

# Public Meeting Proposed Zoning Amendments

For the following proposed bylaws:

- Bylaw 2025-09 - to amend comprehensive zoning 2012-49
  - Bylaw 2025-10 - to amend RV/Trailer Bylaw 2018-06
- Bylaw 2025-11 - to amend comprehensive zoning 2012-49

## **AGENDA**

- 1) Mayor will read the public notice and open the meeting
- 2) Staff will present an explanation of each bylaw
- 3) The Mayor will open the floor for comment on these bylaws only
- 4) Members of the Public will be able to comment – State Name / Address
- 5) Mayor will close the Public Portion of the meeting for these proposed zoning amendments

Under Section 34 the Planning Act prior to Council adopting a bylaw related to a Zoning matter, a public meeting must be held.

Notice of this public meeting was issued February 26, 2025. It was posted on the Township website and mailed to each household within the Township. It was further communicated through social media. Copies of the bylaws have been posted and were available at the municipal office. We have additionally created these presentations for the Town Hall to ensure the policies are well communicated.

This portion of the Town Hall will be the formal public meeting to seek comments on Bylaw 2025-09 and 2025-10 both to change zoning to permit trailers, and Bylaw 2025-11 to reduce or establish the regulations on accessory structures, permit additional dwelling units on the same property, and to permit hunt camps.

I will now turn it over to the Mayor to officially open the meeting.

# Public Meeting Proposed Zoning Amendments

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Bylaw 2025-09

To amend comprehensive zoning 2012-49

To permit the use of RVs/Trailers

Under the current and existing rules, RVs and Trailers are not permitted to be used or stored on vacant land in Bonfield. This have never been permitted.

This issue has been at the forefront of Councils in the past, and remains a contentious topic today. In 2018, Council of the day undertook a public process to review the use of trailers and passed bylaw 2018-06 which better defined RVs and Trailers but still held firm to the Zoning Bylaw to not allow the use of RVs or Trailers on vacant lands.

Since the new term of Council in 2022 this issue has come forward again. There were a number of surveys, meetings, and consultations on the draft of the bylaw. While we will speak to the outcome of the public consultation and final draft of the trailer use bylaw later tonight, the legal review did reveal that the current bylaws in place, that prevent the use of trailers, must be amended.

Bylaw 2025-09 and 2025-10 are these such amending bylaws.

## Bylaw 2025-09 To permit the use of RV/Trailers

3.11.4 The use of any accessory building or structure including a **Recreational Vehicle of any kind (added in 2018-06)** for human habitation is not permitted. The use of any accessory building or structure for the keeping of animals, other than domestic pets, is not permitted in any Residential Zone.

### 3.22 Storage of Special Vehicles

#### Recreational Vehicles

No recreational vehicle shall be used within the Municipality for a period of more than **90 120** days in any 10 consecutive months for living, sleeping or eating accommodation unless located in a Mobile Home Park, or a Tourist Establishment.

### 3.23 Vacant Lot Storage

Notwithstanding any other provision of this By-law, on any lot in a Residential Zone on which a main building has not been erected, the storage or parking of a motor vehicle, boat, recreational vehicle or other similar vehicle shall not be permitted unless:

- i) The said motor vehicle, boat, recreational vehicle, or other similar vehicle is located on the rear half of the lot; and
- ii) The lot is owned by the owner of the adjacent lot.

#### Adding:

iii) unless the Recreational Vehicle or Travel Trailer has a valid License through the Township of Bonfield in accordance with Bylaw Number 2025-16

The amendments required under Bylaw 2025-09 are shown here.

These changes only relate to the use of RVs and trailers. Other accessory buildings or structures will still not be permitted for human habitation.

If you have a trailer on your property that has an existing permitted dwelling, this bylaw has little impact to you. You will not have to license the trailer. The only change will now allow you to use the trailer on your “house” property for up to a TOTAL of 120 days, instead of 90, in a 10 month period. The intent of course, being no living in it during the winter months.

Currently, there can be no USE or STORAGE of an RV or Trailer on vacant land anywhere in the Township. Adding the section to 3.23 will now permit the use and storage on certain properties under the licensing system.

This is a significant change to the Comprehensive Zoning Bylaw.

# Bylaw 2025-09 To permit the use of RV/Trailers

## 4.11 Rural (RU) Zone

### (a) Residential Uses

- bed and breakfast
- dwelling, duplex
- dwelling, semi-detached
- dwelling, single detached
- group home
- home occupation
- home industry
- secondary dwelling unit

### (a) Rural Uses

Adding use of:  
Licensed Travel Trailer under Bylaw 2025-16

### Schedule C – Setbacks

Minimum Front Yard Setback	Minimum Rear Yard Setback	Minimum Exterior Side Yard Set Back	Minimum Interior Side Yard Set Back
30 meters	10 meters	15 meters	15 meters

Furthermore, the use of an RV or Trailer has to be a permitted use within a designated Zone. Zoning bylaws are exclusive by nature, meaning that unless it is explicitly stated as a permitted use, it is not allowed.

The use is being added to the Rural Zone, for properties under rural uses. The Rural Zone has both residential uses and rural uses as outlined. The Trailer will not be considered a residential use.

With any new use it is also necessary to put setbacks in place. They are outlined here with the intent to keep the character of the neighbourhood and rural area with trailers required to be setback from the road.

# Public Meeting Proposed Zoning Amendments

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Bylaw 2025-10

To amend comprehensive zoning 2018-06

To permit the use of RVs/Trailers

As mentioned earlier, in 2018, Council passed bylaw 2018-06 which better defined RVs and Trailers but still held firm to the Zoning Bylaw to not allow the use of RVs or Trailers on vacant lands.

Bylaw 2025-10 is being considered to amend this bylaw and now permit trailers on certain properties.

## Bylaw 2025-10 To permit the use of RV/Trailers

Bylaw 2018-06

### **Section 5:** Repealed

Section 3.11.4 to Zoning By-law 2012-49 is hereby amended by adding the words, “**including a Recreational Vehicle of any kind**” after the first reference in the section to the words “The use of any accessory building or structure”.

Bylaw 2018-06

### **Section 6:** Repealed

Section 3.22 under the “Recreational Vehicles” Subsection, last paragraph of Section 3.22 is hereby deleted in its entirety and replaced with “No recreational vehicle shall be used in any Residential or Rural Zone for more than a total of **120 days** in any calendar year.”

To be compatible with the trailer bylaw section 5 and section 6 of bylaw 2018-06 needs to be repealed. All other provisions in the bylaw remain valid.

It is also important to highlight, if there is a current and valid building permit issued for a primary dwelling on the property, and work is continuous on the house, a trailer is permitted without a license. Likewise, an amendment from the last Council meeting, that if you purchase a Trailer Licence and later, within that same year, you are issued a building permit for a primary dwelling, and start construction, you can apply for a refund on the Trailer Licence.

