

CITY OF HAMILTON

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO: Chair and Members Planning Committee	WARD(S) AFFECTED: 9, 10, and 11
COMMITTEE DATE: September 17, 2013	
SUBJECT/REPORT NO: City Initiative - Amendments to Incorporate Regulations for the Storage of Major Recreational Equipment Within the Former City of Stoney Creek Zoning By-law No. 3692-92 (PED13154) (Wards 9, 10, and 11)	
SUBMITTED BY: Tim McCabe General Manager Planning and Economic Development Department	PREPARED BY: Danielle Fama (905) 546-2424 Ext. 4148
SIGNATURE:	

RECOMMENDATION

- (a) That approval be given to **City Initiative CI-13-C** for amendments to the Former City of Stoney Creek Zoning By-law No. 3692-92 with respect to regulations for the storage of Major Recreational Equipment;
- (b) That the draft By-law, attached as Appendix 'A' to Report PED13154, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council.

EXECUTIVE SUMMARY

In May 2005, Council approved the first stage of City of Hamilton Zoning By-law No. 05-200. The By-law only applied to the downtown area (lands bounded by Queen Street, Cannon Street, Wellington Street, and Hunter Street). However, the Administration, Interpretation, Definitions, and Parking sections were intended to apply

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City-Wide, as subsequent amendments to the By-law are enacted upon final approval of the Urban Hamilton Official Plan.

Until such time as new Residential Zoning Regulations are brought forward under Zoning By-law No. 05-200, the regulations governing the storage of Major Recreational Equipment on residential properties not within the Downtown area remains regulated by the existing Zoning By-laws for the former municipalities. However, there are currently no provisions within Stoney Creek Zoning By-law No. 3692-92 regulating the storage of major recreational equipment.

In response to a delegation received at Planning Committee on November 6, 2012, staff was directed to undertake a City Initiative to implement regulations for the storage of major recreational equipment for the Urban Area of Stoney Creek. The By-law, (see Appendix "A") amends City of Stoney Creek Zoning By-law No. 3692-92 by introducing regulations for the storage of Major Recreational Equipment consistent with the Council-Approved regulations contained within Zoning By-law No. 05-200. The storage of Major Recreational Equipment in the Rural Area is currently being reviewed by the Policy/Information Planning and Zoning By-law Reform Section as they move forward with the New Rural Zoning By-law.

Alternatives for Consideration - See Page 6.

FINANCIAL / STAFFING / LEGAL IMPLICATIONS (for Recommendation(s) only)

Financial: N/A.

Staffing: N/A.

Legal: As required by the Planning Act, Council will hold at least one (1) Public Meeting to consider an amendment to the Zoning By-law.

HISTORICAL BACKGROUND (Chronology of events)

On October 2, 2012, Planning Committee received a Delegation Request from Lawrence Pearce respecting the By-law against parking large recreational vehicles in front yards. The Committee approved the request for a future meeting.

On November 6, 2012, Planning Committee received the presentation from Mr. Pearce and provided the following direction to staff:

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“That staff report back with an amending By-law to the Stoney Creek By-law to limit parking of recreational vehicles on properties in residential areas.”

POLICY IMPLICATIONS/LEGISLATED REQUIREMENTS

No policies are affected by this amendment.

RELEVANT CONSULTATION

The following City Departments, Divisions, and Sections were consulted:

- Building Services Division, Planning and Economic Development Department.
- Policy/Information Planning and Zoning By-law Reform Section, Planning and Economic Development Department.
- Municipal Law Enforcement Section, Planning and Economic Development Department.
- Hamilton Municipal Parking Services, Planning and Economic Development Department.
- Geomatics and Corridor Management Section, Public Works Department.

ANALYSIS / RATIONALE FOR RECOMMENDATION

(include Performance Measurement/Benchmarking Data, if applicable)

In May 2005, Council approved the first stage of City of Hamilton Zoning By-law No. 05-200. This document implemented the vision and policies of “Putting People First - the New Land Use Plan for Downtown Hamilton”. Notwithstanding that the Administration, Interpretation, Definition, General Provisions, and Parking Sections only applied to properties in the Downtown area, the intent and purpose was that these regulations would eventually apply City-Wide.

