

- Section 4: Definitions
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- Section 14: Railway Transportation Zones
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The purpose of each of these Sections is described below.

Section 1 and 2 – Interpretation and Administration

These Sections of the By-law specify: -what lands are covered by the By-law; that every parcel of land in the area covered by the By-law is to conform and comply with the By-law; and what penalties can be levied against a person or a corporation if they contravene any provision in the By-law.

Section 3 - Establishment of Zones

This Section establishes the Zones that apply to the lands covered by the By-law.- This Section also describes how to determine the location of the Zone boundaries on the Schedules.

Section 4 - Definitions

It is necessary to define words in a Zoning By-law because it is a legal document.- A By-law must be drafted so that it can be enforced in a court of law. -These definitions will help provide clarity in the By-law and ensure that the By-law and its intent are applied consistently.

NO DEFINITIONS ARE GIVEN FOR VEHICLE, PRIVATE, EXCLUSIVE, PRIMARY FUNCTION, PERMITTED, ETC, PRINCIPAL

Section 5 - General Provisions

This Section contains a number of regulations that apply to certain types of uses, buildings or structures regardless of where in the City or in what Zone they are located. For example, this Section contains provisions dealing with the construction of accessory buildings in any Zone, and provisions to regulate the operation of home occupations and home industries.

Term	Definitions
Storey	Means that portion of a building between the surface of a floor and the floor, ceiling, or roof immediately above, but does not include an attic or basement.
Storey, Half	Means that portion of a building situated within the roof or having its floor level not lower than 1.2 metres below the line where the roof and outer walls meet and having a roof not steeper than fifty-five degrees above the horizontal.
Street Line	Means <u>the line dividing a lot from a street, it is where the limit of the street allowance and a lot line meet, and shall not be construed to be a curb, sidewalk, or other delineation other than a lot line.</u> the division between a street and a lot.
Street, Public	Means a roadway owned and maintained on a year-round basis by a public authority.
Stormwater Management Facility	Means an end-of-pipe, managed detention, or retention basin, which may include a permanent pool, designed to temporarily store, and treat collected stormwater runoff and release it at a controlled rate or direct it for an intended reuse.
Structure	Means anything that is erected, built or constructed of parts joined together the result of which is fixed to, supported by or incorporated within the soil and/or any other structure, and without limiting the generality shall include a satellite dish, air conditioner, a swimming pool, hot tub, outdoor uncovered/unenclosed deck raised above-grade, a building, but shall not

The determination of what constitutes a "storey" is based on the Ontario Building Code.

ADD
COMMONLY KNOWN
AS CITY PROPERTY



Vehicle

RE PG 37(N)

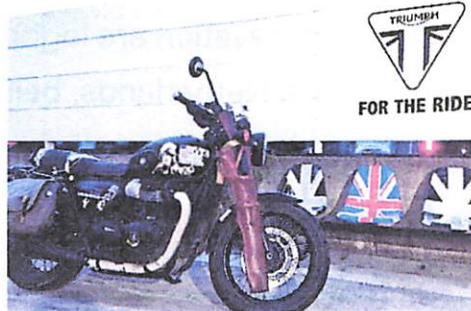
OXFORD DICTIONARY

PRINCIPAL USE

A **vehicle** (from Latin *vehiculum*)^[1] is a machine designed for self-propulsion, usually to transport people or cargo, or both. Vehicles include wagons, bicycles, motor vehicles (for example, motorcycles, motor cars, trucks, buses and powered wheelchairs and scooters for disabled people), railed vehicles (trains, trams), watercraft (ships, boats, underwater vehicles), amphibious vehicles (screw-propelled vehicles, hovercraft), aircraft (planes, helicopters, aerostats) and spacecraft.^[2]



A bus, a common form of vehicle used for public transport



Motorcycles are used to transport light cargo quickly, in crowded cities, and on unpaved roads.

Land vehicles are classified broadly by what is used to apply steering and drive forces against the ground: wheeled, tracked, railed or skied. ISO 3833-1977 is the standard, also internationally used in legislation, for road vehicles types, terms and definitions.^[3]

History

Term	Definitions
P	
Park	Means a playground, sports field, botanical garden, or outdoor public swimming pool, and may also include accessory buildings or structures such as a maintenance building, washroom or canteen.
Park, Private	Means an area of land not under the jurisdiction of a public authority that is designed or maintained for active or passive recreational purposes and shall include a trail.
Parking Area, Surface	Means an uncovered <u>area for the parking of vehicles</u> parking area at grade, and includes parking on the roof of an underground parking structure where the roof is at grade.
Parking, Queuing Lane	Means a continuous on-site queuing lane that includes stacking spaces for motor vehicles which is separated from other vehicular traffic and pedestrian circulation by barriers, markings, or signs.
Parking Space	Means an unobstructed area for the parking of a <u>motor vehicle</u> .
Parking Structure	Means an <u>area for the parking of vehicles</u> parking area provided in a building or structure, but does not include a <u>private</u> garage.
Parking, Stacking Space	Means a rectangular space that may be provided in succession and is designed to be used for the temporary queuing of a motor vehicle, in a stacking lane.
Passive Recreational Trail	Means a trail that is designed, constructed, and managed to minimize its impact on natural

PARKING AREA
OPEN SPACE.
ANY KIND OF VEHICLE?

WHY IS THIS DEFINITION NECESSARY

THIS IS USED IN ZONING REQUIREMENTS ON PG 110

VEHICLES - LOOKS LIKE FOR NON-RESIDENTIAL USE OR IN A APT BUILDING WITH UNDERGROUND PARKING YOU CAN PARK ANY VEHICLE? VEHICLE IN DEFINITIONS NOT DEFINED.

- c) No school bus, used as a commercial vehicle, designed for carrying ten or more passengers, shall be parked, or stored in a Residential Zone.
- d) Any bus used for place of worship purposes may be parked on the lot on which the place of worship is located.

6.12 Trailers, Recreational Vehicles and Boat Parking and Storage

6.12.1 Vacant Lot

No person shall in any Zone use any vacant lot for the parking or storage of any trailer, mobile home or boat or other recreational vehicle, unless specifically permitted by this By-law.