This will conclude the proposed amendments to the bylaws to allow trailers and I will pass the meeting over to Simon Blakeley, our Planning Administrator

**Pass to Simon**

# Public Meeting Proposed Zoning Amendments

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Bylaw 2025-11

To amend comprehensive zoning by-law 2012-49  
ADUs, Accessory Structures, Hunt Camps

Hello everyone,

My name is Simon Blakeley, and I am the Planning Administrator for the Township of Bonfield - a position that I started last September.

I can see a few familiar faces today but am happy to connect with anyone that wants to discuss planning, economic development, or environmental sustainability projects following this meeting.

If you prefer to connect via email, I can be reached at **planning@bonfieldtownship.com**.

My contact information can also be found on the Township's website, and I believe there are some Business Cards at the back of the Hall.

Now as you can probably detect from my accent, I'm not originally from these parts; but I have lived in Northern Ontario for over 10 years now where I've gained experience in Planning and Economic Development-oriented roles.

I also practiced as a planner for the UK equivalent of a Government Agency.. a Municipality.. and the private sector... prior to emigrating to Canada.

## **But enough about me.**

In this next section of the Public Meeting, I will summarize Bylaw 2025-11; which is a by-law proposed to amend the Comprehensive Zoning By-law (2012-49) to **permit** uses within different zones across the Township.

At the same time, this proposed amendment seeks to ensure land use compatibility issues and other planning matters are being addressed.

For reference, this By-law covers:

- 1- Additional Dwellings Units (ADUs)**
- 2- Accessory Structures (including Shipping Containers); and**
- 3- Hunt Camps**

As I go through the presentation, I will first:

- Introduce the **definition per use category**; and then
- Provide further details as to **whether or how** the current by-law is proposed to be amended; before
- Summarizing some other, more generalized 'housekeeping' matters.

Finally, I will wrap this up with a short summary as to how the changes apply within each specified zone.



# Public Meeting Proposed Zoning Amendments

## Comprehensive Zoning By-law 2012-49

### DEFINITION

#### Section 1.2.5

**Add** the following definition:

**Building, Primary** - Means the principal **building** on a lot.

Note: The by-law amendment currently subject to consultation incorrectly stated the following: **Building, Primary** - Means the *Principal Dwelling Unit* on a lot.

The first definition we have is the **Building, Primary** or Primary Building, which means the principle building on a lot.

The consultation version of this by-law originally defined the '*Building, Primary*' as being '***the Principal Dwelling Unit on a lot***'.

This was written that way as the very nature of Additional Dwelling Units (which we will come to) means they are "ancillary" to a Principal Dwelling Unit.

However, it is noted that a '**Primary Building**' is more than just a Dwelling Unit and that the definition should, therefore, read as '**the principal building on a lot**'.

In this regard, the **broadening of the definition of a Primary Building** could allow for the conversion of other non-residential properties, in select circumstances.

However, for clarification:

ADUs **will not** be permitted on a property that is currently designated and/or zoned **for employment purposes**.

# Public Meeting Proposed Zoning Amendments

## Comprehensive Zoning By-law 2012-49

### DEFINITION

#### Section 1.2.8

**Delete** the following definition, and permitted use:

#### **Garden Suite**

Shall mean a temporary, detached, portable housing unit intended for the use of an elderly member of the immediate family which is located on the same lot with an existing single detached dwelling where the family is residing and which shares the private water supply and sewage disposal facilities with the single-detached dwelling, but shall not include a mobile home.

Another definition is **Garden Suites**.

The Township is not aware of **any** approvals having been granted for the use of Garden Suites within the Township.

As such, this provision is considered redundant and the **definition and permitted use will no longer remain within the Comprehensive Zoning By-law**.

That said, the new provisions for **Detached - Additional Dwelling Units** (which I will cover soon in this presentation); will still meet the needs that Garden Suites once provided, but without the current 20-year occupancy restriction in place.

# Public Meeting Proposed Zoning Amendments

## Comprehensive Zoning By-law 2012-49

### DEFINITION

Section 1.2.9

**Add** the following:

### **Tiny Homes**

Means a structure consisting of **1 dwelling unit between 188 Sq Ft. / 17.5 Sq. Meters**, and **not more than 400 Sq Ft. / 37 Sq Meters**, as regulated under the Ontario Building Code, Division C, Section 1.11.

Next, we have **Tiny Homes**.

Although the proposed amendment to the by-law does not explicitly state where ‘*Tiny Homes*’ might be permitted within the Township; this term generally refers to a small dwelling unit that is compliant with the Ontario Building Code.

In addition, in accordance with other by-laws proposed by the Township, Tiny Homes:

Shall **not** be permitted to be on wheels (akin to a mobile home); and  
Will be required to have a permanent footing, plus servicing arrangements - including an on-site sewage system - to support their permitted use.

The Small Dwelling Unit or (“Tiny Home”) will also be required to obtain **CSA A277 Certification** together with associated documentation.

For planning purposes, Tiny Homes will only be considered as a **Detached Additional Dwelling Unit, OR “A Detached ADU”** as we refer to them, and **not** as the primary dwelling.

The minimum separation distances between all buildings and structures will also need to comply with provisions set out in the Ontario Building Code, plus all other applicable laws.

As such, prior to purchasing any product, you are advised to connect with the Chief Building Official.

# Public Meeting Proposed Zoning Amendments

## Comprehensive Zoning By-law 2012-49

### DEFINITION

#### Section 1.2.10

**Add** the following:

#### **Semi-Detached Dwellings**

Means **two residential homes** sharing a common centre wall with separate ownership.

Another definition applies to **Semi-Detached Dwellings**.

These are currently listed as DWELLING, SEMI-DETACHED, in the existing comprehensive zoning by-law, as being:

*'a building that is divided vertically into two dwelling units, each of which, has an independent entrance either directly or through a common vestibule.'*

The proposed new definition specifies that **each semi-detached dwelling would fall under separate legal ownership**.

Thereby, reducing the potential for land use conflicts arising from shared services.

# Public Meeting Proposed Zoning Amendments

## Comprehensive Zoning By-law 2012-49

### DEFINITION

#### Section 1.2.1

Amend the following definition for consistency as follows:

#### **Accessory (Building, Structure or Use)**

Means a building, structure, or use, that is incidental, subordinate and exclusively devoted to the principal building, structure, or use and located on the same lot.

Next, we have the definition for **Accessory (Buildings, Structures or Uses)**.

This proposed amendment was a simple change in the order of existing words - for consistency purposes **only**.

So, in this regard, the term '**Accessory**' refers to:

***'A building, structure, or use, that is incidental, subordinate and exclusively devoted to the principal building, structure, or use and located on the same lot.'***



Bylaw 2025-11  
To amend  
comprehensive  
zoning by-law  
2012-49

## Rules and Regulations to be Observed

The following rules and regulations are to be amended in respect of any proposed new buildings and structures as described:

**Section 3.11.1- Amend** as follows:

### **Accessory (Building, Structure, or Use)**

An **accessory building** shall not be erected prior to the construction of a permitted dwelling on the same lot **except** where it is necessary for the storage of tools and materials for the use in connection with the construction of such dwelling and no accessory building shall be used prior to the erection of such dwelling for any purpose other than such storage.

