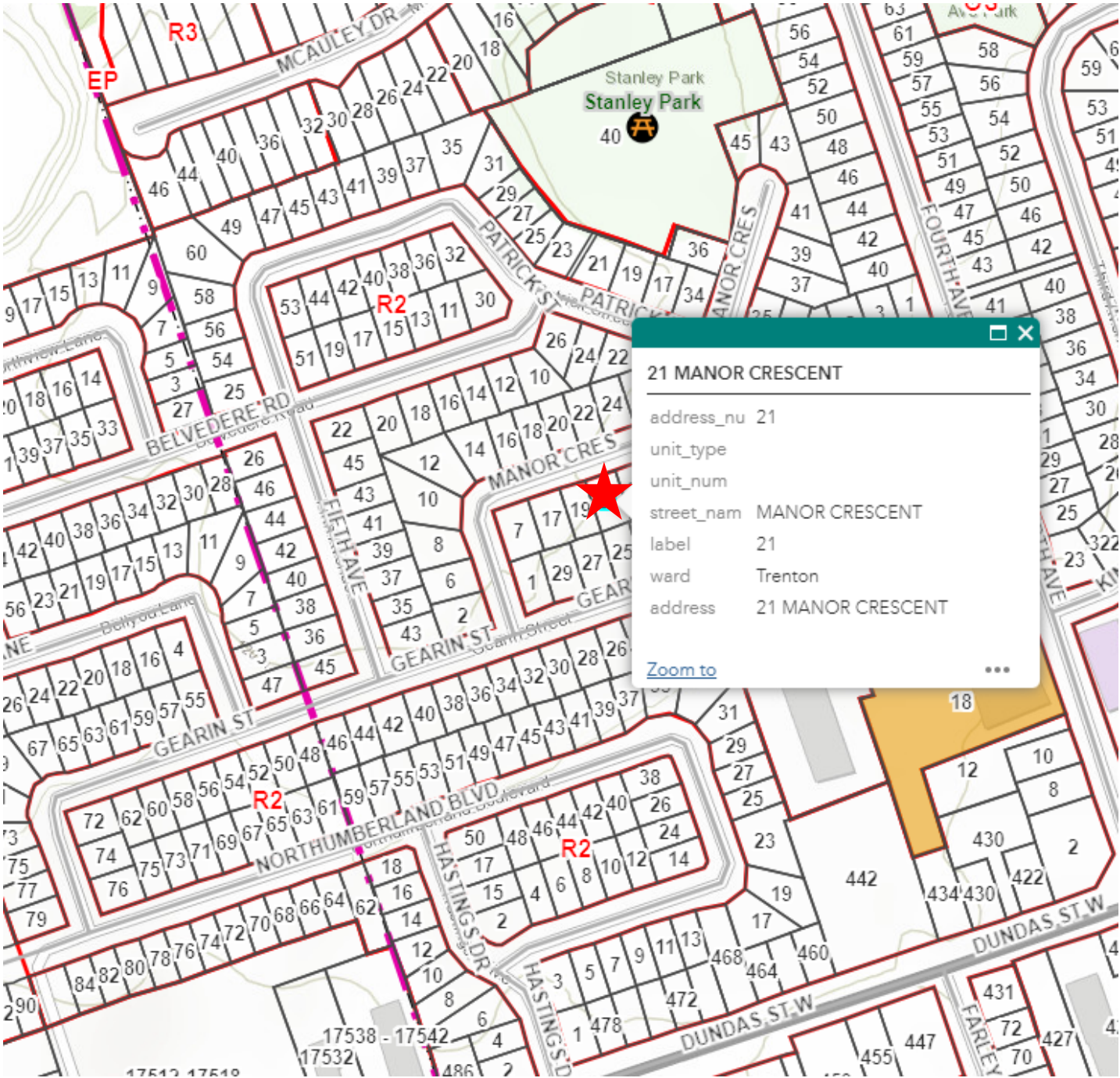


# Zoning Information

## 21 Manor Crescent Trenton



R2 –Residential Zone

# Comprehensive Zoning By-law



*Gateway to the Trent-Severn Canal  
Rick Jones*

**Date of Passing: July 21, 2014**  
**Consolidated to By-law #24-010 (January 10, 2024)**



**A Natural Attraction**



## 10. Residential Type 2 (R2) Zone

No person shall within any Residential Type 2 (R2) Zone use any land, erect or use any building except in accordance with the following provisions:

