



**Planning Advisory Committee - Proposed Zoning Amendment By-law
Table for Comparison Purposes (December 2024)**

Introduction

This table has been produced at the request of the Planning Advisory Committee (PAC) for the Township of Bonfield. It provides a summary of the need and rationale underpinning the Township’s proposal to amend Comprehensive Zoning By-law 2012-49.

Please note: The Township of Bonfield is currently revising its Official Plan. The comprehensive zoning by-law will be subject to a complete review upon the adoption of the new Official Plan. As such, new comprehensive zoning provisions have yet to be drafted.

The current proposed amendments to the comprehensive zoning by-law are intended to address new provincial legislation, and current trends, while allowing for greater flexibility in planning and development within the Township.

| Description | Current Permitted Use(s) (Official Plan / Zoning Requirements). | Present By-Law Yes / No | Current Government Minimum Requirements. Planning Act and Other Prescribed Regulations | Proposed Change between the current Permitted Use(s) and Permitted Uses proposed within the Draft Amendment to the Zoning By-Law? | Current Proposed Wording in the Draft Official Plan Submitted to MMAH. |
|-----------------------------------------|--------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| Additional Dwelling Units (ADUs) | ADUs) are <u>not</u> currently permitted in any zones throughout the Township. | Currently no provisions. | Planning Act 1990 [As Amended] Consolidation 20 th October 2024. | <u>Section 4.1.1</u> - Residential, First Density (R1) Zone Residential Uses - Permitted 1. Add Additional Dwelling Units (ADUs) 2. Remove Garden Suite 3. Remove Secondary Dwelling Unit | Refer to applicable extracts submitted to MMAH in July 2024. (See section 3.14.1) |

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| | | | <p>More Homes Built Faster Act 2022.</p> <p>Ontario Regulation 299/19 - Additional Dwelling Units, Updated 4th December 2024</p> <p>The purpose of the legislation, and accompanying regulations, is to provide solutions and a remedy to the housing crisis within the province of Ontario, by building more homes faster, and creating more affordable and attainable options for housing.</p> | <p><u>Section 4.2.1</u> - Residential, Second Density (R2) Zone</p> <p>a) Residential Uses - Permitted</p> <p><u>Section 4.3</u> - Residential, Limited Services</p> <ol style="list-style-type: none"> 1. Remove Garden Suite 2. Remove Secondary Dwelling Unit <p><u>Section 4.11</u> - Rural (RU) Zone</p> <p>a) Residential Uses - Permitted</p> <ul style="list-style-type: none"> ▪ Add Additional Dwelling Units (ADUs) ▪ Remove Secondary Dwelling Unit | <p>Note: the new Provincial Planning Statement (PPS) came into effect on October 20, 2024. Further changes may be required as a result.</p> |
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| Description | Current Permitted Use(s) (Official Plan / Zoning Requirements). | Present By-Law Yes / No | Current Government Minimum Requirements. Planning Act [As Amended] and Other Prescribed Regulations | Proposed Change between the current Permitted Use(s) and Permitted Uses proposed within the Draft Housekeeping By-Law? | Current Proposed Wording in the Draft Official Plan Submitted to MMAH. |
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| Hunt Camps | Hunt Camps by definition, are <u>not</u> currently permitted in any zones throughout the Township. | No provisions in the current comprehensive zoning by-law. | 1990 Planning Act [As Amended] Consolidation 20 th October 2024. | <u>Section 3.44</u> of proposed by-law Hunt Camps will be allowed in the Rural Zone, with a minimum lot size area of 1 Hectare. | Hunt camps are a use of land described in a by-law, not an official plan. |
| Accessory Building, Structure, or Use | <p>The definition of ‘accessory’ is provided on pg. 2-6 of the existing comprehensive zoning by-law.</p> <p>Section 3.11 contains various provisions related to Accessory Buildings, Uses, or Structures.</p> <p>Schedule B summarizes the provisions for Residential Uses; and</p> <p>Section 6.1 - 6.5 outlines other</p> | Yes. Permitted. | 1990 Planning Act [As Amended] Consolidation 20 th October 2024. | <p>The following text was added in <u>Section 2.1</u> of the new by-law:</p> <p><i>‘The applicant shall obtain a building permit for the principal dwelling and the accessory building simultaneously, 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’.</i></p> | Accessory uses are outlined in a zoning by-law. |

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| | <p>supplementary provisions.</p> <p>The intent behind the proposed changes is to continue to permit storage sheds to be constructed for the storage of materials & tools prior to building a house, but to prohibit the use of human habitation.</p> | | | | |
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| <p>Shipping Containers</p> | <p>Shipping Containers by definition, are not currently permitted in any zones throughout the Township.</p> <p>The intent of the amendment; Shipping Containers, while not expressly permitted, would be considered accessory for storage purposes only. Recent trends have seen shipping containers being placed anywhere on a property, not following provisions for accessory structures.</p> | <p>Not permitted.</p> | <p>1990 Planning Act [As Amended] Consolidation 20th October 2024.</p> | <p>A new section is proposed as <u>Section 3.11.8</u> of the Draft Amendment to the Comprehensive Zoning By-law to state they are permitted:</p> <ol style="list-style-type: none"> 1. For storage purposes only 2. To be allowed in the side and rear yards. 3. Up to 161.5 Sq. Ft. without a permit being required; and 4. Over 161.5 Sq. Ft. or any revisions to a container requires a permit. | |
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Specific questions raised by the PAC:

1. Will ADUs not be permissible in the Hamlets, and RLS Zones?

ADUs are intended to be permitted in appropriate locations in the Hamlets. The Draft Amendment to the Comprehensive Zoning By-law states ADUs may be permitted in the First and Second Residential Density Zones (which the Hamlets are largely comprised of) subject to other site-specific requirements. ADUs will continue to not be permitted in the RLS - consistent with professional advice received from the North Bay Mattawa Conservation Authority (NMBCA) and J.L. Richards Limited (Planning Consultancy). The issue of lake capacity, informed by declining lake health & water quality is cited as the main concern by authorities.

2. Will there be a further loss of Garden Suites?

Garden Suites are proposed to be removed from the Comprehensive Zoning By-law. Current zoning provisions state they should be time-limited to 20 years; however, no Garden Suites are known to exist within the Township.

3. What about Secondary Dwellings?

The proposed ADUs will replace Secondary Suites in most zones.