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**TO: GENERAL COMMITTEE**

**SUBJECT: RECREATIONAL VEHICLE PARKING IN RESIDENTIAL ZONES**

**WARD: ALL**

**PREPARED BY AND KEY CONTACT: R. WHITE, ZONING ADMINISTRATIVE OFFICER  
EXT. 5446**

**SUBMITTED BY: A. BOURRIE, RPP, DIRECTOR OF PLANNING AND BUILDING SERVICES**

**GENERAL MANAGER APPROVAL: R. FORWARD, MBA. P.Eng. MSC. GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT**

**CHIEF ADMINISTRATIVE OFFICER APPROVAL: M. PROWSE, CHIEF ADMINISTRATIVE OFFICER**

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### **RECOMMENDED MOTION**

1. That a Public Meeting be scheduled to consider amendments to Zoning By-law 2009-141 as they relate to parking recreational vehicles in residential zones, specifically:
  - a) Section 5.0 of the Barrie Zoning By-law 2009-141 be amended to add the following:
    - i) The parking of Recreational Vehicles is permitted in all residential zones subject to the following:
      - a) The parking of Recreational Vehicles is prohibited in the front yard or side yard abutting a street;
      - b) The minimum rear yard and side yard setback for a Recreational Vehicle shall be 0.6 metres; and
      - c) A Recreational Vehicle is permitted to be parked in a front yard or side yard abutting a street, for a duration not exceeding 72 hours each calendar month, for the purposes of maintenance, loading or unloading.

### **PURPOSE & BACKGROUND**

#### Purpose

2. The purpose of this Staff Report is to report back on the investigation with respect to parking of recreational vehicles in residential zones.

#### Background

3. The concern over the parking of recreational vehicles in residential zones arose from a number of complaints to councillors from local residents. The complainants cited issues such as visibility for cars and/or pedestrians and aesthetics as reasons for the complaints.

4. On November 21, 2016, City Council adopted motion 16-G-262 regarding The Investigation Related to Regulations Associated with the parking of Recreational Vehicles in Driveways as follows:

“That staff in the Planning and Building Services Department investigate other municipalities’ regulations related to the parking of recreational vehicles such as boats, trailers, or other vehicles used for recreational purposes in driveways and side yards, and report back to General Committee.”

5. As a result of these investigations, staff recommend scheduling a public meeting to consider proposed Zoning By-law amendments which have been reviewed against Provincial Planning Policies such as the Provincial Policy Statement and the Growth Plan, as well as the City’s Official Plan and the Zoning By-law.

### **ANALYSIS**

6. From January 2016 to April 2017, the City of Barrie received 73 complaints related to the parking of recreational vehicles in residential zones. The complaints centered around utility trailers, boats, snow mobiles, all-terrain vehicles and RV’s being parked in driveways and occasionally on the front lawn, or being used as a residence.
7. The Zoning By-law 2009-141 currently has no regulations pertaining to the parking of recreational vehicles.
8. Section 5.3.6.3. of Zoning By-law 2009-141 prohibits the parking of any commercial vehicles in excess of 4500 kg in all residential zones. The purpose and intent of this provision is to ensure that the principal use (dwelling unit) is maintained in these zones, that commercial vehicles do not obstruct the view of pedestrians/vehicles and for aesthetics.
9. Large recreational vehicles can have the same impact on neighbourhoods as commercial vehicles and for many of the same reasons.
10. Currently, the parking of any vehicles in the front yard is governed by Section 5.3.6.1. of the Zoning By-law which controls the maximum percentage of a front yard which can be used for parking. Since there is no specific prohibition on recreational vehicles, unless these types of vehicles are parked in an area which exceeds the maximum permitted under Section 5.3.6.1., enforcement staff do not have the ability to address complaints.
11. The proposed by-law amendments would allow zoning enforcement staff to respond more appropriately to the complaints.
12. Recreational vehicles parked in the front yard or side yard abutting a street present a health and safety risk to both motor vehicles and pedestrians as they can also obstruct the view of motorists (see Appendix “A”). These parked vehicles also affect the visual aesthetic of an otherwise residential area.
13. Many municipalities in Ontario, including, but not limited to, Guelph, Toronto, Ottawa, London, Kitchener and Kingston, have regulations that restrict the size and/or location of recreational vehicles parked in residential zones. These regulations are an excellent example of how to accommodate recreational vehicle parking while ensuring the effect on neighbouring properties is minimized. Examples of the regulations are as follows:

<u>Municipality</u>	<u>Regulations for size</u>	<u>Regulation for Location</u>	<u>Regulation for setback</u>	<u>Temporary storage/parking</u>	<u>Regulations for number stored/parked</u>
City of Guelph	N/A	Restricted to garage, side yard or rear yard	1 m from side lot line	N/A	N/A
City of Toronto	N/A	Restricted to rear yard	N/A	N/A	1 boat and 1 camper trailer
City of London	2.4 m wide, 2.4 m high and 6 m long.	Restricted to rear or interior side yard if the vehicle meets the dimensions or restricted to rear yard if it is larger	N/A	N/A	N/A
City of Kitchener	N/A	Restricted to rear or interior side yard if sufficiently screened  May be parked in the driveway from May 1 to October 31 as long as it does not obstruct visibility.	1.2 m to side lot line if higher than 1.4 m	N/A	N/A
City of Kingston	Maximum 8.2 m in length	Restricted to interior side or rear yards	1 m to any lot line	May be parked in the front or exterior side yard for no more than 72 hours per calendar month	1 boat, 2 motor home, 2 "small" recreational vehicles and 1 travel trailer
Town of Newmarket	N/A	Restricted to rear or interior side yard	0.6 m to lot lines	N/A	1 boat and/or 1 trailer/vehicle
City of Orillia	Maximum 7.2 m in length and 3.2 m in height	Restricted to rear or interior side yard	0.5 m to lot line where under 10 m <sup>2</sup> and 1.5 m to the rear and minimum standard for the zone to the side where greater than 10 m <sup>2</sup>	N/A	1 recreational vehicle

14. In consideration of the needs of Barrie residents and effective examples from other municipalities, it is recommended that Section 5.0 of the Barrie Zoning By-law 2009-141 be amended to add the following:

- a) The parking of Recreational Vehicles is permitted in all residential zones subject to the following:
- i) The parking of Recreational Vehicles is prohibited in the front yard or side yard abutting a street;
  - ii) The minimum rear yard and side yard setback for a Recreational Vehicle shall be 0.6 m; and
  - iii) A Recreational Vehicle is permitted to be parked in a front yard or side yard abutting a street, for a duration not exceeding 72 hours each calendar month, for the purposes of maintenance, loading or unloading.

### **ENVIRONMENTAL MATTERS**

15. There are no environmental matters related to the recommendation.

### **ALTERNATIVES**

16. The following alternatives are available for consideration by General Committee:

**Alternative #1** General Committee could maintain the existing policy/procedure/by-law with respect to recreational vehicle parking. (i.e. Status Quo)

This alternative is not recommended as it does not address citizen concerns and issues such as safety, visibility and aesthetics.

**Alternative #2** General Committee could alter the proposed recommendation by only prohibiting the parking of recreational vehicles in front yards and side yards abutting a street.

Although this alternative is available, the parking of recreational vehicles in a required side yard or directly abutting the property line in the rear yard would be permitted. Shading and privacy could still present an issue for abutting properties.

### **FINANCIAL**

17. There are no financial implications for the Corporation resulting from the proposed recommendation.

### **LINKAGE TO 2014-2018 STRATEGIC PLAN**

18. The recommendation(s) included in this Staff Report are not specifically related to the goals identified in the 2014-2018 Strategic Plan.

APPENDIX "A"

Photographs from Recreational Vehicle Parking Complaints