6.12.2 Private Storage – Outside OUT DOORS

No person shall, on a developed lot:

- a) Store or park more than one boat or trailer or other recreational type of vehicle without maintaining at least one legal parking space on the subject site;
- b) Store or park any boat or trailer or other recreational type vehicle that exceeds 10.0 metres in length;
- c) Store or park a boat or trailer or any other recreational type vehicle at any time except:
 - i) During any season of the year, within the rear or interior side yard, on a stable surface such as asphalt, concrete, interlocking brick, similar hardscape surface or other hard surfaced material sufficient to provide stability, prevent erosion, be usable in all seasons, and allow infiltration of surface water; or
 - ii) From May 15 to October 15 of any year, in a legal parking area, provided the vehicle is a minimum of 5.0 metres from the curb face abutting the street or edge of the paved surface of the street where no street curb exists.
- d) Use a boat, trailer or recreational type vehicle for human habitation unless specifically permitted by this By-law.

6.12.3 Trailer Sales, etc.

Notwithstanding any other provision of this By-law, where the principal use of the lands, building, structure, or lot is that of retail or wholesale, repair or reconditioning, seasonal storage for sales purposes as in businesses referred to

Term	Definitions
	to the public primarily for consumption off the premises such as catering establishments, make-your-own wine and beer establishments, test kitchens, bulk meal preparation, bakeries, and butchers.
Fuel Storage Tank	Means a tank for the bulk storage of petroleum, gasoline, fuel, oil, gas, natural gas, or inflammable liquid; but does not include a container for inflammable liquid legally and properly kept in a retail store, or a tank for storage merely incidental to some other use of the premises where such tank is located.
Funeral Home	Means a premises used for the purpose of furnishing funeral supplies or services to the public and includes facilities intended for the preparation of bodies for interment or cremation off site such as embalming, and includes an ancillary visitation centre and place of worship and may also include a crematorium and cemetery.
G	
Garage, Private	Means a portion of a dwelling or a detached accessory building or structure accessory to a dwelling designed or primarily used for the parking of private motor vehicles, <u>permitted</u> commercial motor vehicles, and/or recreational vehicles, and includes carports.
Garden Centre	Means the use of land or a building, or part thereof, for the display and sale of plants, trees, shrubs, and the like and may include the sale of landscaping and gardening supplies

also permitted?

DO YOU NEED TO BUY A PERMIT FOR THIS?

NO DEFINITION IN SECTION 4 FOR PERMITTED

Term	Definitions
	an adult entertainment establishment, nightclub, or a sports facility.
Place of Worship	Means a lot, building or structure, or part thereof, used for the practice of religion and faith-based spiritual purposes where people assemble for religious worship, faith-based teaching, fellowship, and community social outreach.
Planting Strip	Means a strip of land, located within a required yard, devoted solely to the growing of grass, trees and/or ornamental shrubs and composed of planting material suitable to the soil and climate conditions of the site.
Play Lot	Means a lot used for the purposes of a non-profit play lot for children under the age of seven years and managed and controlled by the corporation or by a neighbourhood association, church or other similar organization.
Porch	Means an unenclosed, covered platform with direct access to the ground that is attached to a building.
Principal Use	Means the primary purpose for which a lot, building or structure is used, or is intended to be used.
Privacy Screen	Means a decorative wall or fence designed to provide privacy for a patio, deck, balcony, or part of a yard.
Private Club	Means a premises used as a meeting place by members and guests of members of non-profit and non-commercial organizations of community, social or cultural purposes, but does not include uses

pg 67 TOO VAGUE

Driveway (N)

Means for a residential use, an area between a street or lane and a

NEW PG 45

dwelling used or designed to be used for the parking of vehicles and includes any surfaced or other hard landscaping located parallel to the driveway that is able to be parked on by any part of a vehicle.

in 4: Definitions | Page 4-8

DESCRIBES
6.1.3 d)
MUST HAVE 3M
SET BACK
FROM STREET LINE

WHAT IF THIS IS A CORNER LOT?
NO PROVISION PROVIDED FOR THIS SITUATION.

6.1.1
DESCRIPTION

Means for a non-residential use, an area provided for access between a street and the following, but does not include the following, parking area(s), parking structure(s), loading space(s), queuing space(s), and access aisle(s), an unobstructed driving route located within a parking area and designed to provide access between a public street or condominium road and a parking space, aisle, or loading space, or between two parking areas, by motor vehicles.

THE ORIGINAL DEFINITION WAS DESCRIBED WELL

★ DRIVEWAY IN THE OXFORD DICTIONARY. "A PRIVATE ROAD THAT CONNECTS A HOUSE, GARAGE OR OTHER BUILDING WITH THE STREET."

Principal Use Means the primary purpose for which a lot, building or structure is used, or is intended to be used.

pg 106 d) Unless otherwise regulated in this By-law, parking spaces and aisles, giving direct access to abutting parking spaces, excluding driveways extending directly from the street, shall not be located within 3.0 metres of a street line, and subject to a 3.0 metre wide planting strip being required and permanently maintained between the street line and the said parking spaces or aisle.

DRIVEWAYS AND PARKING SPACES ARE NOT THE SAME

✓
For “Principal Building” in defining of yards (pages 77/78) it should have it’s own definition stated as a “Building” on page 41 means “Any structure.....” ✓

Driveways on page 44/45 – The original definition is better.

Corner Lot page 58 does not match up with the illustrations on page 59. A corner only has 2 sides (Oxford dictionary). Also 5.41.2 on page 104 states “on **more** than two streets, the shorter of the two”. This could be fixed at this time

“Permitted” is not defined in Section 4. It is in several areas and it is unclear if it means “allowed” or if it requires a “licence” to be obtained. *pg 106 sample*

Define “Private” as used in “Private Storage-Outdoors” page 124, “Garage, Private” on page 50, etc.

Define “vehicle” on page 64 in parking definitions as it could be a tractor, forklift, dumpster, etc. as defined in the Oxford dictionary. As an example, “motor vehicle” defined on page 61 clearly states what is allowed.

“Street Line” on page 74 could be better understood by adding “commonly known as City Property”.

