

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

Public Meeting Proposed Zoning Amendments

Bylaw 2025-09

To amend comprehensive zoning 2012-49

To permit the use of RVs/Trailers

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

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

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

Public Meeting Proposed Zoning Amendments

Bylaw 2025-10

To amend comprehensive zoning 2018-06

To permit the use of RVs/Trailers

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.”

Public Meeting Proposed Zoning Amendments

Bylaw 2025-11

To amend comprehensive zoning by-law 2012-49

ADUs, Accessory Structures, Hunt Camps

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.

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.

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.

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.

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.

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.

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.

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.**

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.

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.

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.

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].

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

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.

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;

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.

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.

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.

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.

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].

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.**

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.

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.

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.

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.**

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.

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.

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.

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.

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.

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.

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.

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.

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.

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

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.

Public Meeting Proposed Zoning Amendments

Public Comments

Rules for providing public comment