

**Table 2 - August 2024 Office Consolidation
Provisions for Residential Uses
Municipality of Trent Hills**

* Use Not Permitted

--- Provisions Not Applicable

Column A	Column1	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
Residential Type		Permanent Single Detached Dwelling House							Seasonal SFD	Semi-detached	Duplex	Triplex	Fourplex	Row Townhouse	Apartment	Convert	Boarding/Lodging	Dwelling Units in a Non-residential Zone	Accessory Structure (Garages, Sheds, etc.)
Zones		OS, ES	RU, A	D	RR	SRR	SR	R1, R2, R3	SR	R1, R2, R3	R1, R2, R3	R2, R3	R2, R3	R2, R3	R3	Ru, A	R1, R2, R3	C1, C2, C3, C4	Any
Min. Lot Area (sq. metres)	Private Drilled Well & Private Waste Disposal	(a)	(c)	2ha	0.8	---	0.4	1400	(d)	*	*	*	*	*	*	*	*	2405	---
	Public Piped Water & Private Waste Disposal	---	---	---	0.4	---	0.4	675	---	975	1950	*	*	*	*	1950	*	1400	---
	Public Piped Water & Public Sewers	---	---	---	---	---	---	450	---	450	450	675	675	(e)	(f)	650	675	465	---
Min. Frontage (metres)	Private Drilled Well & Private Waste Disposal	(a)	(c)	120	30	---	60	30	(d)	*	*	*	*	*	*	*	*	38	---
	Public Piped Water & Private Waste Disposal	---	---	---	---	---	25	18	---	21	42	*	*	*	*	42	*	30	---
	Public Piped Water & Public Sewers	---	---	---	---	---	---	15	---	15	15	20	20	(e)	24	20	20	15	---
Min. Yard Dimensions (metres)	Front (depth)	6	(c)	(j)	6	6	6	6	(d)	6	6	6	6	6(h)	7.5	7.5	7.5	7.5	(k)
	Exterior side (width)	4.5	(c)	(j)	3	12	12	3	(d)	6	6	3	3	3	7.5	3	3	9	(k)
	Interior Side (width)	7	(c)	(j)	6	6	3	1.2	(d)	1.2	1.2	1.2	1.2	1.2	4.5	1.2	1.2	7.5	1.2
	Rear (Depth)	6	(c)	(j)	12	6	12	6	(d)	6	6	6	6	6	10	6	6	7.5	1.2
Minimum Gross Floor Area per Dwelling Unit (m sq.)		---	(f)	---	(f)	(f)	(f)	(f)	(f)	(f)	(f)	(f)	(f)	(f)	(f)	(f)	(f)	(f)	---
Maximum Lot Coverage of All Buildings (%)		---	20	20	20	20	20	40	---	40	40	40	40	40	40	40	40	40	15 (l)
Centreline Setback (metres)	Provincial	23	23	23	30	---	30	23	30	23	23	23	23	23	23	23	23	23	---
	County	23	23	23	30	---	30	23	30	23	23	23	23	23	23	23	23	23	---
	Township	17.5	17.5	17.5	22	22	22	17.5	22	17.5	17.5	17.5	17.5	17.5	17.5	17.5	17.5	17.5	---
Minimum Landscaped Open Space		---	---	---	30	30	30	30	30	30	30	30	30	30	30	30	30	10	---
Maximum Number of Dwelling Houses per Lot		1	1	1	1	1	1	1	1	1	1	1	1	---	---	1	1	1	---
Maximum Number of Dwelling Units per Lot		2	2	1	1	1	1	2	1	(i)	(i)	3	4	---	---	2	4	2	---
Maximum Height of Buildings (metres)		11	11	10.5	10.5	10.5	10.5	11	10.5	11	11	11	11	11	12.5	11	11	10.5	8
Other Zone Provisions							(d)											(e), (f), (g), (j)	(m), (n)

