal basis, 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 4.0 metres and the maximum length of a leisure vehicle shall be 13.0 metres.
- (ix) Notwithstanding any of the height, length and front lot line and exterior side 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:

- (1) during the five weekdays preceding the Victoria Day holiday weekend and during the five weekdays following the Thanksgiving holiday weekend; and,
- (2) on the day prior to the Easter Holiday, Canada Day, Civic Holiday, and Labour Day weekends.

All other provisions herein regarding the outdoor storage of leisure vehicles on residential lots continue to apply.

- (x) 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.
- (xi) 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.
- (xii) No leisure vehicle may be stored on a parking area in a front yard driveway or exterior side yard driveway unless the leisure vehicle is affixed with a valid licence plate or is located on a trailer affixed with a valid licence plate.

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 c (vi), (vii), (viii), and (ix), 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

PROPOSED

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.

**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 4.05 metres. The maximum length of a leisure vehicle shall be 13 metres.

~~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.~~

~~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.~~

~~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.~~

~~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 is it stored to the top most feature of the leisure vehicle, shall be 4.0 metres. The maximum length of a leisure vehicle shall be 13 metres.:

~~4.5 metres on lots equal to or greater than 1 858 m² and less than 4 000 m²; and,
3.0 metres on lots equal to or greater than 270 m² and less than 1 858 m².~~

~~The maximum length of a leisure vehicle shall be:~~

~~13.0 metres on lots equal to or greater than 1 858 m² and less than 4 000 m²
9.0 metres on lots equal to or greater than 450 m² and less than 1 858 m²; and,
7.0 metres on lots equal to or greater than 270 m² to less than 450 m².~~

~~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.~~

~~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.~~

~~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.

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.

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 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.

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(ii) A leisure vehicle shall at no time be permitted to be stored either in whole or in part on a municipal road allowance, including the boulevard.

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(iii) For purposes of this by-law, a "boulevard" means 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.

(iv) 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.

(v) Notwithstanding the applicable provisions of c) (i) 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 4.0 metres in height, the leisure vehicle shall not be counted as a leisure vehicle for purposes of a(i) or b(i) above.

(vi) Notwithstanding the applicable front lot line or exterior side lot line setback in a (i) or b) (i) above, a leisure vehicle, excluding a snowmobile or similar winter leisure vehicle, may be stored on a parking area within the front yard or exterior side yard within the required minimum setback 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.

(ii)(vii) Notwithstanding the applicable front lot line or exterior side lot line setback in a) (i) or b) (i) above, only a snowmobile or similar winter leisure vehicle may be stored on a parking area within the front yard or exterior side yard within the required minimum setback from a front lot line or exterior side lot line on a seasonal basis only from November 1 in one calendar year and March 31 in the following calendar year.

(iii) 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

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~~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 43.0 metres and the maximum length of a leisure vehicle shall be 13.0 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.~~

(viii)

~~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.~~

(iv) ~~Notwithstanding any of the height, length and front lot line and exterior side 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.~~

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(ix)

(1) during the five weekdays preceding the Victoria Day holiday weekend and during the five days following the Thanksgiving holiday weekend; and,

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(2) on the day prior to the Easter Holiday, Canada Day, Civic Holiday, and Labour Day weekends.

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All other provisions herein regarding the outdoor storage of leisure vehicles on residential lots continue to apply.

(x) 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.

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~~(v)~~
~~(vi)~~

(xi) 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.

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(vii)(xii) No leisure vehicle may be stored on a parking area in a front yard or exterior side yard driveway unless the leisure vehicle is affixed with a valid licence plate or is located on a trailer affixed with a valid licence plate.

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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.~~

~~8.7.~~ 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 ~~ca) (vi), (vii), (viii) and (ix) 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."

~~9.8.~~ 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."

~~10.9.~~ 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

PROPOSED

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.