In particular, Section 3, “Definitions” of Zoning By-law No. 05-200, defines Major Recreational Equipment as follows:

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“Shall mean either a portable structure designed and built to be carried by a motor vehicle, or a unit designed and built to be transported on its own wheels, for the purposes of providing temporary living accommodation or recreational enjoyment for travel, and shall include, for example, motor homes, travel trailers, tent trailers, boats, boat trailers, motorized snow vehicles, or other like or similar equipment, excluding bicycles.”

This definition would capture all recreational vehicles, including towable recreational vehicles, as well as motorized vehicles Type A (bus chassis style motorhome), B (converted vans), and C (van/truck based chassis), as defined by the Recreational Vehicle Industry Association. Additionally, Section 5 of By-law No. 05-200, “Parking Regulations”, provides regulations for the storage of these recreational vehicles. The regulations documented below were established through a comparison of zoning regulations for various municipalities within Ontario, as well as a comparison of the existing former municipal Zoning By-laws. The comparison of the existing former municipal By-laws and By-law No. 05-200 is attached as Appendix “B”. The intent and purpose was to harmonize comparable requirements and implement them City Wide.

In particular, Section 5.4 of By-law No. 05-200 states:

“Section 5: Parking

5.4 Major Recreational Equipment:

In any Residential Zone, Downtown D5, or Downtown D6 Zone, Major Recreational Equipment;

- a) May be stored in a garage;
- b) Shall not be stored in the front yard or flankage yard;
- c) May be stored in a rear yard, provided that it is screened from the view of a street and abutting properties zoned “Residential” or “Downtown D5” or “Downtown D6” with a visual barrier, in accordance with Section 4.19 of this By-law;
- d) May be stored in a carport or side yard, provided that the Major Recreational Equipment is screened with a visual barrier, in accordance with Section 4.19 of this By-law, and has a minimum setback of 1.2m from the side lot line; and,

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- e) Notwithstanding Sub-sections b), c), and d) herein, Major Recreational Equipment may be parked on a driveway wholly inside the lot line between May 1 and October 31 in each year.”

The By-law, attached as Appendix “A” to this Report, amends the City of Stoney Creek Zoning By-law to introduce regulations regarding Major Recreational Equipment that are consistent with the Council-Approved regulations contained within City of Hamilton Zoning By-law No. 05-200 noted above. In addition to implementing these regulations, several other modifications to the By-law are proposed. These modifications are necessary in order to remove any reference to the existing definition of “Recreational Equipment” and replace it with “Major Recreational Equipment”.

Although the regulations do not specify a maximum height or length for Major Recreational Equipment, the established provisions of City of Hamilton Zoning By-law No. 05-200 are intended to be flexible, and correspond with the size of the property and its ability to accommodate recreational equipment, while mitigating the impact on adjacent residential properties.

The storage of Major Recreational Equipment in a front yard or flankage yard is not permitted. It is noted that the provision stipulates a front yard, and not a required front yard. This regulation will prevent the parking of Major Recreational Equipment between the front lot line and the front façade of the dwelling. Although storage in a rear yard is permitted, it must be screened from view from a street or abutting residentially zoned property. Storage is also permitted in a side yard, provided that it is screened with a visual barrier and has a minimum setback of 1.2m from the side lot line. The requirement for a minimum 1.2m setback from the side lot line will ensure the storage of Major Recreational Equipment will maintain a setback similar to that required for a dwelling. Accordingly, the restrictions and requirements for screening and setbacks are intended to minimize the impact on adjacent residential properties.

Notwithstanding the above noted regulations, Major Recreational Equipment may be stored on a driveway annually between May 1 and October 31, although it must be contained wholly within the subject lands. In general, a minimum 6.0m front yard setback is required, which may limit the size of vehicle that could be accommodated and stored. The date restriction from May 1 to October 31 allows the owners to have access to their recreational vehicles during the time of the year when they are typically used for travel purposes.