## Regarding the rules and regulations for **Accessory Buildings**, we note the following:

These shall **not** be erected prior to the construction of a permitted dwelling on the same lot **except** :

- Where it is necessary for the storage of tools and materials for use in connection with the construction of the new primary dwelling; **and**
- It shall only be used for storage.

The Township is currently enforcing existing provisions, but this amendment provides mechanisms that would prevent any future mis-use of what was always intended to be an accessory structure.

Permits for accessory storage sheds will now be issued at the same time as the Primary Building permit.



Bylaw 2025-11  
To amend  
comprehensive  
zoning by-law  
2012-49

## Rules and Regulations to be Observed

The following rules and regulations are to be amended in respect of any proposed new buildings and structures as described:

### Section 3.11.1- Amend as follows:

#### Accessory Building Structure or Use [Continued]

The applicant shall obtain a building permit for the principal dwelling and the accessory building, and the applicant shall enter into an agreement with the municipality that whereas the accessory building is constructed prior to the principal dwelling and that the principal dwelling is **not substantially commenced within 1 year** of the issuance of the building permit and/or **not** having obtained **Occupancy approval** from the Chief Building Official for the principal dwelling **within 3 years of the issuance of the building permit** or to the satisfaction of the Chief Building Official that the accessory building shall be removed from the property at the owner's expense.

Except as may be provided herein any accessory building shall comply with the 3-metre yard requirement applicable to all zones and such accessory uses shall not occupy more than 15% of the lot area.

In keeping with the previous slide...

Another proposed regulation associated with **Accessory** buildings applies to the **timeframes** within which an accessory structure can exist on a property.. while the new primary dwelling **is being constructed**.

The proposed provision states:

Where *'the principal dwelling is not substantially commenced within 1 year of the issuance of the building permit; and*

Where the applicant.. *has not obtained Occupancy approval from the Chief Building Official for the principal dwelling **within 3 years of the obtaining the building permit**; Or,*

Where the Building is **not** to the satisfaction of the Chief Building Official:

*'That the accessory building **shall be removed** from the property, at the owner's expense!'*

The provision also reinforces the minimum 3-metre yard setback requirement, which applies to all zones; and

Specifies that accessory uses shall **not occupy more than 15%** of the total **lot area**.

Bylaw 2025-11  
To amend  
comprehensive  
zoning by-law  
2012-49

## Rules and Regulations to be Observed

The following rules and regulations are to be amended in respect of any proposed new buildings and structures as described:

**Section 3.11.7- Amend** as follows:

### **Accessory Building, Structure, or Use [Continued]**

Except as 3.45.9.4, when a lot is **proposed to be used for more than one purpose**, the lot shall be zoned for its primary purpose and **accessory uses shall be permitted where** the accessory uses are an **integral** part of the main use, are **intended** solely for the **convenience** of the people using the facility and are **in keeping with the character** of the main use.

Such accessory uses shall conform to all applicable sections of the Comprehensive Zoning By-law, and this Housekeeping By-law and **in no case shall occupy more than 20 percent of the total area of any lot.**

Continuing with **Accessory Buildings, Structures, or Uses:**

The proposed amendment to Section 3.11.7 primarily **applies to properties within the Hamlets**, where a **mix of Residential and/or Rural zones**, and associated uses may apply to individual lots.

However, this provision does **not** include lands that are currently zoned for **employment purposes**.

In this regard, we refer to **Section 3.45.9.4** of the proposed amendment to the Zoning by-law, which confirms **Detached ADUs** shall be considered Accessory Buildings, Structures or Uses for the purpose of calculating lot coverage; and a **maximum lot coverage of 15%** is proposed where **Detached Additional Dwelling Units** are to be permitted within the **Rural zone**.

Despite this, **Section 3.11.7** recognizes there are instances within **the Hamlets** where increased densification could be permitted.

In which case, the total lot coverage of **Accessory Buildings, Structures or Uses** (including Detached ADUs) shall **not** exceed **more than 20 percent on any lot**.

# Public Meeting Proposed Zoning Amendments

## Comprehensive Zoning By-law 2012-49

### DEFINITION

#### Section 1.2.2

**Add** the following definition:

#### **Additional Dwelling Unit(s) (ADUs)**

Means a self-contained residential unit created by either:

- i) An interior renovation within an existing dwelling - to a **maximum of 2 dwelling units** within the primary structure; Or
- ii) As an exterior addition, provided that **one entire face** of the addition is **attached to the principal dwelling**; Or
- iii) As a **standalone unit** within the same lot boundaries of the primary structure, and **subject to other zoning provisions** including minimum setbacks, and appropriate site servicing arrangements.
- iv) And whereas **all dwellings** listed above collectively **constitute a single real estate entity**.

And now the definition of **Additional Dwelling Units.. or ADUs** as we refer to **them**.

Also known by the Province of Ontario as Additional Residential Units; this use classification was originally proposed to substitute the existing ‘**Secondary Dwelling**’ provision - OR "**granny suites**" as some of you may refer to them.

In this regard, if the new permitted use of **Additional Dwelling Units** is approved by Council; Secondary Dwellings would no longer be permitted in all zones **with the exception of** the ‘**Residential Limited Services**’ (RLS) Zone - which I return to later in this presentation.

But before I continue, with Additional Dwelling Units - a new proposed provision that could **substantially increase the amount of development** permitted in most residential zones throughout the Township - I have to inform you that the Township is not actually obliged to do this; as the regulations passed by the Provincial Government related to Additional Residential Units primarily apply to the larger **urban settlement areas** which are typically the focus of new housing growth, and the intensification of land use.

That said, by proposing the new ADU policy, the Township is seeking to be both **creative** and **proactive**, by allowing greater flexibility in the planning process to allow Additional Dwelling Units on private property.

In practice, the new proposed ADU provisions will potentially allow property owners in the Township of Bonfield to construct **up to Two (2) ADUs** in the form of an **Attached ADU** and a **Detached ADU** in appropriate zones, and where site-specific circumstances permit.

**This is an important new measure**, as it will allow eligible property owners to increase the value of their properties, at the same time as providing much needed affordable and attainable housing units for private rent; or occupancy by dependent relatives.

**The overall intent** behind this policy, therefore, is to diversify the Township's housing supply - while providing new accommodation for individuals in urgent need of housing.

And for those interested, funding can be accessed from organizations including the District of Nipissing Social Services Administration Board (DNSSSAB) and the Federal Govt towards the construction of affordable and attainable Additional Dwelling Units.