PROVISION	PERMANENT OUTSIDE STORAGE FOR LOTS WITH SINGLE FAMILY DWELLINGS	SEASONAL OUTSIDE STORAGE FOR LOTS WITH SINGLE FAMILY DWELLINGS	TEMPORARY OUTSIDE STORAGE FOR LOTS WITH SINGLE FAMILY DWELLINGS
	4 000 m ² and Greater	270 m ² to less than 4 000 m ²	270 m ² and Greater
Number of Leisure Vehicles Per Lot (Max)	6	3	N/A
Number of Leisure Vehicles in Front Yard or Exterior Side Yard Driveway (Max)	2	1	1
Leisure Vehicle Height (Max)	4.0 m	4.0 m	4.0 m
Leisure Vehicle Length (Max)	13.0 m	13.0 m	13.0 m
Setback (From Front Lot Line or Exterior Side Lot Line)	8.0m	6.0 m	nil
Setback (From Interior Side Lot Line and Rear Lot Line)	1.5 m	1.2 m	1.2 m
Reference Diagram	Diagrams 1(a) & 1 (b)	Diagram 2	Diagram 3

NOTES:

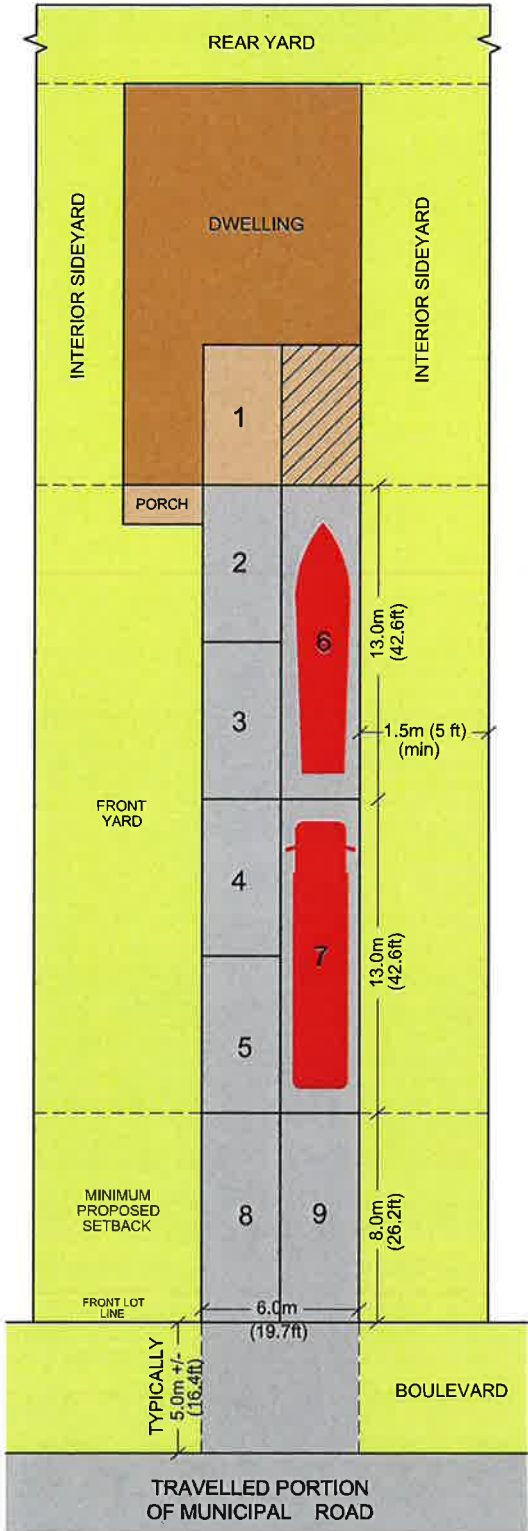
1) Seasonal Storage:

- (a) All Leisure Vehicles, excluding snowmobiles or similar winter leisure vehicles, may be stored only from April 1 to October 31 in the same calendar year.
- (b) A snowmobile or similar winter leisure vehicle may be stored from November 1 in one calendar year to March 31 in the following calendar year.

2) Temporary Storage:

- (a) During the five weekdays preceding the Victoria Day holiday weekend and during the five weekdays following the Thanksgiving holiday weekend; and,
- (b) On the day prior to the Easter Holiday, Canada Day, Civic Holiday, and Labour Day weekends.

