



# **Proposed Zoning Bylaw 2025-11**

## **Summary of Proposed Amendments**





## Proposed Zoning Bylaw 2025-11 - Overview

### Introduction

This handout summarizes the proposed amendments to comprehensive zoning by-law 2012-49 to permit Additional Dwelling Units (ADUs), Accessory Structures (including Shipping Containers) and Hunt Camps. The by-law also includes some other minor housekeeping amendments.

Zone	Residential-Oriented Use	Residential Use Currently Permitted? Subject to Comprehensive Zoning by-law 2012-49 (Yes / No)	Proposed to be permitted? Subject to Zoning by-law Amendment 2025-11 (Yes / No)	Provisions By-law 2025-11 Section Number(s)	Other Information
<b>Residential First Density (R1) Zone</b>	Bed and breakfast	Yes	Yes <i>(No Change)</i>	N/A	Applications are determined on a case specific basis.
	Dwelling, single-detached	Yes	Yes <i>(No Change)</i>	N/A	Applications are determined on a case specific basis.
	Garden suite	Yes	No	1.2.8 & 4.1.1	There are no licensed Garden Suites in the Township at present - a redundant use.
	Group home	Yes	Yes <i>(No Change)</i>	N/A	Applications are determined on a case specific basis.
	Home occupation	Yes	Yes <i>(No Change)</i>	N/A	Applications are determined on a case specific basis.
	Secondary Dwelling Unit	Yes	No**** <i>(Use replaced by Attached ADUs)</i>	1.2.6, 3.38, 4.11, 4.2.1 & 4.11	Provisions for Secondary Dwelling Units replaced with ADUs (Attached & Detached).
	Accessory Structures	Yes	Yes* Subject to conditions	1.2.1, 2.1, 2.12, 3.45.5, 3.45.9.4,	Amendments to Section 3.11.1 & 3.11.7 of By-law 2012-49.
	Additional Dwelling Units (ADUs)	No	Yes** Subject to conditions	1.2.2 - 1.2.4.1 3.45[1-9] 3.1	Adding Sections 3.45[1-9] & 3.11.7 to By-law 2012-49.
	Hunt Camps	No	No	N/A	Only permitted in the Rural Zone on lots >10 Hectares / 25 Acres.
	Shipping Containers	No	Yes*** Subject to conditions	1.2.8, 2.1.3	Adding Section 3.11.8 & 3.45.5 to By-law 2012-49.

Zone	Residential-Oriented Use	Residential Use Currently Permitted? Subject to Comprehensive Zoning by-law 2012-49 (Yes / No)	Proposed to be permitted? Subject to Zoning by-law Amendment 2025-11 (Yes / No)	Provisions By-law 2025-11 Section Number	Other Information
Residential Second Density (R2) Zone	Bed and breakfast	Yes	Yes <i>(No Change)</i>	N/A	Applications are determined on a case specific basis.
	Dwelling, duplex	Yes	Yes <i>(No Change)</i>	N/A	Applications are determined on a case specific basis.
	Dwelling, semi-detached	Yes	Yes <i>(No Change)</i>	N/A	Applications are determined on a case specific basis.
	Dwelling, single-detached	Yes	Yes <i>(No Change)</i>	N/A	Applications are determined on a case specific basis.
	Garden suite	Yes	No	1.2.8 & 4.1.1	There are no licensed Garden Suites in the Township at present - a redundant use.
	Group home	Yes	Yes <i>(No Change)</i>	N/A	Applications are determined on a case specific basis.
	Home occupation	Yes	Yes <i>(No Change)</i>	N/A	Applications are determined on a case specific basis.
	Secondary dwelling unit	Yes	No**** <i>(Use replaced by Attached ADUs)</i>	1.2.6, 3.38, 4.11, 4.2.1 & 4.11	Provisions for Secondary Dwelling Units replaced with ADUs (Attached & Detached).
	Accessory Structures	Yes	Yes* Subject to conditions	1.2.1, 2.1, 2.12, 3.45.5, 3.45.9.4,	Amendments to Section 3.11.1 & 3.11.7 of By-law 2012-49.
	Additional Dwelling Units (ADUs)	No	Yes** Subject to conditions	1.2.2 - 1.2.4.1 3.45[1-9] 3.1	Adding Sections 3.45[1-9] & 3.11.7 to By-law 2012-49.
	Hunt Camps	No	No	N/A	Only permitted in the Rural Zone on lots >10 Hectares / 25 Acres.
Shipping Containers	No	Yes*** Subject to conditions	1.2.8, 2.1.3	Adding Section 3.11.8 & 3.45.5 to By-law 2012-49.	