Schedule "A" to By-law No. 2019-038						
a)	Single Detached Dwelling House and Non-Residential Building, Structure, or Use on the Same Lot - Area And Frontage Requirement	Where a single detached dwelling house is to be erected or a building or structure is altered or used for the purpose of a single detached dwelling on a lot in an Non-Residential Zone, in conjunction with a permitted non-residential use, the minimum lot area and frontage requirements for the residential and non-residential uses shall be the minimum lot area and frontage requirements for the permitted non-residential use or 2,405 square metres of area and 38 metres of frontage , which ever is greater, for a lot not on municipal services.				
b)	Spatial Separation Requirements - Single Detached Dwelling and Non-Residential Buildings on the Same Lot	Where a single detached dwelling house is erected or any building or structure is altered or used for the purposes of a single detached dwelling on a lot in a Non-Residential Zone in conjunction with a permitted non-residential use, such single detached dwelling shall not be erected, altered or used within 3 metres of the non-residential use on the lot. In no case shall a single detached dwelling house be erected, altered or used within 7.5 metres of a motor vehicle service station, motor vehicle repair garage, or motor vehicle gasoline bar.				
c)	Regulations for Permitted Agricultural Uses and Residential Dwellings	i) Minimum Lot Frontage:	ii) Minimum Lot Area	iii) Minimum Front Yard	iv) Minimum Side Yard	v) Minimum Rear Yard
		Agricultural (A) Zone: 60 metres	Agricultural (A) Zone: 35ha	Rural (RU) Zone: 5 ha	For any dwelling and buildings accessory thereto - 15 metres	7.5 Metres for dwelling and buildings accessory thereto, except that the minimum side yard abutting a public
d)	Regulations Within the Shoreline Residential Zone	i) Seasonal Residential Uses will only be permitted as existing on the date of passing of this By-law.				
		ii) New Shoreline Residential development shall meet the requirements of year-round residency.				
e)	Additional Provisions for Row, Linked, or Maisonette Dwelling House	a) The minimum lot are shall be the sum of the areas required for each dwelling unit on the lot as follows: i) for each dwelling unit in the case where the dwelling unit has two walls attached to adjoining units: 180 square metres . ii) for each dwelling unit in the case where the dwelling unit has only one wall attached to an adjoining unit: 216 square metres				
		b) The minimum lot frontage shall be 6 metres per unit provided that where the lot is a corner lot, the minimum lot frontage of the corner dwelling unit shall be 10 metres .				
		c) The minimum distance separation between the outside walls of two (2) adjoining units shall be 2.4 metres .				
f)	Regulations for Apartment Dwelling Houses	a) Density: 74 units per net residential hectare/29.96 units per net residential acre				
		b) Minimum Unit Size for Dwelling Units: For accurate reference, refer to Section 9.5: Design of Areas, Spaces, and Doorways of the Ontario Building Code .				
g)	Additional Provisions for Dwelling Units in Non-Residential Buildings	a) The maximum gross floor area of the residential portion of a building shall be no greater than 60% of the lot area,				
		b) No more than 50% of the ground floor area may be occupied by residential use.				
h)	Where a townhouse or apartment development faces an internal road serving the development, the setback to the municipal road will be treated as an external side yard setback .					
i)	The total number of permitted uses on a lot in the Residential 1 zone under the provisions of secondary units is four (4) provided all other provisions of the Residential 1 zone are satisfied.					
j)	In a development zone the expansion of an exiting permitted use is required to meet the zone requirements that apply to the type of use being expanded.					

Additional Criteria for Accessory Structures	
k)	<p>Front or Exterior Side Yard (2019-038)</p> <p>5.1. i) iv) When an accessory building or structure is attached to the principal or main building, such accessory 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 main building on the lot.</p> <p>5.1 i) vii) 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.</p>
l)	<p>Lot Coverage of Accessory Structures and Features (2019-038)</p> <p>5.1 d) 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 metres.</p>
m)	<p>Relation to Principal or Main Building (2010-105)</p> <p>5.1. c) Except as may otherwise be provided herein, any accessory building or structure, which is not part of the principal or main building, shall not be erected closer than 1.5 metres to the principal or main building, provided that in no case shall any overhang, eaves, or gutter project into this required minimum area that shall be clear of any obstruction from the ground to the sky.</p>
n)	<p>Accessory Structures and Features (2019-038)</p> <p>5.1 e) 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 metres to the front property line.</p>
---	<p>Provision Not Applicable</p> <p>Where a provision is permitted but listed as "Provision Not Applicable," Planning Staff will determine which provisions should apply, if any.</p>