Bylaw 2025-11  
To amend  
comprehensive  
zoning by-law  
2012-49

## Rules and Regulations to be Observed

The following rules and regulations are to be amended in respect of any proposed new buildings and structures as described:

### **Section 3.45 - Add a new section as follows: Additional Dwelling Unit(s)**

3.45.1 For the purposes of this by-law, Additional Dwelling Units (ADUs) are further categorized as follows:

- i) **Additional Dwelling Unit (Attached)**
- ii) **Additional Dwelling Unit (Detached)**

3.45.2 Additional Dwelling Units, including a combination of attached and/or detached units, will be permitted within the Township of Bonfield to a **maximum of three (3) Dwelling Units per eligible Lot** within the prescribed zones as listed in Section 4 of the Comprehensive Zoning By-law 2012-49 [As amended].

3.45.3 A **maximum of two (2) Dwelling Units** will be permitted within the **Primary Structure, to be counted towards the maximum of 3 units per lot**. Any proposal to introduce more than two (2) Dwelling Units within the Primary Structure would require the property to be rezoned as a **'Residential, Multiple-Attached (RM) Zone'** to ensure compliance with the Ontario Building Code.

Specific provisions of ADUs include:

- A **maximum of three (3) Dwelling Units per eligible Lot** within the prescribed zones; of which,
- A **maximum of two (2) Dwelling Units** will be permitted within the Primary Building.

Any proposal to introduce **more than two (2) Dwelling Units** within the Primary Building - would require the property to be rezoned as:

A **'Residential, Multiple-Attached (RM) Zone'** - to ensure compliance with the Ontario Building Code.

Bylaw 2025-11  
To amend  
comprehensive  
zoning by-law  
2012-49

## Rules and Regulations to be Observed

The following rules and regulations are to be amended in respect of any proposed new buildings and structures as described:

### **Section 3.45 - Add a new section as follows: Additional Dwelling Unit(s) [Continued]**

3.45.4 A **maximum of two (2) ADUs** shall be permitted in the following zones:

- i) Residential 1st Density Zone**
- ii) Residential 2nd Density Zone**
- iii) The Rural Zone**

3.45.5 All lots within in all zones are subject to approval by the NBMCA.

As such, ADUs **shall not** be permitted within:

- i) Any property** that is deemed unsuitable by the NBMCA;
- ii) Within any zone** which does not permit a permanent dwelling unit;
- iii) Within mobile homes, recreational vehicles, hunt camps, guest cabins, shipping containers, or any other accessory structure that is **not designed and permitted for human occupation**;** Or
- iv) Other zones** considered incompatible with the proposed residential use.

The **'prescribed zones'** in which **ADUs** will be permitted are:

- i) The Residential 1st Density (R1) Zone**
- ii) The Residential 2nd Density Zone (R2) Zone; and**
- iii) The Rural (RU) Zone**

The introduction of ADUs will require:

Prior approval from the North Bay Mattawa Conservation Authority; and **shall not** include:

**Mobile homes, recreational vehicles, hunt camps, guest cabins, shipping containers, OR any other accessory structure** that is **not** designed and permitted for human occupation;

Bylaw 2025-11  
To amend  
comprehensive  
zoning by-law  
2012-49

## Rules and Regulations to be Observed

The following rules and regulations are to be amended in respect of any proposed new buildings and structures as described:

### **Section 3.45 - Add a new section as follows: Additional Dwelling Unit(s) [Continued]**

3.45.6 The minimum size of any habitable ADU is **188 Sq Ft** or 17.5 Sq Meters.

3.45.7 The Gross Floor Area (GFA) of the ADU **shall not exceed 60%** of the total GFA of the primary residence.

3.45.7.1 The Gross Floor Area (GFA) of a Detached ADU **shall not exceed 60%** of the GFA of a Primary Dwelling **except** under an **ADU Conversion (ADUC)** described in the definitions under ADUC [1.2.4.1].

In addition, the following provisions apply to ADUs:

- The minimum size of any habitable ADU is **188 Sq Ft** or 17.5 Sq Meters.
- The Gross Floor Area (GFA) of the ADU **shall not exceed 60%** of the total GFA of the primary residence; and
- Where an **ADU conversion** is proposed, the Gross Floor Area (GFA) of the former primary dwelling - now referred to as a detached ADU **shall not exceed 60%** of the GFA of the new proposed Primary Dwelling.



Bylaw 2025-11  
To amend  
comprehensive  
zoning by-law  
2012-49

## Rules and Regulations to be Observed

The following rules and regulations are to be amended in respect of any proposed new buildings and structures as described:

**Section 3.45.8** - Add a new section as follows:

**Additional Dwelling Units located within  
The Residential 1st and 2nd Density Zones**

3.45.8 In the Residential 1st and 2nd Density Zones, ADUs **shall** be located in the rear or side yard of the primary dwelling

The final provision for ADUs states they shall be located in the **rear or side yard** of the primary dwelling in the Residential First and Second Density Zones (which primarily applies to the Hamlets); to maintain the character of these **rural settlement areas**.

Exceptions to this rule could be made for **rural areas**; subject to other provisions contained within the comprehensive zoning by-law.

# Public Meeting Proposed Zoning Amendments

## Comprehensive Zoning By-law 2012-49

### DEFINITION

#### Section 1.2.3

**Add** the following definition:

#### **Additional Dwelling Unit (Attached)**

Means a self-contained dwelling unit with separate kitchen and bathroom facilities within a single detached or semi-detached dwelling of the same lot, as constructed, renovated or altered to be considered as attached.

And, as you have likely gathered by now..

The definition of ADUs is further distinguished as **Attached ADUs** and **Detached ADUs**.

On screen, you can see the proposed definition for an **Attached ADUs**. This means:

*'A self-contained dwelling unit - with separate kitchen and bathroom facilities - within a single-detached or semi-detached dwelling of the same lot, as constructed, renovated, or altered, and considered attached'.*

# Public Meeting Proposed Zoning Amendments

## Comprehensive Zoning By-law 2012-49

### DEFINITION

#### Section 1.2.4

**Add** the following definition:

#### **Additional Dwelling Unit (Detached)**

Means a self-contained dwelling unit with separate kitchen and bathroom facilities within an accessory building positioned within the rear yard or side yard of the same lot that accommodates the primary single detached dwelling unit but does not include a boathouse;

And on the screen, you can see the proposed definition for a **Detached ADU**, with the main distinction being:

The **Detached ADU** is required to be positioned within the **rear yard** or **side yard** of the same lot that accommodates the primary single detached dwelling unit; Whereas, the **Attached ADU** is connected to the primary dwelling.

Also as mentioned, there could be some exceptions to the proposed position of the Detached ADU in the Rural Zone - where site circumstances apply.