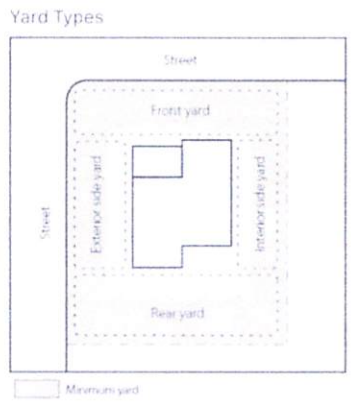
I have only looked at wording in the area of parking, etc. as it is my main focus at this time.

pg 71/78

Term	Definitions
X	commercial, institutional, and agricultural business users including other wholesalers, and includes distribution.
Y	
Yard	Means any open uncovered, unoccupied space appurtenant to a principal building.
Yard, Exterior Side	Means a yard of a corner lot extending from the front yard to the rear yard between the exterior side lot line and the nearest wall of a principal building or structure on the lot.
Yard, Front	Means a yard extending across the full width of the lot between the front lot line and any part of any building on the lot.
Yard, Interior Side	Means a yard other than an exterior side yard that extends from the front yard to the rear yard between the interior side lot line and the nearest wall of a building or structure on the lot.
Yard, Rear	Means a yard extending across the full width of the lot between the rear lot line and the nearest wall of any principal building or structure on the lot.
Yard, Required	Means the minimum yard required by the provisions of this By-law, or any variances approved by the Committee of Adjustment.

pg 41 (BUILDING)

DEFINE PRINCIPAL BUILDING OR REPLACE WITH PRINCIPAL DWELLING



Portions of building below-grade are subject to the same yard requirements as building above-grade, unless otherwise permitted by this By-law (i.e., parking structures in the Mixed Use Zones).

Term	Definitions
Yard, Side	Means a yard extending from the front yard to the rear yard between a side lot line and the nearest wall of a <u>principal</u> building or structure on a lot.
Z	
Zone	Means a defined area of land use shown on the Zone Maps of this By-law.

Term	Definitions
Bed and Breakfast	Means a single-detached dwelling occupied by the owner and offering short term lodging for compensation to the travelling and vacationing public and where meals may be offered to the occupants of the guest rooms.
Boarding or Lodging House	Means a dwelling in which the proprietor supplies, for gain lodging, with or without meals, to more than four persons, but does not include a group home, hotel, hospital, nursing home or other establishment otherwise classified or defined in this By-law.
Building	Means <u>any</u> structure, whether <u>temporary</u> or permanent, consisting of walls and a roof, used or intended to be used for the shelter, accommodation or enclosure of <u>persons, animals, or chattels.</u>
Building and Lumber Supply Establishment	Means the use of land, buildings or structures, or part thereof for a retail store predominantly selling of lumber and a wide range of building and home decorating supplies along with ancillary sales of construction tools, garden products, and home design products.
Building or Contracting Supply Establishment	Means the use of land, buildings or structures, or parts thereof, in which building, construction or home improvement materials are warehoused such as a lumber yard, and which may include accessory retail.
Building Height	Means the vertical distance between the average grade at the base of a main wall of the building and the highest point of the roof. -Where the

COULD BE A HOUSE,
GARAGE, BARN
TEMPORARY?

SECTION 6 PARKING AND LOADING REGULATIONS

6.1 General Parking and Loading Provisions

6.1.1 Exclusive Use *NOT DEFINED IN SECTION 4*

Any minimum parking space, barrier-free parking space, bicycle parking space, stacking space, and loading space required by this By-law and any driveway or aisle leading to those spaces shall be unobstructed, available, and exclusively used for that purpose at all times, unless otherwise specific by this By-law. *PLEASE REVIEW THIS IN SECTION 4 (OVER ->)*

6.1.2 More Than One Use on a Lot

The parking space, loading space, barrier-free parking space, bicycle parking space, and stacking space requirements for more than one use on a single lot or for a building containing more than one use shall be the sum total of the requirements for each of the component uses or buildings, unless otherwise permitted by this By-law.

6.1.3 Location of Required Parking

- a) Any required parking space, barrier-free space, and bicycle parking space, required by this By-law in a Residential Zone shall be located on the same lot on which the use is located and are not permitted in the front yard unless it is located on a permitted driveway or parking area. *DO YOU NEED TO BUY A PERMIT?* ?
- b) Any parking space in a non-Residential Zone shall be provided on the same lot occupied by the particular use or on a lot, within 100 metres of the subject lot, which is in a Zone which permits a parking area and where there is a written lease authorizing the owner or users of the subject lot to utilize the land for parking purposes.
- c) Any required barrier-free space, bicycle parking space, and loading space required by this By-law shall be located on the same lot on which the use is located.
- d) Unless otherwise regulated in this By-law, parking spaces and aisles, giving direct access to abutting parking spaces, excluding driveways extending directly from the street, shall not be located within 3.0 metres of a street line, and subject to a 3.0 metre wide planting strip being required and permanently maintained between the street line and the said parking spaces or aisle.

PLEASE SEE OVER
→

Driveway
pg 44

Means for a residential use, an area between a street or lane and a

PLEASE SEE PG 4
RE THE IMPORTANCE
TO DEFINE WORDS.

Term	Definitions
	<p><u>dwelling</u> used or designed to be used for the <u>parking</u> of vehicles and includes any surfaced or other hard landscaping located parallel to the driveway that is able to be parked on by any part of a vehicle.</p>

SEE PAGE 122

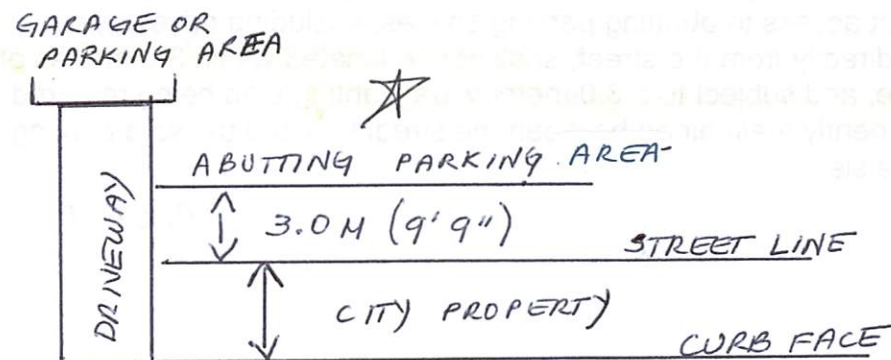
6.9.1 a)

THAT WOULD BE A PARKING AREA NOT PART OF A DRIVEWAY

Means for a non-residential use, an area provided for access between a street and the following, but does not include the following, parking area(s), parking structure(s), loading space(s), queuing space(s), and access aisle(s), an unobstructed driving route located within a parking area and designed to provide access between a public street or condominium road and a parking space, aisle, or loading space, or between two parking areas, by motor vehicles.