### 10.1 Permitted Uses

- 10.1.1 Single Detached Dwelling
- 10.1.2 Group Home
- 10.1.3 Bed and Breakfast Establishment
- 10.1.4 Home Child Care (By-law 18-093)
- 10.1.5 Second Dwelling Unit (By-law 19-039)
- 10.1.6 Home Occupation

### 10.2 Regulations For Permitted Uses

(By-law 16-062)

- |         |  |                    |
|---------|--|--------------------|
| 10.2.1  | Minimum Lot Area   | 450 m <sup>2</sup> |
| 10.2.2  | Minimum Lot Frontage   | 15 m               |
| 10.2.3  | Minimum Front Yard   | 6 m                |
| 10.2.4  | Minimum Exterior Side Yard   | 5 m                |
| 10.2.5  | Minimum Interior Side Yard   | 1.2 m              |
| 10.2.6  | Minimum Rear Yard  | 6 m                |
| 10.2.7  | Maximum Building Height  | 11.0 m             |
| 10.2.8  | Maximum Lot Coverage of All Buildings  | 40%                |
| 10.2.9  | Minimum Landscaped Open Space  | 30%                |
| 10.2.10 | Maximum Number of Dwellings Per Lot  | 1                  |
| 10.2.11 | Maximum Number of Dwelling Units Per Lot   | 2                  |
| 10.2.12 | All buildings in the Residential Type 2 (R2) Zone shall be serviced by municipal water and sewer services. |                    |

### 10.3 General Provisions

All provisions of Section 4, General Zone Provisions, of this By-law where applicable to the use of any land, building or structure permitted within the Residential Type 2 (R2) Zone shall apply.





## 10.4 Residential Type 2 (R2) Exception Zones

### 10.4.1 Residential Type 2 Exception 1 (R2-1) Zone (By-law 16-062)

Notwithstanding any other provision of this By-law to the contrary, within the Residential Type 2 Exception 1 (R2-1) Zone, the following provisions shall apply:

- Minimum Lot Frontage 57m
- Minimum Lot Area 4.3 m
- Setback from Watercourse Floodline and lands zoned EP 6 m
- Minimum distance between buildings on Lot 5 m
- Minimum setback from Internal Road 5.8 m (Unit #23)  
All other units 7.5 m
- Maximum density 10.7 units/ha
- Development will be connected to municipal water and sanitary sewer services

All other provisions of the Residential Type 2 (R2) Zone shall apply.

### 10.4.2 Residential Type 2 Exception 2 (R2-2) Zone

Notwithstanding any other provision of this By-law to the contrary, within the Residential Type 2 Exception 2 (R2-2) Zone, the following provisions shall apply:

- Minimum Front Yard 6 m
- Exterior Side Yard 4.5 m

All other provisions of the Residential Type 2 (R2) Zone shall apply.

### 10.4.3 Residential Type 2 Exception 3 (R2-3) Zone

Notwithstanding any other provision of this By-law to the contrary, within the Residential Type 2 Exception 3 (R2-3) Zone, the following provisions shall apply:

- Minimum Lot Area 437m<sup>2</sup>
- Minimum Front Yard 3 m
- Minimum Rear Yard 6.5 m

All other provisions of the Residential Type 2 (R2) Zone shall apply.