# Public Meeting Proposed Zoning Amendments

## Comprehensive Zoning By-law 2012-49

### DEFINITION

#### Section 1.2.4.1

**Add** the following definition:

#### **Additional Dwelling Unit Conversion (ADUC) (Detached)**

Means a proposed detached additional single family dwelling containing cooking, eating, living, sleeping, sanitary, and laundry facilities on a property that has an existing single family dwelling and that the new additional dwelling is **up to 60% greater in gross floor area (GFA) than the existing single family dwelling**, but **not greater than 2000 Sq Ft.**, forming a single real estate entity and whereas the existing Single Family Dwelling (SFD) shall then be reclassified as the Additional Dwelling Unit (ADU) and the new ADUC SFD is then converted to the primary dwelling prior to the occupancy of the new dwelling.

The next definition is the **Additional Dwelling Unit Conversion** or **ADUC...** which again applies to **Detached ADUs**.

The intent behind this provision is to provide a way for property owners to be able to **invest and grow into their property over time**.

In effect, this provision allows for the construction of **a new single-family dwelling** in addition to the **existing single-family dwelling**, so long as:

The proposed **new** single-family dwelling (or primary building) does **not** exceed **2000 Sq Ft.** and is **no more than 60% larger** than the original / existing single-family dwelling.

And at this point, I should emphasize that some municipalities only allow ADUs to be **up to 45%** of the size of the primary dwelling unit; so Bonfield is considering allowing units that are greater than the average permitted size.

In such cases, the **existing Single-Family Dwelling** would revert to that of a **Detached ADU** - which will remain ancillary to **and cannot be severed from** the

new primary building.

# Public Meeting Proposed Zoning Amendments

## Comprehensive Zoning By-law 2012-49

### DEFINITION

#### Section 1.2.6

**Retain** the following definition:

#### **Dwelling, Secondary**

Means a self-contained dwelling unit created by either an interior renovation within an existing dwelling, or as an exterior addition, provided that one entire face of the addition is attached to the principal dwelling; however, a secondary dwelling unit shall not be considered a second dwelling on the lot for the purposes of this By-law.

**Note:** The proposed by-law amendment, subject to consultation, originally proposed to ~~delete~~ this existing permitted use given stated concerns by the North Bay Mattawa Conservation Authority (NBMCA) regarding the potential vulnerability of local lakes, based upon an understanding of the local water quality and lake health.

Next, we have the **Secondary Dwelling** definition.

The proposed amendment to the comprehensive zoning by-law [subject this to consultation] originally proposed to ~~delete~~ Secondary Dwellings **as a permitted use**.

This was based upon the Township's understanding that local lakes are increasingly subject to **declining water quality** and **lake health**; something that is evident through an **increase in reported algae blooms** - meaning local lakes are **increasingly vulnerable** to additional development on waterfront properties.

The original proposal to **remove Secondary Dwellings** from the RLS was based upon **professional opinions provided to the Township** by the North Bay Mattawa Conservation Authority (NBMCA) in 2024.

The Township is also aware of other studies, and professional opinions, dating back over two decades - which have indicated declining lake health is a problem that needs to be addressed.

Bylaw 2025-11  
To amend  
comprehensive  
zoning by-law  
2012-49

## Rules and Regulations to be Observed

The following rules and regulations are to be amended in respect of any proposed new buildings and structures as described:

**Section 3.38 - Retain and amend** the following section and text:

### **Secondary Dwelling Units**

i) A maximum of one (1) secondary dwelling unit **may be permitted** in a **single-detached dwelling within the RLS Zone only** provided that: it does not alter the streetscape character along the street where it is located; it is not stand alone and cannot be severed, and; a building permit is required prior to the establishment of the secondary dwelling unit;

ii) The entrance to the secondary dwelling unit is located on the ground level, except where building and fire codes dictate otherwise;

**Note: The by-law amendment, currently subject to consultation, originally proposed the deletion of this land use provision.**

Despite this, and taking into consideration, comments made by members of the Planning Advisory Committee:

It was decided the **Secondary Dwelling Unit** provision **may** remain in place for the Residential limited Services (RLS) Zone for the time-being; unless, or until, updated studies confirm the current situation, including the estimated capacity of local area lakes to accommodate further development.

So.. as it stands today... we do require this evidence to be better informed on the potential risks to the watershed by following a '*business as usual*' approach.

However, recognizing the uncertainty of the situation, the Township is **not** proposing to make any changes to existing provisions at this time.

Such matters will instead be further evaluated in the context of the full comprehensive Zoning By-law review - over the next of couple of years.



Therefore.. to clarify..

The proposed zoning by-law amendment **does not seek to change the permitted uses** within the **RLS zone** at this time; with the exception being the removal of Garden Suites; as would be the case for all zones.

Property owners in the RLS zone may, therefore, be permitted a Secondary Dwelling Unit - so long as all other planning, zoning, and building requirements can be met in accordance with applicable laws.

Any application for a Secondary Dwelling Unit in the RLS Zone will be determined, on a case-by-case basis, including **consultation with the North Bay Mattawa Conservation Authority**.

Bylaw 2025-11  
To amend  
comprehensive  
zoning by-law  
2012-49

## Rules and Regulations to be Observed

The following rules and regulations are to be amended in respect of any proposed new buildings and structures as described:

### Section 3.38

**Retain** the following subsections and text:

#### **Secondary Dwelling Units [Continued]**

iii) Parking for the secondary dwelling units **shall be provided** in accordance with the provisions of the parking requirements of this by-law, and;

iv) The secondary dwelling unit **shall not exceed fifty-six (56)** square metres in gross floor area.

Also on **Secondary Dwelling Units**, provisions related to designated parking, and the minimum unit size of **56 Square Metres**; Or 603 Sq Feet shall remain in place - as per the existing comprehensive by-law.

# Public Meeting Proposed Zoning Amendments

## Comprehensive Zoning By-law 2012-49

### DEFINITION

#### Section 1.2.7

**Add** the following definition:

#### **Hunt Camp(s)**

Means a single storey building or structure with a maximum total floor area of 800 Sq Ft. Or 74.3 Sq.m. consisting of one or more rooms and may include facilities for the preparation of food and overnight accommodation on a private, temporary basis for use only during the hunting or fishing seasons but **shall not be used as a dwelling of any sort, nor commercial accommodation premises; nor any commercial uses,** as defined in the Comprehensive Zoning By-Law [As amended].

Another new use now proposed to be permitted, in certain locations, is **Hunt Camps.**

Hunt Camps are not currently permitted anywhere within the Township of Bonfield.

**But if the by-law is passed,** they **will** now be **permitted in select locations.**

Bylaw 2025-11  
To amend  
comprehensive  
zoning by-law  
2012-49

## Rules and Regulations to be Observed

The following rules and regulations are to be amended in respect of any proposed new buildings and structures as described:

### **Section 3.44 - Add the following:** **Hunt Camps**

3.44.1- Hunt Camps **shall be seasonal structures** which **shall not exceed** a maximum Gross Floor Area of **800 Sq Ft, or 74.3 Sq m.** They are **not designed for year-round occupancy** and **shall not be permitted to be used as such.**

3.44.2- Hunt camps **shall be permitted** in the Rural Zone where lands **exceed 10 Hectares / 25 Acres.**

3.44.3- Hunt Camps **must comply** with the Ontario Building Code and all Applicable Laws.