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



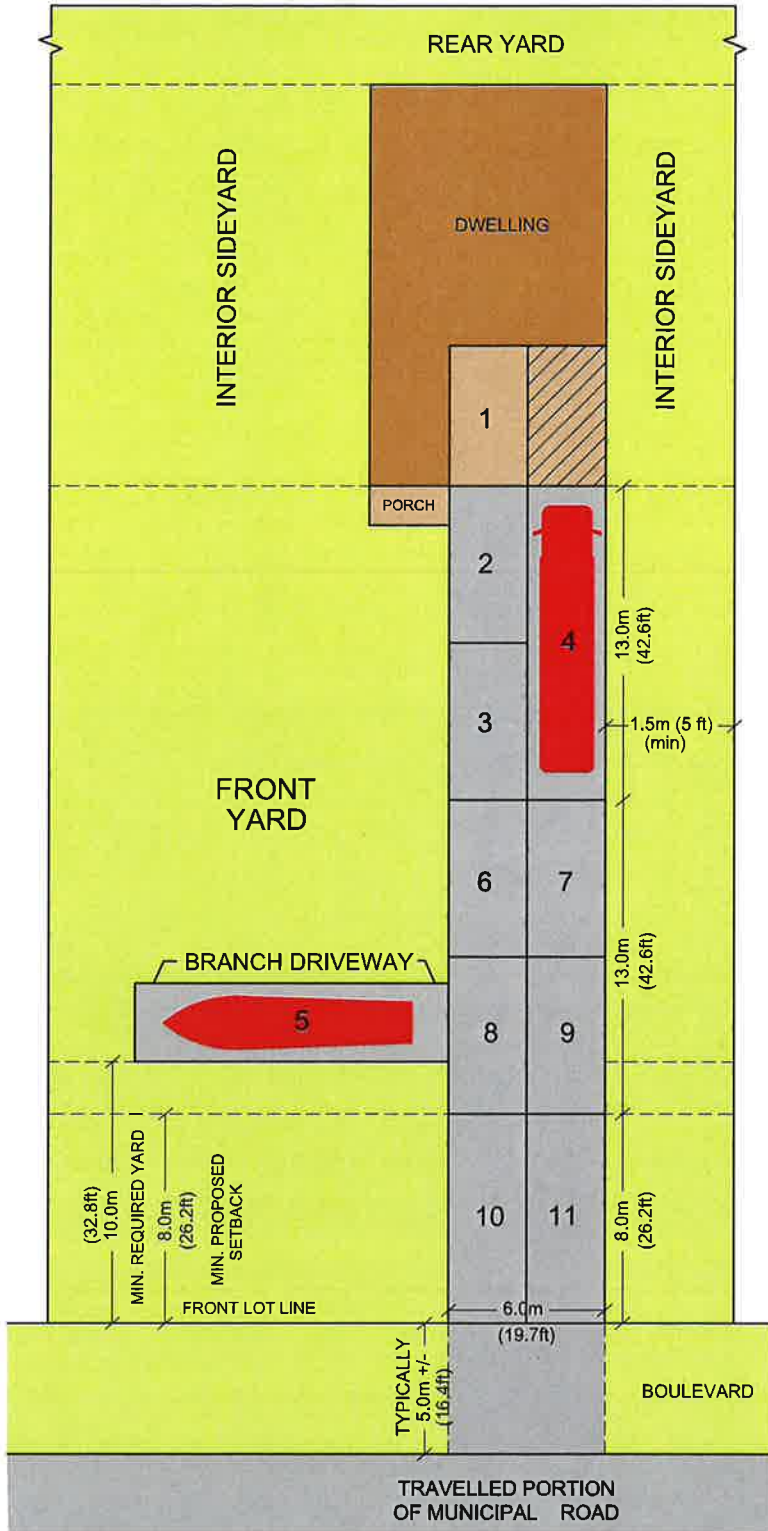
- Legend**
- 1 Required Parking Space within Garage
 - 2 Required Parking Space in driveway
 - 3 Required Parking Space in driveway
 - 4 Surplus Parking Space (May be used for Permanent Leisure Vehicle Storage)
 - 5 Surplus Parking Space (May be used for Permanent Leisure Vehicle Storage)
 - 6 Surplus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