- 10.4.4 Residential Type 2 Exception 4 (R2-4) Zone  
Freedom Crescent  
In addition to all other provisions of this By-law, within the Residential Type 2 Exception 4 (R2-4), a 30 metre setback shall be maintained between a railway right-of-way and a dwelling. All other provisions of the Residential Type 2 (R2) Zone shall apply.
- 10.4.5 Residential Type 2 Exception 5 (R2-5) Zone  
Notwithstanding any provision of this By-law to the contrary, within the Residential Type 2 Exception 5 (R2-5) Zone, the following provisions shall apply:
- Lots serviced by open road side ditches require a minimum lot area of 850 m<sup>2</sup> and a minimum lot frontage of 23 metres.
  - Minimum Exterior Side Yard 4.5m
- All other provisions of the Residential Type 2 (R2) Zone shall apply.
- 10.4.6 Residential Type 2 Exception 6 (R2-6) Zone  
Glen Miller  
Notwithstanding any provision of this By-law to the contrary, within the Residential Type 2 Exception 6 (R2-6) Zone, development can take place on the basis of municipal water and private septic services. All other provisions of the Residential Type 2 (R2) Zone shall apply.
- 10.4.7 Residential Type 2 Exception 7 Holding (R2-7-H) Zone  
Notwithstanding any provision of this By-law to the contrary, within the Residential Type 2 Exception 7 Holding (R2-7-H) Holding Zone no development can occur until the Holding zone has been removed. Removal of the Holding Zone will only be undertaken upon submission of a Design Plan which takes into consideration the findings of the required technical studies including the:
- Environmental Impact Study
  - Heritage Impact Assessment
  - Archaeological Assessment
  - Servicing Study
  - Storm Water Management Report



The Design Plan will show:

- Proposed pedestrian trails and routes
- Distribution and composition of residential density
- Scale and placement of non-residential uses
- Guidelines for public spaces and open spaces
- Architectural guidelines for built form
- Areas requiring special lot and building placement or architectural features

The Design Plan will be implemented through Site Plan Control.

All other provisions of the Residential Type 2 (R2) Zone shall apply.

10.4.8 Residential Type 2 Exception 8 (R2-8) Zone  
161 Byron Street

Notwithstanding any provision of this By-law to the contrary, within the Residential Type 2 Exception 8 (R2-8) Zone, a multi-unit dwelling with a maximum of three (3) residential units shall be permitted with a minimum front yard of 3.2 metres and a minimum northerly interior side yard of 1 metres for the dwelling in existence on December 16, 2013. All other provisions of the Residential Type 2 (R2) Zone shall apply.

10.4.9 Residential Type 2 Exception 9 (R2-9) Zone

Notwithstanding any provision of this By-law to the contrary, within the Residential Type 2 Exception 9 (R2-9) Zone, the minimum exterior side yard shall be 5 metres. All other provisions of the Residential Type 2 Exception 9 Zone shall apply. All other provisions of the Residential Type 2 (R2) Zone shall apply.

10.4.10 Residential Type 2 Exception 10 (R2-10) Zone (By-law 14-99)

In addition to the uses permitted in Section 10.1 of this By-law, within the Residential Type 2 Exception 10 (R2-10) Zone, the lands may be temporarily used for a "Garden Suite" for a period of time not to exceed twenty (20) years, commencing August 11, 2014 and terminating August 10, 2034, in accordance with all other applicable provisions of the By-law.