3.44.4- **A Building Permit must be obtained** from the Chief Building Official **prior to** the construction of a Hunt Camp, Wood Stove, Decks and/or Plumbing.

If the by-law is passed in its current form, Hunt Camps could be permitted, subject to the following conditions:

They are seasonal structures **not** permitted for year-round occupancy  
They **shall not** exceed a maximum Gross Floor Area of **800 Sq Ft, or 74.3 Sq m;**  
and  
They would only be permitted in the Rural Zone where the total land area under the applicants' control **exceeds 10 Hectares or 25 Acres** in size.

And on this point regarding the proposed minimum lot size for **Hunt Camps:**  
It is important to note **robust discussions have, and continue, to take place** - including members of the Planning Advisory Committee and Members of Council. This conversation has been informed by a preliminary review by staff regarding the average size of properties permitted for use as a Hunt Camps including our neighbours; and  
**Other rural, northern townships.**

In this context, neighboring **Chisholm Township only permits Hunt Camps on lots that are a minimum of 20 Hectares or 49.4 Acres in size,** which is **double**

**the size** currently proposed in Bonfield.

The **maximum size** of a **Hunt Camp Building** in Chisholm is also less than proposed in Bonfield at 600 Sq Ft.

Despite concerns raised by staff including potential land compatibility issues related to **noise** and **traffic generation**; and

The potential for unauthorized year-round occupation of Hunt Camps - in close proximity to adjoining residential properties;

The Planning Advisory Committee did recommend to Council that a minimum of **1 Hectare (or 2.5 Acres)** be applied to Hunt Camps.

Then, when this matter was brought to Council, at its regular meeting on 14 January 2025; a Councilor stated this was considerably small and this should instead be increased in size to the proposed **10 Hectares** or **25 Acres** in size.

With **no objections made** to that proposal by other members of Council; it was agreed the Draft By-law could proceed to this public consultation including that amendment.

Whatever the final outcome regarding the **minimum** lot size for Hunt Camps, if permitted:

- They **must** comply with the Ontario Building Code, and all other Applicable Laws; and
- A Building Permit **must** be obtained from the Chief Building Official prior to the construction of a Hunt Camp; or the addition of a Wood Stove, Decks and/or Plumbing.

# Public Meeting Proposed Zoning Amendments

## Comprehensive Zoning By-law 2012-49

### DEFINITION

Section 1.2.8

Add the following:

#### **Shipping Container**

Means a prefabricated structure originally designed for or capable of being mounted or moved by rail, truck, or ship by means of being mounted on a chassis or similar transport device and now utilized for accessory storage. This definition includes the terms 'sea can', 'disused railcar' and 'storage container' having a similar appearance and characteristics to a shipping container.

Next, we have **Shipping Containers**.

These are **not** currently permitted anywhere within the Township **beyond the smaller Shipping Containers** sized below **161.4 Sq. Feet OR 15 Sq. Metres**, which have some permitted development rights.

Recognizing the frequency of use and demand for Shipping Containers, the proposed amendment to the Zoning By-law seeks to permit Shipping Containers in certain locations and circumstances.

Bylaw 2025-11  
To amend  
comprehensive  
zoning by-law  
2012-49

## Rules and Regulations to be Observed

The following rules and regulations are to be amended in respect of any proposed new buildings and structures as described:

**Section 3.11.8 - Add** a new section as follows:

### **Shipping Containers**

For the purposes of this by-law, Shipping Containers **shall be considered accessory storage structures** for planning purposes. The following provisions apply:

i) Shipping Containers greater than 161.5 Sq Ft. / 15 Sq Meters or of any size containing plumbing, or shipping containers attached to any other structures, or used for purposes other than personal storage sheds ancillary to a principal building, shall not be placed or constructed on a property except under the authority of a Building Permit and **shall comply** with the Ontario Building Code and all Applicable Laws.

ii) No Shipping Container shall exceed 5 metres in height in any Residential Zone, nor be placed within 2 metres of the main building in all zones, and except under the authority of a building permit containers shall not be stacked upon other containers.

The proposed amendment will allow **Shipping Containers to be used as accessory storage structures.**

Amendments made to the Ontario Building Code in 2024 already allow **structures under 161.5 Sq Ft** to be in place without a building permit.

An 8 x 20 Feet Shipping Container falls under this size limit being approximately 160 Sq Ft.

This permitted use only applies when the structure is **for storage purposes only**. There cannot be **any** plumbing or heating.

Therefore...

- i) Any Shipping Container **greater than 161.5 Sq Ft; Or**
- ii) Of **any size** which contains plumbing or heating; Or
- iii) Is proposed to be attached to any other structures; Or
- iv) Is proposed to be used for a purpose other than personal storage ancillary to a principal building... **would require a building permit**

In this context, it is important to reaffirm that a **Shipping Container in itself** is **not** considered a 'permitted' use, and **cannot**, therefore, be placed on a property - **except, where "Accessory" to an existing or proposed primary building** - and under the authority of a Building Permit.

In all cases, the Shipping Container **shall comply** with the Ontario Building Code and all Applicable Laws.

In addition, the amendment to the zoning by-law proposes restrictions on the **height** and **placement** of shipping containers **preventing stacking without a building permit**.

It limits these to a maximum of 5 Metres in height in any Residential Zone.

And it also directs that these not be placed within 2 metres of the main building in all zones.



Bylaw 2025-11  
To amend  
comprehensive  
zoning by-law  
2012-49

## Rules and Regulations to be Observed

The following rules and regulations are to be amended in respect of any proposed new buildings and structures as described:

**Section 3.11.8- Add a new section as follows:**

### **Shipping Containers [Continued]**

iii) Shipping Containers shall not be permitted within the Shore Road Allowance bordering any water body and shall be positioned beyond the 30-meter setback over which the North Bay Mattawa Conservation Authority has jurisdiction and, for which, a Section 28 permit would be required.

iv) In the Rural Areas, where lot size and dimensions permit, a minimum landscape buffer of 30 metres shall be applied around the perimeter of the property to ensure satisfactory screening of the Shipping Container. Exceptions to this rule can be met where alternative arrangements such as tree lines, fences, siding, or other architectural improvements have been proposed, and approved by the Township that would be considered visually appealing.

The provisions on **Shipping Containers** continue by stating:

These **shall not** be permitted within the Shore Road Allowance or any area where a Section 28 permit would be required to be issued by the North Bay Mattawa Conservation Authority.

It also proposes a **minimum landscape buffer of 30 metres** around the perimeter of the property to ensure satisfactory screening of the Shipping Container; unless:

A satisfactory design and / or screening measures are being proposed.