THE ORIGINAL DEFINITION IS GOOD.

ILLUSTRATION



★ FOR AN ABUTTING OR ADDITIONAL PARKING AREA THE SET BACK DISTANCE FROM THE CURB TO THE PARKING ARE IS THE DISTANCE FROM THE CURB TO THE STREET LINE + 3 METRES

5.40.1 Distance from Lot Line

No person shall locate any part of a private outdoor swimming pool or hot tub, closer than 1.22 metres to any interior, exterior, and rear lot line.

5.40.2 Treatment Equipment

Except where such equipment is located within a main or accessory building, no water circulating, heating or treatment equipment shall be located closer than 0.9 metres to any lot line.

5.40.3 Lot Coverage

A private outdoor swimming pool or hot tub shall not be considered part of the lot coverage.

5.40.4 Decks Associated with a Swimming Pool or Hot Tub

The provisions above shall not apply to a deck erected or used in association with a private outdoor swimming pool or hot tub. Decks shall be in accordance with Subsection 5.10.5 of this By-law.

5.41 **Through Lots and Corner Lots**

5.41.1 Through Lots

Where a lot which is not a corner lot has frontage on more than one street, the front yard requirements contained herein shall apply on each street in accordance with the provisions of the Zone or Zones in which such lot is located.

5.41.2 Corner Lots

SEE PAGE 58, DEFINITIONS, (3?) 2 DIFFERENT DESCRIPTIONS

Where a lot which is a corner lot has frontage on more than two streets, the shorter of the two shall be deemed to be front lot line and subject to the front yard requirements and the remaining street frontage shall be deemed to be the exterior side yard and subject to the exterior side yard requirement provisions of the Zone or Zones in which such lot is located. Where the frontage on both streets is equal, the City may deem any of the lot lines that divide the lot from the street as the front lot line.

5.42 **Use of City Lands**

The use of land owned by the City to erect or maintain a building, structure, fence, landscaping, retaining wall, step, or any other similar item, or for the use or storage of material or property, is not permitted, unless authorized in writing by the City.

Term	Definitions
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Long Term Care Facility	Means an institutional care facility as licensed under the <i>Long Term Care Act</i> , as amended, and shall include residences which provide care to meet the physical, emotional, social, spiritual, and personal needs of persons.
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Lot	Means one parcel of land that is registered as a legally conveyable parcel of land in the land registry office.
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CORNER LOTS
SEE PAGE 104 5.41.2

<u>Lot, Corner</u>	<u>Means a lot at the intersection of two or more public streets or upon two parts of the same public street with such street or streets containing an angle of not more than one-hundred thirty-five degrees.</u>	A CORNER MEANS (2) EVERY ILLUSTRATION pg 59 SHOWS 2 STREETS ONLY
<u>Lot, Interior</u>	<u>Means a lot other than a corner lot, through lot, or through corner lot.</u>	
<u>Lot, Through</u>	<u>Means a lot bounded by a public street on two opposite lot lines but does not include a corner lot or through corner lot.</u>	
<u>Lot, Corner Through</u>	<u>Means a lot bounded by public streets on three or more lot lines.</u>	

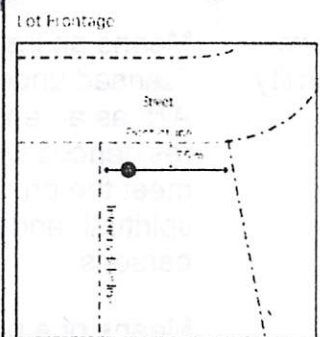
Lot Area	Means the total horizontal area within the lot lines of a lot.
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Lot Coverage	Means the horizontal area of that part of the lot covered by all roofed structures and buildings above ground level, excluding permitted eave projections and balconies, expressed as a percentage of the lot area.
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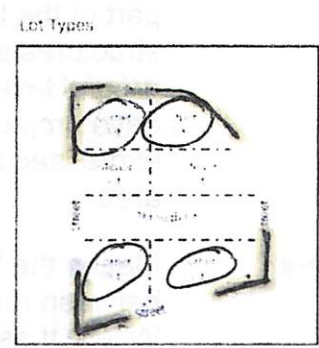
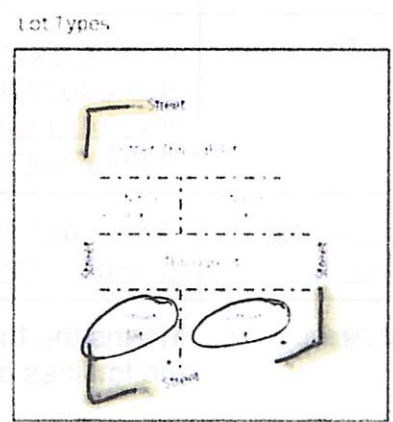
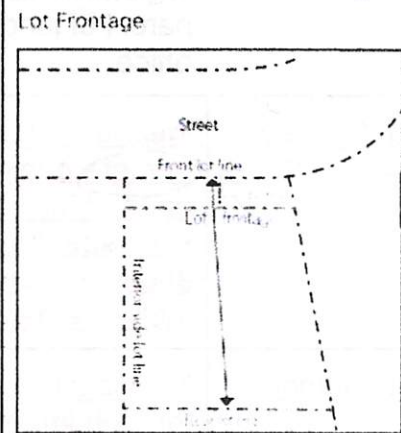
Lot Depth	Means the horizontal distance between the front and rear lot lines. Where these lines are not parallel, it
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PLEASE SEE OVER →

Term	Definitions
	shall be the length of a line joining the mid points of the front and rear lot lines.
Lot Frontage	Means the horizontal distance between the side lot lines; where such lot lines are not parallel, the lot frontage shall be measured perpendicularly from the line joining the centre of the front and rear lot lines at a point 6.0 metres from the front lot line.
Lot Line	Means any boundary of a lot.
Lot Line, Exterior Flankage	Means a lot line other than a front lot line that abuts a street.
Lot Line, Front	<p>Means any lot line abutting a street, and:</p> <p>(a) For a corner lot, through lot or through corner lot, the shortest of the lot lines that divide the lot from the road shall be deemed to be the front lot line.</p> <p>(b) For a corner lot, through lot, or through corner lot where such lot lines are of equal length, the City may deem any of the lot lines that divide the lot from the street as the front lot line.</p>
Lot Line, Interior Side	Means a lot line other than a front, rear, or an exterior flankage lot line.
Lot Line, Rear	Means the lot line opposite to, and most distant from, the front lot line, but where the side lot lines intersect, the rear lot line shall be the point of intersection of the side lot lines.