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Legal, Non-Conforming:

As stated in Section 34 (9) of the Planning Act:

“No By-law passed under this section applies,

- (a) To prevent the use of any land, building, or structure for any purpose prohibited by the By-law if such land, building, or structure was lawfully used for such purpose on the day of the passing of the By-law, so long as it continues to be used for that purpose.”

For properties not regulated by Zoning By-law No. 05-200, the Building Services Division has the authority to determine if the storage of Major Recreational Equipment is considered legal, non-conforming. In order to make this determination, their request for information may include, but not be limited to, the following:

- Affidavit from a third party source;
- Bill of Sale;
- Specifications of the Major Recreational Equipment;
- Photographs; and,
- Other supporting documentation.

Along with the information noted above, a review of whether the use has legally existed, and whether the use has continued without interruption, is part of the determination. As such, where Major Recreational Equipment has been stored on a property, then the use may be legal, non-conforming, and the property owner can continue to store the Major Recreational Equipment on their property, regardless of the new zoning regulations.

ALTERNATIVES FOR CONSIDERATION

(include Financial, Staffing, Legal and Policy Implications and pros and cons for each alternative)

1. In the event that Council does not approve the proposed amendments, storage of Major Recreational Equipment will continue to be unregulated in Stoney Creek.
2. Council may wait until the new Residential Zones are brought forward and incorporated into Zoning By-law No. 05-200. In the interim, Major Recreational Equipment will continue to be unregulated in the former City of Stoney Creek.

ALIGNMENT TO THE 2012 – 2015 STRATEGIC PLAN:

Strategic Priority #1:

A Prosperous & Healthy Community

WE enhance our image, economy and well-being by demonstrating that Hamilton is a great place to live, work, play and learn.

Strategic Objective:

- 1.5 Support the development and implementation of neighbourhood and City-Wide strategies that will improve the health and well-being of residents.
- 1.6 Enhance Overall Sustainability (financial, economic, social, and environmental).

Strategic Priority #2:

Valued & Sustainable Services

WE deliver high quality services that meet citizen needs and expectations, in a cost effective and responsible manner.

Strategic Objective:

- 2.1 Implement processes to improve services, leverage technology, and validate cost effectiveness and efficiencies across the Corporation.
- 2.2 Improve the City's approach to engaging and informing citizens and stakeholders.
- 2.3 Enhance customer service satisfaction.

Strategic Priority #3:

Leadership & Governance

WE work together to ensure we are a government that is respectful towards each other and that the community has confidence and trust in.

Strategic Objective:

- 3.4 Enhance opportunities for administrative and operational efficiencies.

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APPENDICES / SCHEDULES

- Appendix "A": Proposed By-law
- Appendix "B": Existing By-law Standards For Storage of Major Recreational Equipment

:DF

Attachs. (2)

Authority: Item [REDACTED]
Planning Committee
Report: 13-[REDACTED] (PED13154)
CM: [REDACTED]

Bill No. [REDACTED]

CITY OF HAMILTON

BY-LAW NO. [REDACTED]

To Amend Zoning By-law No. 3692-92 (Stoney Creek) Respecting Major Recreational Equipment

WHEREAS the City of Hamilton Act, 1999, Statutes of Ontario, 1999 Chap.14, Sch. C. did incorporate, as of January 1st, 2001, the municipality "City of Hamilton";

AND WHEREAS the City of Hamilton is the successor to certain area municipalities, including the former area municipality known as "The Corporation of the City of Stoney Creek", and is the successor to the former Regional Municipality, namely, The Regional Municipality of Hamilton-Wentworth;

AND WHEREAS the City of Hamilton Act, 1999 provides that the Zoning By-laws of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;

AND WHEREAS Zoning By-law No. 3692-92 (Stoney Creek) was enacted on the 8th day of December, 1992, and approved by the Ontario Municipal Board on the 31st day of May, 1994;

