

Quick Facts about Zoning By-Law 2015-30

Did you know the Zoning By-law regulates...

- Storage or parking of recreational vehicles in residential zones?
- Outside storage?
- Freestanding Air Conditioning Units?
- Dwelling Units (Apartments) in houses?
- All structures not requiring a Building Permit?
- Temporary Garages?
- Sea/Freight Containers?
- Front yard parking?
- Commercial Vehicles in Residential Zones?
- Home Based Businesses?
- Vehicles parked on a property without a current license plate?

The Zoning By-law contains regulations as to how a property can be used in order to protect the integrity of a neighbourhood.

The list above is comprised of the most common complaints received. You may also contact Planning Services to obtain additional information as the descriptions below are abbreviated for general information purposes.

1) Storage/Parking of Recreational Vehicles.

Section 3.43 states that a boat, snowmobile, utility trailer, motor home or similar recreational vehicle higher than 1.8m (6ft) cannot be parked or stored in the front yard.

2) Outside Storage

Section 3.27 states outside storage is prohibited in any yard, in any zone, at any time except where otherwise stated in the Zoning By-law.

3) Freestanding Air Conditioning Units

Section 3.15 permits Freestanding Air Conditioning Units on the side of your home provided you have a minimum setback of 1.2m (4ft) between the unit and your property line.

4) Dwelling Units (Apartments) in Houses

Although the zone may permit a second dwelling unit within an existing house, there are regulations that need to be met, such as a greater lot frontage, a greater lot area and increased parking spaces. Let's not forget that a Building Permit is also required to change the use from a single detached dwelling to a duplex.

5) Structures Not Requiring a Building Permit

Ready-made sheds, and sheds under 108sq.ft. in size may not require a Building Permit however you are still required to meet the regulations under the Zoning By-law such as height, lot coverage and setbacks from property lines. Section 3.20 to 3.23 regulates all accessory structures in general.

6) Temporary Garage

Although this structure may not require a Building Permit Section 3.24 prohibits one from being erected in the front yard. This type of structure may be erected in the side or rear yard, however the regulations are the same as if it were a permanent structure.

7) Sea/Freight Containers

Sea Containers or Freight Containers are prohibited in any Residential Zone under Section 3.25 unless issued a Building Permit for interior renovations/additions to the main building on the property. This period cannot exceed 12 months.

8) Front Yard Parking

Section 4.8 states that residential parking shall be in an enclosed garage, in a side yard or rear yard, and in the case of the front yard not more than 50% of this area shall be used for parking. In the case of lots having less than 10.5m (35ft) frontage, you are permitted to occupy 62% or less of the front yard area for parking. All parking spaces shall be well defined. This means that if you choose no grass, the parking space area must be clearly defined by barriers, landscaping ornaments, etc.

9) Commercial Vehicles in Residential Zones

Section 4.9 states that any commercial vehicle having a length greater than 6m (20ft) and a height greater than 2.2m (7.2ft) cannot park in a residential zone. If the commercial vehicle is smaller than stated above, it may park in a residential zone but must not interfere with traffic or public safety and must be operated by an occupant of the dwelling unit where the vehicle is located.

10) Vehicles without a Current License Plate

Section 4.5 states that no person shall use any lot in any zone for the parking or storage of any vehicles that does not have a current license plate unless stored inside a permanent enclosed garage.