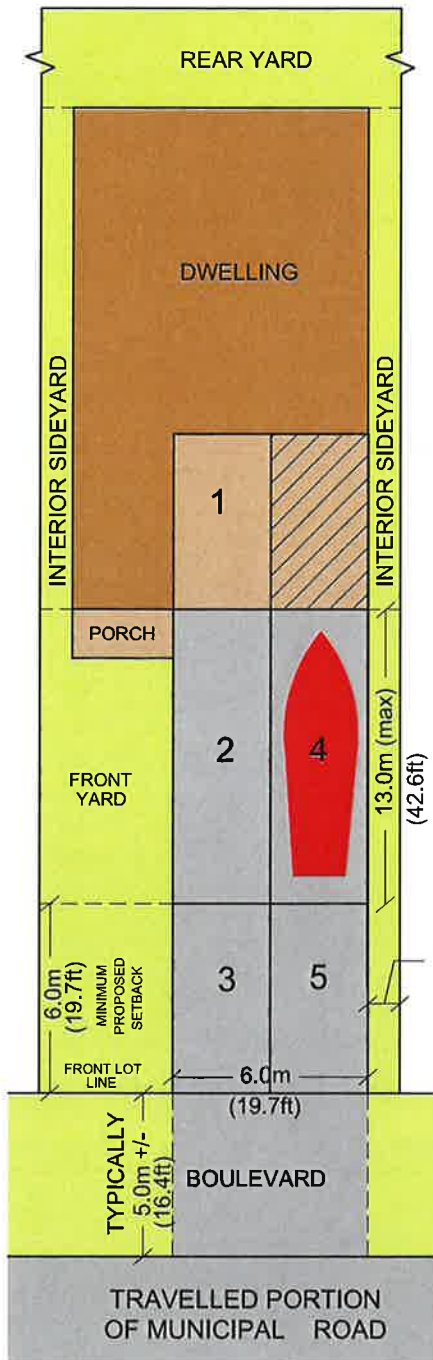



- Legend**
- 1 Required Parking Space within Garage
 - 2 Required Parking Space in driveway
 - 3 Required Parking Space in driveway
 - 4 Surplus Parking Space (May be used for Leisure Vehicle Storage)
 - 5 Surplus Parking Space (May be used for Leisure Vehicle Storage)
 - 6 Surplus Parking Space (May 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 270m²(2,906ft²) TO LESS THAN 4,000m²(43,056ft²)

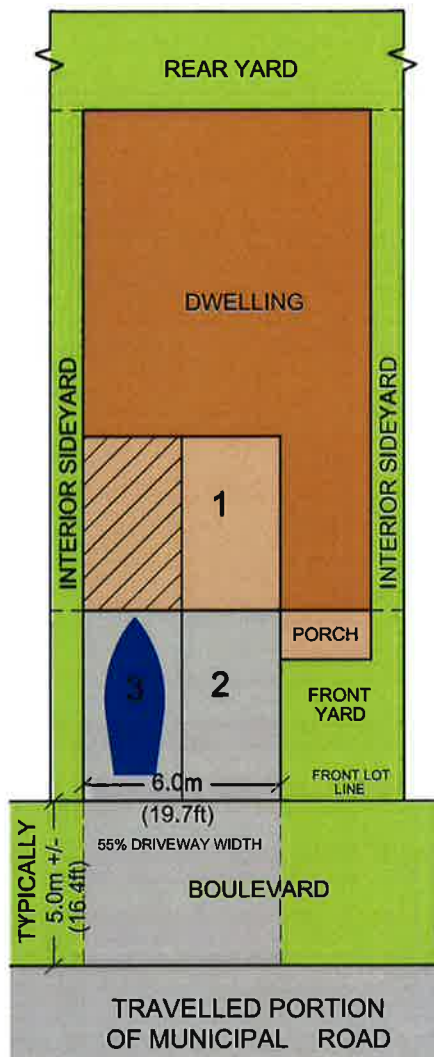


- Legend
- 1 Required Parking Space within Garage
 - 2 Required Parking Space in driveway
 - 3 Required Parking Space in driveway
 - 4 Surplus Parking Space (May be used for Leisure Vehicle Storage)
 - 5 Surplus Parking Space
 -  Storage Area within Garage (May be used for Leisure Vehicle Storage)

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

DIAGRAM No. 2

FRONT YARD DRIVEWAY
 LEISURE VEHICLE STORAGE
 LOT SIZE 270m² (2,906ft²)
 TO LESS THAN 4000m² (43,506ft²)
 (SEASONAL STORAGE)



Legend

- 1 Required Parking Space within Garage
- 2 Required Parking Space in driveway
- 3 Required Parking Space Which *(May be used for Seasonal Leisure Vehicle Storage)*
- ▨ Storage Area within Garage *(May be used for Seasonal Leisure Vehicle Storage)*

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

DIAGRAM No. 3