AND WHEREAS the Council of the City of Hamilton, in adopting Item [REDACTED] of Report 13-[REDACTED] of the Planning Committee, at its meeting held on the [REDACTED] day of [REDACTED], 2013, recommended that Zoning By-law No. 3692-92 (Stoney Creek) be amended as hereinafter provided;

AND WHEREAS this By-law is in conformity with the Official Plan of the City of Hamilton (formerly the City of Stoney Creek Official Plan), approved by the Minister under the Planning Act on May 12, 1986;

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. That PART 2 - DEFINITIONS, of Zoning By-law 3692-92 (former City of Stoney Creek), is hereby amended by deleting the following definition:

"Dwelling Unit

Means a room or suite of rooms designed and intended for use by a family in which culinary and sanitary facilities are provided for the exclusive use of such family. Such a unit shall have a private entrance from outside the building or from a common hallway or stairway inside the building. Such a unit shall not include the following:

- (a) A Community Resource Centre or Correctional Institution, as defined or designated under the Ministry of Correctional Services Act, R.S.O. 1990, c.M.22;
- (b) A place of open custody, a place of open temporary detention, a place of secure custody, a place of secure temporary detention, or a place of temporary detention, as defined under the Mental Health Act, R.S.O. 1990, c.M.7.
- (c) A Charitable Institution or Hostel, as defined under the Charitable Institutions Act, R.S.O. 1990, c.C.9;
- (d) A Nursing Home, as defined under the Nursing Home Act, R.S.O. 1990, c.N.7;
- (e) A Home for the Aged, as defined under the Homes for the Aged and Rest Homes Act, R.S.O. 1990, c.H.13;
- (f) A Residential Care Facility;
- (g) A Domiciliary Hostel;
- (h) A Boarding House;
- (i) A Tent, Cabin, or Recreational Vehicle;
- (j) A Hotel, Motel, or Tourist Home;
- (k) A Day Nursery; or,
- (l) A Group Home."

and replacing it with the following:

"Dwelling Unit

Means a room or suite of rooms designed and intended for use by a family in which culinary and sanitary facilities are provided for the exclusive use of such family. Such a unit shall have a private entrance from outside the building or from a common hallway or stairway inside the building. Such a unit shall not include the following:

- (a) A Community Resource Centre or Correctional Institution, as defined or designated under the Ministry of Correctional Services Act, R.S.O. 1990, c.M.22;
- (b) A place of open custody, a place of open temporary detention, a place of secure custody, a place of secure temporary detention, or a place of temporary detention, as defined under the Mental Health Act, R.S.O. 1990, c.M.7.
- (c) A Charitable Institution or Hostel, as defined under the Charitable Institutions Act, R.S.O. 1990, c.C.9;
- (d) A Nursing Home, as defined under the Nursing Home Act, R.S.O. 1990, c.N.7;
- (e) A Home for the Aged, as defined under the Homes for the Aged and Rest Homes Act, R.S.O. 1990, c.H.13;
- (f) A Residential Care Facility;
- (g) A Domiciliary Hostel;
- (h) A Boarding House;
- (i) A Tent, Cabin, or Major Recreational Equipment;
- (j) A Hotel, Motel, or Tourist Home;
- (k) A Day Nursery; or,
- (l) A Group Home."

That PART 2 - DEFINITIONS, of Zoning By-law 3692-92 (former City of Stoney Creek), is hereby amended by deleting the following definition:

"Recreational Vehicle

Means any vehicle used for the temporary or seasonal accommodation of persons, notwithstanding that such vehicle is jacked up or has its running gear removed, but shall not include a mobile home, but may include a trailer, a boat, or a snowmobile."

and replacing it with the following:

"Major Recreational Equipment

"Shall mean either a portable structure designed and built to be carried by a motor vehicle, or a unit designed and built to be transported on its own wheels, for the purposes of providing temporary living accommodation or recreational enjoyment for travel, and shall include, for example, motor homes, travel trailers, tent trailers, boats, boat trailers, motorized snow vehicles, or other like or similar equipment, excluding bicycles."