Bylaw 2025-11  
To amend  
comprehensive  
zoning by-law  
2012-49

## Rules and Regulations to be Observed

The following rules and regulations are to be amended in respect of any proposed new buildings and structures as described:

**Section 3.11.8- Add** a new section as follows:  
**Shipping Containers [Continued]**

v) A shipping container **shall be rust protected** by applying a uniform colour to blend into its surroundings using neutral and/or natural coloured paint to ensure their satisfactory design quality and visual appearance. All markings shall be removed or masked from the container. The container shall be maintained in such a state.

vi) Shipping Containers, in all zones, **shall not be used for advertising or marketing** purposes.

The final two provisions on **Shipping Containers** state:

These **shall be** rust protected, with markings removed or masked from the container;

That they shall be painted a neutral colour; and

Not used for marketing or advertising purposes.

Bylaw 2025-11  
To amend  
comprehensive  
zoning by-law  
2012-49

## Rules and Regulations to be Observed

The following rules and regulations are to be amended in respect of any proposed new buildings and structures as described:

**Section 3.45.9.5 - 3.45.9.7 Add the following:**

### **All Applicable Zones**

#### **Access and Parking Requirements**

3.45.9.5 Access **shall be provided** via the existing point of access to the primary dwelling: Or

3.45.9.6 A new secondary access may be permitted to serve the ADU, **so long as:**

- i) The property is served by a municipally maintained road;
- ii) The access would not have an adverse impact on local traffic flows, or the character and amenity of neighbouring land uses; and
- iii) The access would be subject to MTO approval off a regulated Highway and/or;
- iv) Is approved by the Public Works Manager.

The following slides apply to **ALL APPLICABLE ZONES:**

The First provision applies to **access to properties.**

Section 3.45.9.5 confirms that access **shall be provided** via the existing point of access to the primary dwelling; unless, per Section 3.45.9.6:

A new secondary access is permitted which is:

- i) Served by a municipally-maintained road; and
- ii) Would not have an adverse impact on local traffic flows, or the character and amenity of neighboring land uses
- iii) Where a Provincial Highway is concerned, the access will be subject to MTO approval; and
- iv) In the case of municipal roads, approval is required from the Public Works

Manager.

Bylaw 2025-11  
To amend  
comprehensive  
zoning by-law  
2012-49

## Rules and Regulations to be Observed

The following rules and regulations are to be amended in respect of any proposed new buildings and structures as described:

**Section 3.45.9.5 - 3.45.9.7 Add the following:**

### **All Applicable Zones**

#### **Access and Parking Requirements (Continued)**

3.45.9.7 The following parking standards are established with respect to ADUs:

- i) Each additional dwelling unit shall have one (1) parking space that is provided and maintained for the sole use of the occupant of the additional dwelling unit
- ii) A parking space that is provided and maintained for the sole use of the occupant of an additional residential unit may be a tandem parking space.

Now on **parking matters..**

Section 3.45.9.7 confirms that each proposed ADU **shall have one designated parking space**, which can include tandem parking arrangements- subject to agreement with the property owner.

Bylaw 2025-11  
To amend  
comprehensive  
zoning by-law  
2012-49

## Rules and Regulations to be Observed

The following rules and regulations are to be amended in respect of any proposed new buildings and structures as described:

**Section 3.45.9.8 - 3.45.9.16** Add the following:

### **All Applicable Zones**

#### **Building Requirements**

3.45.9.8 Proposed ADUs **shall comply with** the Ontario Building Code and all applicable laws.

3.45.9.9 Where an **Attached ADU** is proposed, the ADU **shall be self-contained** within the primary building envelope and **must be physically separated from the primary dwelling unit** through the incorporation of building design standards that are consistent with the Ontario Building Code and approved by the Chief Building Official for the Township of Bonfield.

Next, we have the **Building Requirements...**

Sections 3.45.9.8 and .9 confirm that ADUs **shall comply with** the Ontario Building Code and all applicable laws.

And, in the case of an **Attached ADU**:

*'The ADU **shall be self-contained** within the primary building envelope and **must be physically separated from the primary dwelling unit** through the incorporation of building design standards that are consistent with the Ontario Building Code and approved by the Chief Building Official for the Township of Bonfield'.*

Bylaw 2025-11  
To amend  
comprehensive  
zoning by-law  
2012-49

## Rules and Regulations to be Observed

The following rules and regulations are to be amended in respect of any proposed new buildings and structures as described:

**Section 3.45.9.8 - 3.45.9.16** Add the following:

### All Applicable Zones

#### **Building Requirements [Continued]**

3.45.9.10 A **maximum of One (1) Attached ADU shall be permitted** in a single-detached dwelling subject to the following:

- i) It does not alter the streetscape character along the street where it is located.
- ii) It is not a standalone unit and cannot be severed.
- iii) A building permit has been obtained.
- iv) The entrance to the ADU shall be located on the ground level (except where building and fire codes dictate otherwise);
- v) Parking for the secondary dwelling units shall be provided in accordance with the provisions of the parking requirements of this by-law, and;
- vi) The Additional Dwelling Unit **shall not exceed 60%** of the gross area of the primary dwelling unit.

Section 3.45.9.10 applies to **Building Design Standards** and confirms a **maximum of One (1) Attached ADU shall be permitted** in a single-detached dwelling so long as:

- It does not alter the character of the streetscape; and/or
- Is not a standalone unit, which cannot be severed.

Other provisions require:

The entrance to be located on the ground level, except where building and fire codes dictate otherwise; and

A designated parking spot in accordance with parking requirements stated in the by-law.

Bylaw 2025-11  
To amend  
comprehensive  
zoning by-law  
2012-49

## Rules and Regulations to be Observed

The following rules and regulations are to be amended in respect of any proposed new buildings and structures as described:

**Section 3.45.9.8 - 3.45.9.16** Add the following:

**All Applicable Zones**

**Building Requirements [Continued]**

3.45.9.11 Where a **Detached ADU** is proposed on the same lot as the primary structure, it must have the same ownership. Septic and water services cannot be shared either between, or across, separate lots.

Another specified requirement of **Detached ADUs** is that the unit shall be provided **on the same lot as the primary structure**, under **the same ownership** and will not be permitted to share services with adjoining properties.



Bylaw 2025-11  
To amend  
comprehensive  
zoning by-law  
2012-49

## Rules and Regulations to be Observed

The following rules and regulations are to be amended in respect of any proposed new buildings and structures as described:

**Section 3.45.9.8 - 3.45.9.16** Add the following:

### All Applicable Zones

#### **Building Requirements [Continued]**

3.45.9.12 In all circumstances, **applicants shall:**

- i) **Obtain an On-Site Sewage System Permit** from the North Bay Mattawa Conservation Area (NBMCA) for the alteration of an existing, or construction of a new or secondary septic On-Site Sewage System to accommodate the ADU; Or
- ii) **Provide a File Review Certificate** from the NBMCA where the proposed ADU will be tying into an existing on-site sewage system, to ensure it has the capacity to accommodate the additional loads that may be imposed by the ADU; and
- iii) Provide either document listed above which shall reference that the proposed ADU and on-site sewage system meet the minimum clearance distances to all other existing buildings on the property as regulated under **Section 8.2 of the Ontario Building Code**.

