

Secondary Dwelling Units in Bonfield

The Township of Bonfield has outlined a vision to promote compact development and mixed-uses in support of complete communities and to encourage infilling and intensification in built up areas within the two settlement areas of Bonfield and Rutherglen through Official Plan and Comprehensive Zoning Bylaw.

What are Secondary Dwelling Units?

A secondary dwelling is defined as 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.

Where are they permitted?

The Zoning Bylaw sets out the permitted uses for specific properties within the Township. Zoning Bylaws are exclusionary bylaws, meaning that unless it is permitted – it is not allowed. Secondary dwelling units are permitted in the following Zones:

1. Residential, First Density (R1)
2. Residential, Second Density (R2)
3. Residential, Limited Services (RLS)
4. Rural (RU)

What should I consider when thinking about creating a secondary dwelling unit?

1. Does your current septic system have capacity for the additional unit? You should contact the North Bay Mattawa Conservation Authority to confirm. The contact information is (705) 474-5420 or nbmca@nbmca.ca.
2. Property size and setbacks. The Zoning Bylaw has property setbacks for each Zone and parking requirements for the existing and the new dwelling. This is confirmed as you fill out your building permit.
3. You will need a building permit for the renovation. You will need drawings, confirmation from the NBMCA, and to complete the application form with our Chief Building Official.
4. Pre-consulting with the development team at the municipal office is strongly encouraged before you start spending funds on your project. Reach out to the Chief Building Official. Please call Mike at 705-776-2641x129 or bylaws@bonfieldtownship.com