That PART 2 - DEFINITIONS, of Zoning By-law 3692-92 (former City of Stoney Creek), is hereby amended by deleting the following definition:

"Recreational Vehicle Dealership

Means a place where new and used recreational vehicles are displayed for sale or rent, and may include a repair garage for recreational vehicles in conjunction with the said dealership, but does not include the sale or rental of mobile homes."

and replacing it with the following:

"Recreational Vehicle Dealership

Means a place where new and used recreational vehicles are displayed for sale or rent, and may include a repair garage for recreational vehicles in conjunction with the said dealership, but does not include the sale or rental of mobile homes. For the purposes of a Recreational Vehicle Dealership, a recreational vehicle shall be defined as any vehicle used for the temporary or seasonal accommodation of persons, notwithstanding that such vehicle is jacked up or has its running gear removed, but shall not include a mobile home, but may include a trailer, a boat, or a snowmobile."

That PART 2 - DEFINITIONS, of Zoning By-law 3692-92 (former City of Stoney Creek), is hereby amended by deleting the following definition:

"Residential Care Facility

Means a housekeeping unit within a detached building in which the maximum number of persons residing in the unit, exclusive of supervisory personnel, employees, or their dependents, shall be as specified in the various zoning categories of this By-law. Such a unit shall be a facility that receives funding based on the number of persons residing in the unit, which funding may be from any source, and which funding is not for capital purposes. Such a unit shall be a facility that is supervised by on-site personnel. Such a unit shall not include the following:

- (a) A Community Resource Centre or a Correctional Institution, as defined or designated under the Ministry of Correctional Services Act, R.S.O. 1990, c.M.22;
- (b) A place of open custody, a place of open temporary detention, a place of secure custody, a place of secure temporary detention, or a place of temporary detention, as defined under the Mental Health Act, R.S.O. 1990, c.M.7;
- (c) A Charitable Institution a Hostel, as defined under the Charitable Institutions Act, R.S.O. 1990, c.C.9;
- (d) A Nursing Home, as defined under the Nursing Home Act, R.S.O. 1990, c.N.7;
- (e) A Home for the Aged, as defined under the Homes for the Aged and Rest Homes Act, R.S.O. 1990, c.H.13;
- (f) A Domiciliary Hostel;
- (g) A Tent, Cabin, or Recreational Vehicle;
- (h) A Hotel, Motel, or Tourist Home;
- (i) A Foster Home;
- (j) A Group Home; or,
- (k) A Boarding House."

and replacing it with the following:

"Residential Care Facility

Means a housekeeping unit within a detached building in which the maximum number of persons residing in the unit, exclusive of supervisory personnel, employees, or their dependents, shall be as specified in the various zoning categories of this By-law. Such a unit shall be a facility that receives funding based on the number of persons residing in the unit, which funding may be from any source, and which funding is not for capital purposes. Such a unit shall be a facility that is supervised by on-site personnel. Such a unit shall not include the following:

- (a) A Community Resource Centre or a Correctional Institution, as defined or designated under the Ministry of Correctional Services Act, R.S.O. 1990, c.M.22;
 - (b) A place of open custody, a place of open temporary detention, a place of secure custody, a place of secure temporary detention, or a place of temporary detention, as defined under the Mental Health Act, R.S.O. 1990, c.M.7;
 - (c) A Charitable Institution a Hostel, as defined under the Charitable Institutions Act, R.S.O. 1990, c.C.9;
 - (d) A Nursing Home, as defined under the Nursing Home Act, R.S.O. 1990, c.N.7;
 - (e) A Home for the Aged, as defined under the Homes for the Aged and Rest Homes Act, R.S.O. 1990, c.H.13;
 - (f) A Domiciliary Hostel;
 - (g) A Tent, Cabin, or Major Recreational Equipment;
 - (h) A Hotel, Motel, or Tourist Home;
 - (i) A Foster Home;
 - (j) A Group Home; or,
 - (k) A Boarding House."
2. That Part 6.1.8 - Parking Restrictions In Residential Zones, of Zoning By-law No. 3692-92 (former City of Stoney Creek), is hereby amended by deleting the following regulation:

"6.1.8 (a) No land, building, or structure in any residential zone shall be used for the locating, parking, or storage of any commercial motor vehicle, heavy motor vehicle, commercial trailer, coach, street car, or construction equipment. For the purpose of this paragraph, a trailer shall exclude a recreational vehicle, and a coach shall exclude a school bus;"

and replacing it with the following:

"6.1.8(a) No land, building, or structure in any residential zone shall be used for the locating, parking, or storage of any commercial motor vehicle, heavy motor vehicle, commercial trailer, coach, street car, or construction equipment. For the purpose of this paragraph, a trailer shall exclude major recreational equipment, and a coach shall exclude a school bus;

- i) In any Residential Zone, Major Recreational Equipment;
 - a) May be stored in a garage;
 - b) Shall not be stored in the front yard or flankage yard;
 - c) May be stored in a rear yard, provided that it is screened from the view of a street and abutting properties zoned "Residential" with a visual barrier, in accordance with Fence By-law No.10-142;
 - d) May be stored in a carport or side yard, provided that the Major Recreational Equipment is screened with a visual barrier, in accordance with Fence By-law No.10-142, and has a minimum setback of 1.2m from the side lot line; and,
 - e) Notwithstanding Sub-sections ii), iii), and iv) herein, Major Recreational Equipment may be parked on a driveway wholly inside the lot line between May 1 and October 31 in each year."

3. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law, in accordance with the Planning Act.

PASSED and ENACTED this [REDACTED] day of [REDACTED], 2013.

R. Bratina
Mayor

Rose Caterini
Clerk

CI-13-C

Existing By-law Standards for Storage of Major Recreational Vehicles

Municipality	Section	Regulations	Sub-sections	
Hamilton	18.A(15)	The following vehicles shall not be parked in a residential district:		
		1.	A vehicle for which the permit fee under the <u>Highway Traffic Act</u> is based on the weight of the vehicle and load, in excess of 4.0 tons; or,	
		2.	A vehicle which exceeds 6.5m in length; or,	
		3.	A vehicle which is equipped with dual wheels or tandem axles.	
Stoney Creek	6.1.8 Parking Restrictions in Residential Zones	(a)	No land, building, or structure in any Residential Zone shall be used for the locating, parking, or storage of any commercial motor vehicle, heavy motor vehicle, commercial trailer, coach, street car, or construction equipment. For the purpose of this paragraph, a trailer shall exclude a recreational vehicle, and a coach shall exclude a school bus.	
Glanbrook	11.5 Open Storage and Parking	(b)	The following provisions pertain to the Residential "R1", "R2", "R3", "R4", "RM1", "RM2", "RM3", and "RM4" Zones:	
			(i)	The open parking or open storage of any vehicle exceeding a maximum length of 6.4m (21 feet) or an overall height of 2.6m (8.5 feet) is prohibited.
			(ii)	The open parking or open storage of any trailer or boat is prohibited.
		(c)	The following provisions pertain to the Residential "ER", "RH", and "RE" Zones:	
			The open parking or open storage of any vehicle, trailer, or boat exceeding a maximum length of 6.4m (21 feet) or an overall height of 2.6m (8.5 feet) shall be restricted to one (1) vehicle, trailer, or boat along with its trailer, and shall not be closer than:	
			(i)	4.5m (15 feet) from any front lot line, exterior side lot line, or the rear lot line, and;
			(ii)	1.2m (4 feet) from any of the interior side lot lines.
Flamborough	5.21.9.1	In any Urban Residential "R1", "R4", and "R5" Zone, a portion of a lot may be used for the parking or storage of operative motor vehicles which are normally incidental to the permitted uses on the lot, subject to the following:		
		(c)	A maximum of one commercial vehicle, with a capacity not exceeding 1 tonne;	
		(d)	The parking of commercial vehicles exceeding 1 tonne and school buses is not permitted; and,	