Measurement of Lot Frontage



Term	Definitions
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dwelling used or designed to be used for the parking of vehicles and includes any surfaced or other hard landscaping located parallel to the driveway that is able to be parked on by any part of a vehicle.

Means for a non-residential use, an area provided for access between a street and the following, but does not include the following, parking area(s), parking structure(s), loading space(s), queuing space(s), and access aisle(s), an unobstructed driving route located within a parking area and designed to provide access between a public street or condominium road and a parking space, aisle, or loading space, or between two parking areas, by motor vehicles.

WHAT IF IT IS A GARAGE?
ANY VEHICLE?

KEEP THIS

Dry Cleaning and Laundry Plant

Means a building where dry cleaning, dry dyeing, washing, or pressing of articles of clothing and/or goods of fabric is conducted.

Dwelling

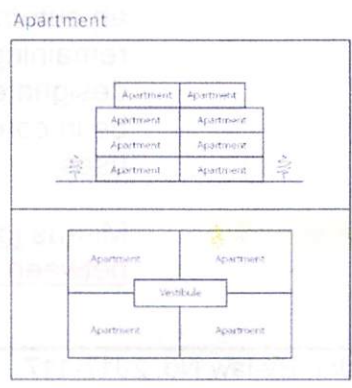
Means a separate building containing one or more dwelling units.

Dwelling, Accessory

Means a dwelling unit that is located in a single-detached dwelling, semi-detached dwelling, or two-unit dwelling, or townhouse dwelling that is subordinate to the principal dwelling.

Dwelling, Apartment

Means a dwelling unit within a building containing five or more dwelling units where the units are connected by a common corridor or vestibule, but does not include a rooming or boarding house.



Term	Definitions
	factory otherwise classified or defined in this By-law.
D	
Day Care Centre	Means a premises, including outdoor areas that is licensed in accordance with the <i>Day Nurseries Act</i> , as amended, where more than five children or elderly persons are provided with temporary care and/or guidance for a continuous period not exceeding twenty-four hours.
Day Care, Home	Means a private residence where care, protection and supervision are provided for up to five persons, but which does not provide overnight accommodation to those being cared for.
Deck	Means an uncovered, unenclosed structure with a minimum height above-grade of 0.25 metres which may incorporate a guard (railing).
Department Store	Means a retail facility containing not less than 3,000.0 square metres of gross leasable area offering a wide range and depth of merchandise including clothing, men's and women's accessories, toiletries, furniture, and appliances as well as a range of services
Drive-Through <u>Establishment Facility</u>	Means a premises used to provide or dispense products or services through an attendant or a window or an automated machine, to persons remaining in vehicles that are in a designated queuing space, and may be in combination with other land uses.
Driveway	Means <u>for a residential use, an area between a street or lane and a</u>

My primary interest and focus on this Zoning By-law Amendment is in the area of parking and in the clarity of definitions pertaining to that topic.

Commonly used motorized vehicles are a necessity for daily living to provide for our families, enjoy recreational activities and stay connected to our friends and community. We live in wonderful city that has been growing and is becoming increasingly busy on our streets and infrastructure. We need to recognize that on-street parking deals with competing uses for a limited amount of curb space.

The primary function of a street network is to move vehicles and pedestrians safely and efficiently. On-street parking is not a right but rather a privilege.

Recreational vehicles are a luxury yet they are claiming seasonal parking space for storage. They correctly cannot be used for habitation and they block the views of neighbours who wish to enjoy the best parts of an outdoor season. Safety for our children coming and going from school or in the summer vacation learning to ride a bike, or people walking their dogs and are unable to see another dog walker coming their way, should be examples of our focus and concerns. There are many storage businesses available to accommodate these RVs for the small percentage of the population who own them. Let us refocus on what is important to the majority of our residents and change our property uses and decisions to make this City livable for everyone.

Our Mayor's Message, in **Projects and Initiatives 2023 to 2026 Livability**

Objectives 4.4, encouraged us to focus on finding opportunities to improve traffic flow, safety and accessibility. Let's work on making those opportunities a reality!

6.12 Trailers, Recreational Vehicles and Boat Parking and Storage

6.12.1 Vacant Lot

No person shall in any Zone use any vacant lot for the parking or storage of any trailer, mobile home, boat or other recreational vehicle, unless specifically permitted by this By-law.

6.12.2 Private Storage – Outdoors

On a developed lot:

- a) No person shall store or park any boat or trailer or other recreational type of vehicle without maintaining one required parking space and an available, exclusively used, unobstructed driveway or aisle leading to that space.
- b) No person shall store or park any boat or trailer or other recreational type of vehicle that exceeds 10 metres in length.
- c) No person shall store or park any boat or trailer or other recreational type vehicle at any time except:
 - i) During any season of the year, within the rear or interior side yard, on a stable surface such as asphalt, concrete, interlocking brick, similar hardscape surface or other hard surfaced material sufficient to provide stability, prevent erosion, be usable in all seasons and allow infiltration of surface water and if it is a corner lot, the exterior/rear yard set back from the street line to the parking space must be 3 metres; or
 - ii) From May 15 to October 15 of any year, in a legal parking area provided the vehicle is a minimum of 5.0 metres from the curb face abutting the street or edge of the paved surface of the street where no curb exists and the requirements set out in a) above are met.
- d) No person shall use a boat, trailer or recreational type vehicle for human habitation.

My interest in the housekeeping amendment is on two areas of Zoning By-law 2017-117.

