



**Planning Advisory Committee Special Meeting
Tuesday 12th November 2024
Proposed New Housekeeping By-law**





Bonfield Township - Planning Policy Update

Official Plan 2013

- The current Official Plan for the Township was adopted in 2013.
- A review of the OP commenced in 2022
- This is currently with the Ministry of Municipal Affairs and Housing (MMAH) pending a review
- The submitted version does not encompass policy-based requirements contained in the recent Provincial Planning Statement, published on 20th October 2024.
- As such, further revisions can be expected.



Bonfield Township - Planning Policy Update

Comprehensive Zoning Bylaw 2013

- Until the future direction of the OP is resolved, a draft replacement by-law cannot be submitted to MMAH.
- This will need to be consistent with the new / updated OP, and the PPS 2024.
- In addition, several other changes to Acts and Regulations have been introduced with the intent to build homes faster.
- Staff are working to develop local solutions in response to these new mandates.
- In the meantime, a housekeeping by-law is proposed to **cover 4 areas** to be effective in early 2025

Proposed Housekeeping By-law

The proposed housekeeping by-law includes 4 areas to be effective early in 2025:

- 1. Additional Residential Units (ADUs)**
- 2. Shipping Containers**
- 3. Hunt Camps**
- 4. Accessory Buildings, Structures and Uses**

Note:

Moving forward, all proposed dimensions including lot sizes, building footprints and setbacks will need to be displayed in metric format (Hectares) with the equivalent acreage shown (recognizing that some lots are based upon historic survey plans).

Additional Dwelling Units (ADUs)

Provincial Legislation

1. One ADU within the principal dwelling; OR
2. Two ADUs within the principal dwelling; OR
3. One detached ADU in the yard; OR
4. One ADU within the principal dwelling and one detached ADU in the yard.



- All private services require:
 - Prior-consultation and issuance of a permit by the North Bay Mattawa Conservation Authority (NBMCA) related to the siting and design of proposed septic systems on residential properties.
- Applicants also need to consider the well capacity required to service the property and associated structures.

Note:

A range of examples from other Ontario-based communities has been shared with the Planning Advisory Committee which can form part of the discussion.

Shipping Containers

- The newly introduced Ontario Building Code 2024 allows a storage building of **161 Sq Ft** without a permit.
- As such, an 8' x 20' container doesn't require a permit if used for personal storage.
- However, the proposed housekeeping bylaw can:

1. Establish setbacks between structures on the property

- Current setbacks (per zone) are included in the Comprehensive Zoning By-law (Schedules B & C)
- Some 'Special Zones' also apply.

2. Prescribe the location of structures on the property

- i.e., whether permitted within the rear and/or interior side yards? Or
- In limited circumstances, in front of the house line.

3. Describe the condition and required upkeep of such structures

- Should such structures be painted to match the house?
- Should they have siding?

Note: If a Shipping Container is to be modified in any way or is over 161 Sq Ft it will require a permit.



Hunt Camps

Points to consider:

- **Minimum Size**

Cottage - 400 Sq Ft.

Dwelling - 807 Sq Ft.

- **Maximum size**

- **Setbacks on the property**

- **Minimum size of the property**

i.e., 25 / 50 / 100 Acres? (Convert to Metric / Hectare equivalent).

Accessory Buildings, Structures and Uses

- The new Ontario Building Code 2024 allows a storage building of **161 Sq Ft** without a permit - if used for personal storage only. No plumbing or heating is to be provided inside.
- The Township's existing procedure requires the applicant to sign an agreement and obtain a house permit plus an accessory structure permit at the same time.
- They then have between 18-24 months to complete the house.
- This provides flexibility to allow for an accessory building considered necessary for construction purposes but prevents the continuous use of an accessory structure without the primary dwelling beyond the typical construction timeframe.
- Again, need to consider:
 - The required location on each property (i.e., rear or interior side yard)
 - Preference not to allow in front of the house line / setback.

Accessory Buildings, Structures and Uses

- Accessory buildings and structures do not include RVs or Mobile Homes. Such matters will be subject to a separate housekeeping by-law.

Points to consider:

- Minimum size?
- Maximum size?
- Lot coverage (must not exceed 45% in all cases).
- Criteria related to “Tiny Homes” (Small Dwelling Units).
- Land Registry Considerations (i.e., for future real estate / insurance purposes, and EMS).