Section 3.45.9.12 **applies to servicing arrangements** and states, in all circumstances, **applicants shall;**

**Obtain an On-Site Sewage System Permit** from the North Bay Mattawa Conservation Authority (NBMCA) where a new system is proposed; OR

**Provide a File Review Certificate** from the NBMCA where the proposed ADU will be tying into an existing on-site sewage system.

This will ensure that the existing system has the capacity to accommodate additional loads as may be imposed by the ADU.

In all cases the on-site sewage system proposed in association with the ADU will need to **meet the minimum clearance distances** to all other existing buildings on the property - as regulated under **Section 8.2 of the Ontario Building Code**.

Bylaw 2025-11  
To amend  
comprehensive  
zoning by-law  
2012-49

## Rules and Regulations to be Observed

The following rules and regulations are to be amended in respect of any proposed new buildings and structures as described:

**Section 3.45.9.8 - 3.45.9.16** Add the following:

### All Applicable Zones

#### **Building Requirements [Continued]**

3.45.9.13 In certain locations and circumstances, where lots have less than 0.6 hectares and less than 60 meters of frontage, a **Hydrogeological Assessment** may be required to demonstrate there is sufficient capacity to accommodate a new and/or upgraded well to service the ADU;

3.45.9.14 **Laundry facilities shall be provided for all ADUs.**

3.45.9.15 Where an ADU is proposed as part of the primary building; a common or shared laundry facility may be permitted, provided that the fire separations and other requirements **comply with the Ontario Building Code**.

3.45.9.16 ADUs **shall not** adversely impact the amenity, character, or functional and permitted use of adjoining properties. In all circumstances, **other zoning provisions shall apply** including but not limited to minimum lot sizes and setbacks between structures, and the properties' boundaries.

Other **building requirements** include reference to the need for property owners to demonstrate there is sufficient capacity to accommodate a new and/or upgraded well to service the ADU.

In line with planning policies related to the creation of new lots, a Hydrogeological Assessment may be required where the property on which the ADU is proposed has **less than 0.6 hectares** and/or **60 meters of frontage**.

Other provisions require access to a designated laundry facility **whether standalone or shared**, provided that fire separations and other requirements **comply with the Ontario Building Code**; and

That the ADUs **shall not** adversely impact the amenity, character, or functional and permitted use of adjoining properties.

Bylaw 2025-11  
To amend  
comprehensive  
zoning by-law  
2012-49

## Rules and Regulations to be Observed

The following rules and regulations are to be amended in respect of any proposed new buildings and structures as described:

**Section 3.45.9.17 - 3.45.9.18 Add the following:**

### **All Applicable Zones**

#### **ADU Occupancy**

3.45.9.17 An ADU **may be occupied by any person** regardless of whether:

- i) The person who occupies the ADU is related to the person who occupies the primary residential unit; and
- ii) The person who occupies either the primary or additional dwelling unit is the owner of the Lot.

3.45.9.18 ~~Where the use of ADUs is authorized,~~ an ADU is **permitted regardless of the date of construction** of the primary dwelling.

Section 3.45.9.17 relates to **occupancy** and confirms the ADU may be occupied by **any person**.

Bylaw 2025-11  
To amend  
comprehensive  
zoning by-law  
2012-49

## Rules and Regulations to be Observed

The following rules and regulations are to be amended in respect of any proposed new buildings and structures as described:

**Section 3.45.9.19: Add** the following:

### **Primary / ADU Conversion**

3.45.9.19 Property owners **can convert an Additional Dwelling Unit to a Primary Dwelling Unit** through **written agreement with the Township** provided all other provisions can be adhered to.

And finally, for the rules and regulations to be observed; proponents of any proposed **Primary / ADU Conversion** initiative, are required to **sign a written agreement** with the Township confirming the existing principal dwelling would become a Detached ADU.

Bylaw 2025-11  
To amend  
comprehensive  
zoning by-law  
2012-49

## Rules and Regulations to be Observed

The following rules and regulations are to be amended in respect of any proposed new buildings and structures as described:

### Section 4 - Zones: Amend the Zones as follows:

#### Section 4.1.1 - Residential, First Density (R1) Zone

- Add Up to Two (2) Additional Dwelling Units (ADUs)
- Remove Garden Suite
- Remove Secondary Dwelling Unit

#### Section 4.2.1 - Residential, Second Density (R2) Zone

- Add Up to Two (2) Additional Dwelling Units (ADUs)
- Remove Garden Suite
- Remove Secondary Dwelling Unit

So, after all that..

Here you can see how the expansion of these new permitted uses under the proposed changes are applied.

In the **Residential First Density (R1)** and the **Residential Second Density (R2) Zones**, existing provisions for Secondary Dwellings and Garden Suites will be removed.

However, **up to 2 ADUs** shall be permitted in appropriate locations and circumstances.

**This includes One Attached ADU and One Detached ADU.**

Bylaw 2025-11  
To amend  
comprehensive  
zoning by-law  
2012-49

## Rules and Regulations to be Observed

The following rules and regulations are to be amended in respect of any proposed new buildings and structures as described:

### Section 4 - Zones: Amend the Zones as follows:

#### Section 4.3 - Residential, Limited Services (RLS)\*

- **Retaining** use of Secondary Dwelling
- **Remove** Garden Suite

#### Section 4.11 - Rural (RU) Zone

- **Add** Up to Two (2) Additional Dwelling Units (ADUs)
- **Remove** Secondary Dwelling Unit

\***RLS Zone** - Retain Dwelling, Secondary within the RLS Zone until an up-to-date assessment of the water quality and health of local lakes has determined the best course of action moving forward.

In the **Residential Limited Services Zone** existing provisions for Secondary Dwellings shall be maintained; however, Garden Suites - which, we are not aware of any within the Township - will be removed.

Other permitted uses to be **retained** within the RLS zone include:

A Single cottage OR a

A Single-detached Dwelling

Plus, a guest cabin (or 'bunkie' as you may know it) designed for seasonal use only in association with the primary use - and **without** any direct servicing arrangements in place.

In the **Rural Zone**, existing provisions for Secondary Dwellings will be removed. **Garden Suites** were never a permitted use in the Rural Zone, so that does not apply.

Instead, **up to 2 ADUs** shall be permitted in appropriate locations and circumstances.

**This again includes One Attached ADU and One Detached ADU.**

**And with that I'll pass it back to Nicky, to facilitate any questions.**

Public Meeting  
Proposed Zoning  
Amendments

Public Comments

**Rules for providing public comment**