Firstly, while no changes were directly made in the content of 6.12.2 Private Storage-Outdoors, (Trailers, Recreational Vehicles and Boat Parking and Storage) the proposed definition changes found in Section 4 for "Parking Area", "Driveway" and the change of "any" building to "main" building in the Yard definitions, altered the permitted guidelines for the seasonal parking of recreational vehicles. With that in mind, I am requesting that **my** revision of 6.12.2 Private Storage-Outdoors (copy attached) be considered to replace the existing By-law. The minor changes I am proposing make the By-law more readable and adds a setback for c)i) from the "street line" to reflect the definition changes for a **corner lot** "Exterior Side Yard" and as well maintains the integrity of the **original** definition of a driveway.

Further to the proposed changes to the definition of a driveway, the last line includes "able to be parked on **by any part of a vehicle**". This leaves the door open for allowing storage on a driveway for tires, a vehicle in a wrecked condition, etc. and as there is no definition for "vehicle" in section four, the common definition found in the Oxford dictionary defines a vehicle as a conveyance which could be anything that transports people or things such as an ambulance or aircraft, or as wild as a rickshaw, chariot and so forth. The original simple, precise definition of a driveway should remain.

Secondly, Report P&B 2017-53, page 4, Section 6, noted that the “parking standards have been relaxed to reflect current and future conditions”. The new residential standard was reduced to one space per dwelling unit. This opened the door to use a driveway for the Outdoor Storage of Recreational Vehicles. While this use may have been important in 2017, today there are many local and affordable businesses for storage that can now accommodate RV’s and put motorized vehicles back on people’s driveways and off the street. As stated in the City’s Parking Enforcement mandate, “on street parking is not a right but rather a privilege”. With the projected increase in Welland’s population in mind and the fact that families now have multiple cars/trucks, and that delivery vehicles are a daily occurrence on every street in the City our streets have become overloaded with vehicles. We must ensure our important Emergency services such as Police, Fire and Ambulance have clear and safe access on our streets to keep us safe. With this in mind and with the proposed City of Welland Official Plan commitments, we need to phase out Seasonal Parking Outdoors as the high density of housing projects continue.

As well, the high density of housing is bringing more noise into our City from construction, traffic, people, etc. The 10 year old 2015 noise By-law needs some immediate attention. No longer do we have the 5 day, 9 to 5 work week and many people are working longer hours and at home. Section (k) on page 6 needs to be “At all times” to encourage and reflect what it means to be a respectful good neighbour.

The commitment to the common good for all residents of this City should be our primary goal. WELLAND GOOD is what we deserve.

Mariam Gibson
905 734 8486

Prospective revision of the original by-law found on page 115.

6.12 Trailers, Recreational Vehicles and Boat Parking and Storage

6.12.1 Vacant Lot

No person shall in any Zone use any vacant lot for the parking or storage of any trailer, mobile home, boat or other recreational vehicle, unless specifically permitted by this By-law.

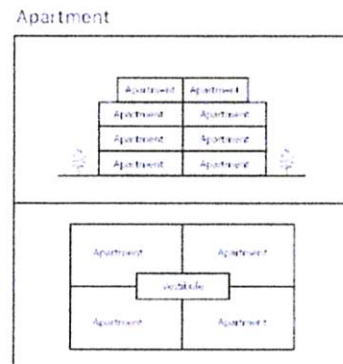
6.12.2 Private Storage – Outdoors

On a developed lot:

- a) A person may store or park **one boat or trailer or other recreational type of vehicle** providing one required parking space and an available, exclusively used, unobstructed driveway or aisle leading to that space is maintained.
- b) A person shall not store or park any boat or trailer or other recreational type of vehicle that exceeds 10 metres in length.
- c) A person shall not store or park any boat or trailer or other recreational type vehicle at any time except:
 - i) During any season of the year, within the rear or interior side yard, on a stable surface such as asphalt, concrete, interlocking brick, similar hardscape surface or other hard surfaced material sufficient to provide stability, prevent erosion, be usable in all seasons and allow infiltration of surface water and if it is a corner lot, the exterior/rear yard set back from the street line to the parking space must be 3 metres; or
 - ii) From May 15 to October 15 of any year, in a legal parking area provided the vehicle is a minimum of 5.0 metres from the curb face abutting the street or edge of the paved surface of the street where no curb exists and the requirements set out in a) and b) above are met.
- d) No person shall use a boat, trailer or recreational type vehicle for human habitation.

Term	Definitions
Driveway	<p>designated queuing space, and may be in combination with other land uses.</p> <p>Means <u>an area leading from a street, condominium road, or lane and provides access to a parking space and/or private garage and includes any hard surface or other hardscaping located parallel to the driveway that is able to be parked on by any part of a vehicle.</u></p> <p>an unobstructed driving route located within a parking area and designed to provide access between a public street or condominium road and a parking space, aisle, or loading space, or between two parking areas, by motor vehicles.</p>
Dry Cleaning and Laundry Plant	<p>Means a building where dry cleaning, dry dyeing, washing, or pressing of articles of clothing and/or goods of fabric is conducted.</p>
Dwelling	<p>Means a separate building containing one or more dwelling units.</p>
Dwelling, Accessory	<p>Means a dwelling unit that is located in a single-detached dwelling, <u>semi-detached dwelling, or two-unit dwelling, or townhouse dwelling</u> that is subordinate to the principal dwelling.</p>
Dwelling, Apartment	<p>Means a dwelling unit within a building containing five or more dwelling units where the units are connected by a common corridor or vestibule, but does not include a rooming or boarding house.</p> <p>Additionally, a Mixed Use Zone permits a dwelling unit within a</p>

PLEASE KEEP THIS DEFINITION
dm



By-law. Many changes are technical changes (editorial, typographical errors) or have been made to clarify the intent or applicability of a regulation. Other changes were made as a result of further review of issues that have been identified throughout the process. The majority of the submissions received from the public are of a site specific nature for a specific property.

Section 3 – Establishment of Zones

This section establishes which Zones are in the Zoning By-law. It also gives direction on the use of Site Specific Zone, Holding Zones, Temporary Use Zones and Interim Control By-law. The proposed Zoning By-law establishes twenty-six (26) new Zones versus the fifty (50) Zones that exist in the current By-laws. Staff are recommending less Zones because it makes it easier for Staff and the public to understand and interpret the By-law. There is still an appropriate mix of Zones to ensure effective land use management while still providing ample opportunities for growth and development in the City.

