

The Corporation of the Municipality of Trent Hills

By-law No. 2019-038

**A By-law to amend By-law 2010-105,
being the Comprehensive Zoning By-law of
The Municipality of Trent Hills**

Whereas the Municipality of Trent Hills Zoning By-law 2010-105, as amended, was passed under the authority of a predecessor of Section 34 of the Planning Act, R.S.O. 1990, Ch. P.13 as amended;

And Whereas the by-law hereinafter set out is in conformity with the general intent of the approved Official Plan in effect in the Municipality of Trent Hills;

And Whereas the Council of the Corporation of the Municipality of Trent Hills conducted a public meeting in regard to this application, as required by Section 34 (12) of the Planning Act, RSO 1990, Ch. P. 13, as amended;

And Whereas the Council of the Corporation of the Municipality of Trent Hills deems it advisable to amend Zoning By-law No. 2010-105, as otherwise amended, with respect to the above-described lands and under the provisions of the Planning Act has the authority to do so;

Now Therefore the Council of the Municipality of Trent Hills hereby enacts as follows:

1. A new definition will be created:

5.1 Accessory Buildings, Structures and Uses

5.1 d) Lot Coverage and Height (*amended to read*)

The total lot coverage of all accessory buildings and structures, except swimming pools, shall not exceed 15 percent of the lot area, nor shall the height of any accessory building or structure exceed 8 meters.

5.1 e) Accessory Structures and Features (*amended to read*)

Notwithstanding the yard and setback provisions of this By-law to the contrary, drop awnings, flag poles, garden trellises, retaining walls, fences, signs, trees, hedges, landscaping features, gardens or similar uses which comply with the By-Laws of the corporation, shall be permitted in any required yard or in the area between the street line and the required setback, provided that no structure or feature is located closer than 1.2 meters to the front property line.

5.1 i) iv) Front or Exterior Side Yard (*amended to read*)

When an accessory building or structure is attached to the principal or main building, such accessory building or structure may be erected in a front or exterior side yard provided that such accessory buildings or structure is not located within a required front or exterior side yard and provided further that such accessory building or structure is of the same external fabrication material as the principal or main building on the lot.

5.1 i) vi) Utility Sheds (*amended to read*)

Notwithstanding the foregoing provisions, a utility shed may be erected adjacent to the principal structure and within a required interior side or rear yard provided that the vertical projection of the limits of the roof line are not closer than 0.6 metres to the interior side or rear lot line. For the purposes of the By-law, such a utility shed shall be maintained and used for the purposes of storing lawn and garden equipment or similar household related equipment and shall not have a total floor area in excess of 9.3 square metres.

2. Section 5.1 Accessory Buildings, Structures and Uses

A new section starting at 5.1 i) vi)

A detached accessory building or structure may be erected in the front or exterior side yard on a lot within a residential zone where there is an existing structure provided the detached accessory building meets the minimum setback requirement for the front or exterior side yard for a primary use.

A new section starting at 5.1 i) viii) will be added:

Utility sheds may be erected on vacant lots in the Rural Residential, Shoreline Residential and Special Rural Residential Zones where there is no principal structure provided that the utility shed is 9.3 square meters or less in area.

A new section starting at 5.5 i) will be added:

For the purpose of this Zoning By-law, the minimum gross floor area of a residential dwelling unit in any residential zone shall be the minimum gross floor area as required by the Ontario Building Code for the combination of residential rooms proposed in the dwelling unit. All other provisions of Zoning By-Law 2010-105 will apply. For accurate reference, refer to attached section of the Ontario Building Code.

3. Section 5.18 – Amend the heading to:

5.18 Outside Storage, Open Storage, Outside Display and Sale of Goods and Materials

4. Section 7 – Table 2 – Provisions for Residential Uses

Text and Table have been amended, as per Schedule "A" attached

5. Section 8 – Table 3 – Provisions for Non Residential Uses

Text and Table have been amended, as per Schedule "B" attached

6. That this by-law shall come into force and take effect immediately upon the final passing thereof.

By-law read a first, second, and third time, and passed this 19th day of March, 2019.



Robert Orate, Mayor



J. Douglas Irwin, Clerk