Zone	Residential-Oriented Use	Residential Use Currently Permitted? Subject to Comprehensive Zoning by-law 2012-49 (Yes / No)	Proposed to be permitted? Subject to Zoning by-law Amendment 2025-11 (Yes / No)	Provisions By-law 2025-11 Section Number	Other Information
<b>Residential Limited Services (RLS) Zone</b>	Cottage	Yes	Yes <i>(No Change)</i>	N/A	Applications are determined on a case specific basis.
	Dwelling, Single-detached, in accordance with the requirements of 4.3.2 (a) of Comprehensive Zoning By-law 2012-49	Yes	Yes <i>(No Change)</i>	N/A	Applications are determined on a case specific basis.
	Group home	Yes	Yes <i>(No Change)</i>	N/A	Applications are determined on a case specific basis.
	Home occupation	Yes	Yes <i>(No Change)</i>	N/A	Applications are determined on a case specific basis.
	Garden suite	Yes	No	1.2.8 & 4.1.1	There are no licensed Garden Suites in the Township at present - a redundant use.
	Guest cabin	Yes	Yes <i>(No Change)</i>	N/A	Applications are determined on a case specific basis.
	Secondary dwelling unit	Yes	Yes**** Subject to conditions	3.1	May be permitted in the RLS zones; so long as all planning, zoning & building requirements can be met in accordance with applicable laws. Section 4.3 - RLS of Zoning By-law 2012-49.
	Accessory Structures	Yes	Yes* Subject to conditions	1.2.2 - 1.2.4.1 3.45[1-9] 3.1	Amendments to Section 3.11.1 & 3.11.7 of By-law 2012-49.
	Additional Dwelling Units (ADUs)	No	No	N/A	Adding Sections 3.45[1-9] & 3.11.7 to By-law 2012-49.
	Hunt Camps	No	No	N/A	Only permitted in the Rural Zone on lots >10 Hectares / 25 Acres.
	Shipping Containers	No	Yes**** Subject to conditions	1.2.8, 2.1.3	Adding Section 3.11.8 & 3.45.5 to By-law 2012-49.

Zone	Residential-Oriented Use	Residential Use Currently Permitted? Subject to Comprehensive Zoning by-law 2012-49 (Yes / No)	Proposed to be permitted? Subject to Zoning by-law Amendment 2025-11 (Yes / No)	Provisions By-law 2025-11 Section Number	Other Information
Rural (RU) Zone	Bed and breakfast	Yes	Yes (No Change)	N/A	Applications are determined on a case specific basis.
	Dwelling, duplex	Yes	Yes (No Change)	N/A	Applications are determined on a case specific basis.
	Dwelling, semi-detached	Yes	Yes (No Change)	N/A	Applications are determined on a case specific basis.
	Dwelling, single detached	Yes	Yes (No Change)	N/A	Applications are determined on a case specific basis.
	Group home	Yes	Yes (No Change)	N/A	Applications are determined on a case specific basis.
	Home occupation	Yes	Yes (No Change)	N/A	Applications are determined on a case specific basis.
	Home industry	Yes	Yes (No Change)	N/A	Applications are determined on a case specific basis.
	Secondary dwelling unit	Yes	No**** (Use replaced by Attached ADUs)	1.2.6, 3.38, 4.11, 4.2.1 & 4.11	Provisions for Secondary Dwelling Units replaced with ADUs (Attached & Detached).
	Accessory Structures	Yes	Yes* (No Change)	1.2.1, 2.1, 2.12, 3.45.5, 3.45.9.4,	Amendments to Section 3.11.1 & 3.11.7 of By-law 2012-49.
	Additional Dwelling Units (ADUs)	No	Yes** Subject to conditions	1.2.2 - 1.2.4.1 3.45[1-9] 3.1	Adding Sections 3.45[1-9] & 3.11.7 to By-law 2012-49.
	Hunt Camps	No	Yes***** Subject to conditions	N/A	Only permitted in the Rural Zone on lots >10 Hectares / 25 Acres.
Shipping Containers	No	Yes*** Subject to conditions	1.2.8, 2.1.3	Adding Section 3.11.8 & 3.45.5 to By-law 2012-49.	

\* **Accessory Structures:** Will not be permitted as ‘standalone’ structure(s) on vacant land. The applicant must obtain a dwelling permit at the same time.

\*\* **Additional Dwelling Units (ADUs):** Refers to ‘Attached’ and ‘Detached’ ADUs. Max. Two (2) ADUs per property [one of each type] subject to approval.

\*\*\* **Shipping Containers:** Specific provisions apply in relation to the zone / location, siting, design, and visual appearance of Shipping Containers.

\*\*\*\* **Secondary Dwelling Units:** No longer permitted in all zones with the exception of the ‘Residential Limited Services’ (RLS) Zone.

The Township is aware that Local lakes are increasingly becoming vulnerable to further development on waterfront properties; hence, the current provision to permit Secondary Dwellings in the RLS is, potentially, subject to review in consultation with the North Bay Mattawa Conservation Authority (NBMCA), and other stakeholders.

\*\*\*\*\* **Hunt Camps:** Only permitted in the ‘Rural’ Zone on lots greater than 10 Hectares / 25 Acres in size.





**Should you require further information or clarification, please contact:**

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