Section 4 – Definitions

Section 4 defines key terms in the proposed By-law. There has been a consolidation of definitions from the current By-laws. The definitions have also been refined to provide a clear indication of what the key terms mean. For example, under the current By-laws there are a variety of definitions for retail type uses (eg. Convenience store, retail store, and second hand store). The proposed Zoning By-law will only include a definition for retail store which encompasses most retail type uses.

Section 5 – General Provisions

The General Provisions Section covers forty-four (44) different development situations and how they are regulated. This includes but is not limited to accessory uses, buildings and structures, public uses, bed and breakfast establishments and encroachments. This Section also establishes permissions for accessory dwelling units which have been mandated by the Province to be included in New Zoning By-laws. The current By-laws did not expressly permit Accessory Dwelling units in compliance with the current Planning Act requirement. Staff are of the opinion that this change will have positive impacts on the City as a whole. It will help to create affordable housing units for all types of people and make home ownership more affordable. It will also assist the City in continuing to meet the intensification requirements of the Growth Plan for the Greater Golden Horseshoe. In particular, that 60% of the City's residential growth occur in the Built-Up Area of the City.

Section 6 – Parking and Loading Regulations

The Parking and Loading Regulations Section provides new and refreshed parking and loading standards for the whole City. The parking standards as they relate to the number of spaces required and the size have been relaxed to reflect current and future conditions (eg. Online shopping, automated productions, aging populations and increased transit use). The current parking requirements are too restrictive and do not reflect market and societal conditions. The new standard for industrial uses has been reduced to 1 space per 180 m². The residential standard is now 1 space per dwelling units (except in DMC Zoned properties) and .3 spaces for apartments with equal to or less than 50 m². The new Commercial Standard has been rationalized at 1 space per 30 m². The barrier free standards have been revised to be compliant with OADA requirements. Requirements for bicycle parking are now included in the new By-law. This is being done to promote active transportation. There is also now a provision

Parking Enforcement

Enforcement of parking regulations supports improved road safety, traffic flow, and accessibility. Parking enforcement is proactively enforced throughout the city.

Parking advisories +

Ways to avoid receiving a parking ticket:


- Look for signs and do not assume parking is permitted.
- Read the parking meters and machines, ensuring you receive the appropriate time for the amount you deposit, and if there is a problem, immediately contact traffic and parking operations.
- Do not park in spaces reserved exclusively for vehicles displaying valid accessible parking permits, and do not park in accessible spaces; doing so comes with a provincial legislation fine of \$300.
- Park at a distance from corners and bus stops.
- Use off-street parking for longer-term parking at a lower cost. Most parking lots are within a short distance from any downtown core business.
- Park safely within school zones and be aware of your surroundings.
- Respect residential parking restrictions.
- Always err on the side of caution.
- Do not park in fire routes.

On-street residential parking -

On-street parking is not a right but rather a privilege subject to a given roadway's functional, safety, geometrics, and adjacent access characteristics. Parking is permitted on any street unless posted signs indicate otherwise.

On-street parking deals with several competing uses for a limited amount of curb space. The primary function of a street network is to move vehicles and pedestrians safely and efficiently. Commercial districts require available curb space for unloading and customer parking, and area residents can become frustrated at the high demand for long-term parking spaces in their neighbourhood.

Parking restriction signs are installed to address the need for additional travel lanes, safety concerns, and emergency services access to a roadway. In addition, permissive parking signs are installed to limit the time that vehicles may park. These signs are primarily located in business and commercial areas to generate parking turnover for the benefit of businesses and

<p>repose of any person in any dwelling unit, hotel or other type of residence.</p>	
<p>j) The sound or noise from or created by any radio, television, electronic device, record player, tape player, amplifier, loud speaker, public address system, musical instrument or equipment, device or instrument which emits sound when the same is played or operated in such manner or with such volume as to disturb the peace, quiet, comfort or repose of any person in any dwelling unit, hotel or other type of residence or business office.</p>	<p>At all times</p> 
<p>k) Any shouting, yelling, hooting, whistling or singing which disturbs the peace and quiet, comfort or repose of any person in any dwelling unit, hotel or other type of residence.</p>	<p>Between the hour of 11:00 p.m. of any Sunday, Monday, Tuesday, Wednesday or Thursday and the hour of 7:00 a.m. of the following day (unless the following day is a holiday) or between the hour of 1:00 a.m. and the hour of 7:00 a.m. of any Saturday, Sunday or holiday.</p>
<p>l) Any unreasonable or unnecessary noise in the vicinity of any school, hospital or court of law which the same is in session.</p>	<p>At all times</p>
<p>m) The sound or noise from or created by any drum, horn, bell, radio, record player, tape player, amplifier, loudspeaker, public address system or equipment, device or instrument which emits sound when the same is used or operated for the purpose of advertising or for attracting attention to any performance or sale, show or display of goods, wares or merchandise and projects such sound or noise into any street or other public space.</p>	<p>At all times</p>
<p>n) The sound or noise from or created by any radio, record player, tape player, amplifier, loud speaker, public address system or equipment, device or instrument which emits sound when the same is used or operated from any motor vehicle, trailer or other vehicle</p>	<p>At all times</p>
<p>o) The racing or accelerating of a motor attached to any motor vehicle while the vehicle is not in motion</p>	<p>Between 11:00 p.m. of any day and 7:00 a.m. of the following day, 9:00am on Saturdays, Sundays and statutory holidays.</p>
<p>(p) The operation or use of any tool for domestic purposes other than snow removal</p>	<p>Between 11:00 p.m. of any day and 7:00 a.m. of the following day, 9:00 a.m. on Saturdays, Sundays and statutory holidays</p>