In accordance with Section 39 (4) of the Planning Act, R.S.O. 1990 c.P.13, the temporary use may be extended by periods of time to not exceed 3 years. The required temporary use agreement, executed between the land owner and the Corporation of the City of Quinte West, will ensure that, among other things:

- a) The Owners shall install a septic system in accordance with the design submitted to the City of Quinte West, Building Department and approved under a Site Inspection for a Sewage System Permit.
- b) Other than as provided in paragraph (a) above, all other services for the Garden Suite shall be provided to the Garden Suite through the principal dwelling located on the lands subject to this Temporary Use By-law.
- c) All costs associated with or arising out of the construction, installation, servicing, maintenance and removal of the Garden Suite and associated septic system shall be at the sole expense of the Owners.
- d) The Owners shall identify the occupants of the garden suite by name.
- e) The Owners of the subject property shall cease to use the structure as a Garden Suite subject to the Temporary Use By-law within thirty (30) days of:
  - (i) The expiration of the Temporary Use By-law provided for herein; or
  - (ii) The vacating of the Garden Suite by the Occupants; or
  - (iii) The sale or other conveyance of the lands subject to this Temporary Use By-law to a person other than the Owners; or
  - (iv) The vacating of the lands subject to this Temporary Use By-law to the Owners.

10.4.11 Residential Type 2 Exception 11 (R2-11) Zone  
Stonecrest

Notwithstanding any provision of this By-law to the contrary, within the Residential Type 2 Exception 11 (R2-11) Zone the minimum lot frontage shall be 12.9 metres.



- 10.4.12 Residential Type 2 Exception 12 Holding (R2-12-H) (By-law 16-062)  
Helyer Road  
Notwithstanding any provision of this By-law to the contrary, within the Residential Type 2 Exception 12 Holding (R2-12-H) Zone no development can occur until the Holding Zone has been removed. Removal of the Holding Zone will only be undertaken upon confirmation that the property can be serviced by municipal water and sanitary sewer services. All other provisions of Residential Type 2 Zone shall apply.
- 10.4.13 Residential Type 2 Exception 13 (R2-13) (By-law 16-132)  
Fraser Drive Subdivision Batawa  
Notwithstanding Sections 10.2.3 and 10.2.4 of this By-law, within the Residential Type 2 Exception 13 (R2-13) Zone, the minimum front yard setback shall be 3.5 metres for a single detached dwelling and 12 metres for a garage (either attached or detached) and the minimum exterior side yard setback shall be 6 metres.
- In the Residential Type 2 Exception 13 (R2-13) Zone a 7.5 metre vegetated buffer zone measured from the rear property line, shall be required. The required vegetated buffer zone shall consist of a continuous massing of coniferous and deciduous trees and shrubs.  
The primary function for this buffer is to provide a natural screen between adjoining properties.
- 10.4.14 Residential Type 2 Exception 14 (R2-14) Zone (By-law 18-064)  
274 North Trent Street  
Notwithstanding any provision of this By-law to the contrary, within the Residential Type 2 Exception 14 (R2-14) Zone, the dwelling and detached garage existing on the property on the date of passage of this by-law shall be deemed to comply with all setback requirements of this By-law.





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- 10.4.15 Residential Type 2 Exception 15 (R2-15) Zone (By-law 18-064)  
274 North Trent Street  
Notwithstanding any provision of this By-law to the contrary, within the Residential Type 2 Exception 15 (R2-15) Zone, the minimum front yard setback is 5.0 metres and the rear yard setback is 4.2 metres.
- 10.4.16 Residential Type 2 Exception 16 (R2-16) Zone (By-law 21-149)  
17520 Telephone Road and Helyer Road  
Notwithstanding Section 10.2.7 of this By-law to the contrary, within the Residential Type 2 Exception 16 (R2-16) Zone, the maximum building height shall be one storey. All other regulations of the Residential Type 2 (R2) Zone shall apply.
- 10.4.17 Residential Type 2 Exception 17 (R2-17) Zone (By-law 23-170)  
1283 Old Highway 2  
In addition to all other provisions of this By-law, within the Residential Type 2 Exception 17 (R2-17) Zone, a 30 metre setback shall be maintained between a railway right-of-way and a dwelling. No modifications to the crash berm are permitted, without approval from CP Rail, and the City of Quinte West. All other provisions of the Residential Type 2 (R2) Zone shall apply.