		<p>(e) A maximum of one recreational vehicle, or one boat or snowmobile, together with an accessory trailer, or one trailer, provided that:</p> <p>(i) The recreational vehicle, boat, snowmobile, accessory trailer, or trailer has a maximum height of 3.7m;</p> <p>(ii) The recreational vehicle, boat, snowmobile, accessory trailer, or trailer has a maximum length of 7m, exclusive of hitch and tongue;</p> <p>(iii) It is not permitted in a required exterior side yard; and,</p> <p>(iv) It is not permitted within 1m of an interior side or rear lot line.</p>
	<p>5.21.9.2</p>	<p>In any Medium Density Residential “R6”, Medium-High Density Residential “R7”, or High Density Residential “R8” Zone, a portion of a lot may be used for the parking or storage of operative motor vehicles which are normally incidental to the permitted uses on the lot, subject to the following:</p> <p>(c) The parking of recreational vehicles, or boats, or snowmobiles, together with their accessory trailers, or trailers, provided that:</p> <p>(i) The recreational vehicle, boat, snowmobile, accessory trailer, or trailer has a maximum height of 3.7m;</p> <p>(ii) The recreational vehicle, boat, snowmobile, accessory trailer, or trailer has a maximum length of 7m, exclusive of hitch or tongue;</p> <p>(iii) Parking is not permitted in a required exterior side yard;</p> <p>(iv) Parking is not permitted within 1m of an interior side or rear lot line; and,</p> <p>(v) Parking shall not be permitted on any driveway which provides required vehicular access to any required parking space.</p>
<p>Dundas</p>	<p>7.10 Vehicles Prohibited in Residential Zones</p>	<p>The following vehicles shall not be parked in a Residential Zone:</p> <p>i) A vehicle for which the permit fee under <u>The Highway Traffic Act</u> is based on the weight of the vehicle and load in excess of 4.0 tonnes; or,</p> <p>ii) A vehicle which exceeds 6.5m in length; or,</p> <p>iii) A vehicle which is equipped with dual rear wheels or tandem axles; or ,</p> <p>iv) A vehicle which is a tow truck; or,</p> <p>v) A vehicle which is a bus.</p>

Ancaster	9.7 Open Storage	(a)	Commercial vehicles shall be parked or stored only within wholly enclosed buildings.
		(b)	No person shall permit the open storage of any equipment or material unless such equipment or material is for use under permit on the premises, or for use incidental to the residential use.
		(c)	The foregoing Clauses (a) and (b) shall not prevent the parking of motor homes, trailers, recreational vehicles, and utility trailers meant for the private use of the dwelling occupants, subject to the regulations of Sub-section 7.13 (a), and for the purposes of this Sub-section, trailers and recreational vehicles shall not include buses or converted buses, trucks or converted trucks, or any similarly converted vehicle.
	7.13 Special Setbacks	(a)	On any corner lot in any zone, no obstruction, whether permanent or temporary, that blocks vision between a height of 75 centimetres and 2.4m above the centre line grade of the street is permitted within a daylighting triangle of 10m, except that the daylighting triangle may be reduced to 6m in the “VA” and “C3” Zones.
Comprehensive Zoning By-law No. 05-200	5.4 Major Recreational Equipment	In any Residential Zone, Downtown D5, or Downtown D6 Zone, Major Recreational Equipment:	
		a)	May be stored in a garage;
		b)	Shall not be stored in the front yard or flankage yard;
		c)	May be stored in a rear yard provided that it is screened from the view of a street and abutting properties zoned Residential, or Downtown D5, or Downtown D6, with a visual barrier, in accordance with Section 4.19 of this By-law;
		d)	May be stored in a carport or side yard provided that the Major Recreational Equipment is screened with a visual barrier, in accordance with Section 4.19 of this By-law, and has a minimum setback of 1.2m from the side lot line; and,
		e)	Notwithstanding Sub-sections b), c), and d) herein, Major Recreational Equipment may be parked on a driveway wholly inside the lot line between May 1 and October 31 in each year.