

**The Corporation of the Municipality of Trent Hills**

**By-law No. 2018-077**

**A By-law to amend By-law 2010-105,  
Being the Comprehensive Zoning By-law of  
The Municipality of Trent Hills  
With respect to Secondary Units**

**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, numbered:

4.237.1      Second Units

Second units are private, self-contained residential units with kitchen and bathroom facilities and sleeping areas within detached, semi-detached or row houses or within ancillary structures such as garages or coach houses.

5.1      ACCESSORY BUILDINGS, STRUCTURES AND USES

a) PERMITTED USES (*amended to read*)

The second story of an accessory building, which is not part of the principal or main building, may be used for a second unit in any Residential and Rural Zone, subject to meeting the yard and setback requirements of the Zone in which the accessory building is located, and Section 5.24.

g) BUNKIE (*amend to read*)

Notwithstanding any other provisions of this By-law to the contrary, a Bunkie may be erected and used in the required yard of a lot abutting a navigable waterway within the Shoreline Residential (SR) Zone, provided that the Bunkie does not exceed 75 square metres in total floor area, and complies with the yard and setback requirements of the Zone in which such building or structure is situated and provided further that such accessory buildings or structures are not located within the Environmental Protection (EP) Zone.

j) GUEST HOUSE (*remove in it's entirety*)



## 5.24 SECOND DWELLING UNITS IN DWELLING HOUSES (*amend to read*)

A second dwelling unit shall be permitted in a single detached, semi-detached, row dwelling house within the urban centres provided that there are sufficient municipal water and sewage services to provide for the additional dwelling unit.

Parking for the second dwelling unit should be provided in accordance with Section 5.19. In the rural areas, a second dwelling unit shall be permitted in a single detached and semi-detached dwelling subject to the provision of potable water and sewage septic systems to provide for the additional dwelling unit.

The additional dwelling unit shall comply with the requirements of the respective zone and in accordance with the provisions of the Ontario Building Code. The provisions of the Ontario Building Code will determine the minimum area of the secondary unit.

Second units are prohibited:

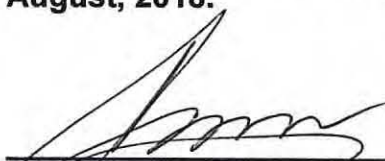
- a) In lands zoned Environmental Protection where there is an existing dwelling or any area subject to flooding as identified by a Conservation Authority;
- b) On private roads and right-of-ways where emergency access may be limited;
- c) Areas adjacent to lakes with limited lake capacity.

### 5.24.1 SECOND UNITS

- a) Only one secondary dwelling unit will be permitted where there is an existing detached, semi-detached or row house unit;
- b) The secondary unit may be contained within the primary residential dwelling or in a building ancillary to the residential dwelling, but not both.
- c) Where a second unit is permitted and where a Bunkie is permitted, one or the other is permitted to be constructed where there is an existing dwelling unit. Both a Bunkie and a secondary unit will not be permitted.

This by-law shall come into force and take effect on the final passing thereof, subject to the applicable provisions of the Planning Act, RSO 1990, C. P. 13, as amended. The Director of Planning is hereby authorized and directed to proceed with the giving of notice and passing of this by-law in accordance with the regulations under Section 34 of the Planning Act.

**By-law read a first, second and third time, and passed this 7<sup>th</sup> day of August, 2018.**

  
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**Robert Crate, Mayor**

  
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**J. Douglas Irwin, Clerk**