SCHEDULE 1

TIME AND ACTIVITY PROHIBITIONS

TYPE OF ACT	PROHIBITED PERIOD OF TIME
a) The sounding of any bell, horn, siren or other warning device on any motor vehicle, motorcycle, snowmobile, bicycle or other vehicle or whatsoever kind except when permitted by law.	At all times
b) The sounding of any such bell, horn, siren or warning device for an unnecessary or unreasonable period of time.	At all times
c) The grating, grinding or rattling sound or noise caused by the condition of disrepair or maladjustment of any motor vehicle, motorcycle, snowmobile, trailer or other vehicle or part or accessory thereof.	At all times
d) The sound or noise created by the operation of any motor vehicle, trailer or other vehicle bearing material, articles or things which are loaded upon such vehicle in such a manner as to create noise.	At all times
e) The sound or noise from the discharge into the open air of the exhaust of any steam engine or internal combustion engine, including the engine of an automobile, motorcycle and snowmobile, except through a muffler or other device which effectively prevents loud or explosive noises.	At all times
f) The sound made by any animal or bird which unreasonably disturbs the peace, quiet, comfort or repose of any person in any dwelling unit, hotel or other type of residence.	At all times
g) The sound or noise from any steam or air whistle attached to or used in connection with any stationary boiler or other machine or mechanism, except for the purpose giving notice to workmen of the time to commence or cease work or as a warning of danger.	At all times
h) The sound or noise arising from any excavation or construction work whatsoever, including the erection, demolition, alteration or repair of any building or structure except in case of urgent necessity	Between 6:00 p.m. of any day and 7:00 a.m. of the following day.
i) The sound or noise produced by the venting, release or pressure relief of air, steam or other gaseous material, product or compound from any autoclave, boiler, compressor, pressure vessel, pipe, valve, machine, device or system which disturbs the peace, quiet, comfort or	At all times

From: [Municipal Planning](#)
To: [Caitlin Kovacs](#)
Subject: RE: Application for Zoning By-law Amendment - Welland - File No. 2024-02
Date: May 3, 2024 8:51:26 AM

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Thank you for your circulation.

Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.

Please always call before you dig, see web link for additional details:
<https://www.enbridgegas.com/safety/digging-safety-for-contractors>

Please continue to forward all municipal circulations and clearance letter requests electronically to MunicipalPlanning@Enbridge.com.

Regards,

Willie Cornelio CET (he/him)
Sr Analyst, Municipal Planning
Engineering

ENBRIDGE
TEL: 416-495-6411
500 Consumers Rd, North York, ON M2J1P8
enbridge.com
Safety. Integrity. Respect. Inclusion.

From: Caitlin Kovacs <caitlin.kovacs@welland.ca>
Sent: Monday, April 29, 2024 4:29 PM
Subject: [External] Application for Zoning By-law Amendment - Welland - File No. 2024-02

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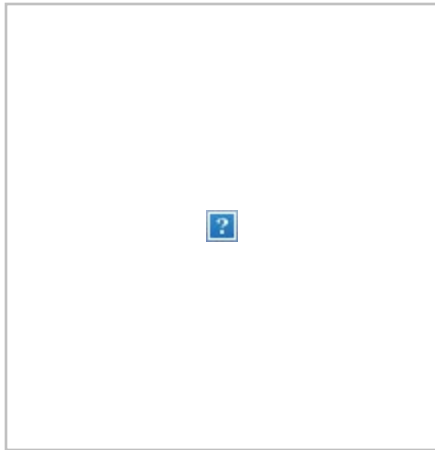
Please be advised of application for zoning by-law amendment, City File No. 2024-02 for housekeeping amendments to Zoning By-law 2017-117.

Please have any comments returned no later than May 24, 2024, the relevant documentation

is attached to this email.

If you have any questions or concerns, please reach out to myself.

Best regards,



Caitlin Kovacs

Development Planner

Planning and Development Services

60 East Main Street, Welland, Ontario

L3B 3X4

Phone: 905-735-1700 x2131

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MEMORANDUM

TO: Caitlin Kovacs, Development Planner

FROM: Tolga Aydin, C.E.T., Development Technologist

CC: Taylor Meadows, RPP, Planning Supervisor, Development
Samantha McCauley, P.Eng., Senior Project Manager – Development

DATE: May 08, 2024

SUBJECT: Housekeeping Zoning By-law Amendment 2024-02 Review

An application for a housekeeping Zoning By-Law Amendment was initiated by the City of Welland Planning Department. The Engineering department has reviewed the proposed changes.

After review, Engineering has no comments.

From: [Wilson, Connor](#)
To: [Caitlin Kovacs](#)
Subject: RE: Application for Zoning By-law Amendment - Welland - File No. 2024-02
Date: May 21, 2024 3:26:05 PM
Attachments: [image001.png](#)

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Good afternoon Caitlin,

Regional Growth Strategy and Economic Development staff does not object to the proposed housekeeping amendments to Zoning By-law 2017-117, and is satisfied that the Amendments are consistent with the PPS and conforms to Provincial and Regional plans.

Regional staff offer no comments.

All the Best,



Connor Wilson
Development Planner
Niagara Region, 1815 Sir Isaac Brock Way,
Thorold, ON, L2V 4T7
P: (905) 980-6000 ext. 3399
W: www.niagararegion.ca
E: connor.wilson@niagararegion.ca

From: Caitlin Kovacs <caitlin.kovacs@welland.ca>
Sent: Monday, April 29, 2024 4:29 PM
Subject: Application for Zoning By-law Amendment - Welland - File No. 2024-02

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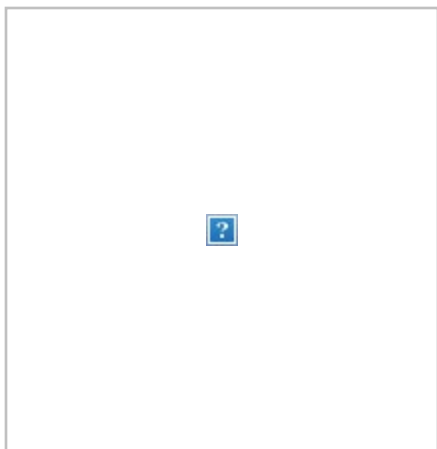
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Please have any comments returned no later than May 24, 2024, the relevant documentation is attached to this email.

If you have any questions or concerns, please reach out to myself.

Best regards,



Caitlin Kovacs
Development Planner
Planning and Development Services
60 East Main Street, Welland, Ontario
L3B 3X4

Phone: 905-735-1700 x2131

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