



Source: Sunset Country

DRYDEN



# City of Dryden

## Comprehensive Zoning By-law Review

Public Open House – Project Introduction

March 11, 2024, 5:00 pm

### Presenters:

Anita Sott, MCIP, RPP – WSP Project Manager

Jill MacDonald, MCIP, RPP – WSP Senior Planner





## Presentation Overview

- 1. Project Team Introductions**
- 2. Public Open House Purpose**
- 3. Project Overview**
  1. What is a Zoning By-law?
  2. Why is the Zoning By-law being reviewed?
  3. Comprehensive Zoning By-law Review Process
- 4. Key Issues**
- 5. Next Steps**
- 6. Q & A / Conclusion**



# Project Team Introductions



## City of Dryden

Key Role:

- Project oversight and coordination of Consultant team
- Review of project deliverables
- Organization of community engagement activities

## WSP

Key Role:

- Project management
- Preparation of project deliverables
- Delivery of community engagement activities



## City Staff

Dhruv Mehta – Junior Planner

Pam Skillen – Chief Building Official

Kristine Stromness – GIS Analyst

## Consultant Team

Anita Sott, MCIP, RPP – Project Manager

Nadia De Santi, MCIP, RPP – Strategic Advisor

Jill MacDonald, MCIP, RPP – Senior Planner

Jeff Knott – GIS Technician and Graphics



## Public Open House Purpose

The purpose of this Public Open House and presentation is to:



- Introduce the Comprehensive Zoning By-law Review process



- Discuss key zoning issues identified in the Zoning By-law Review process so far



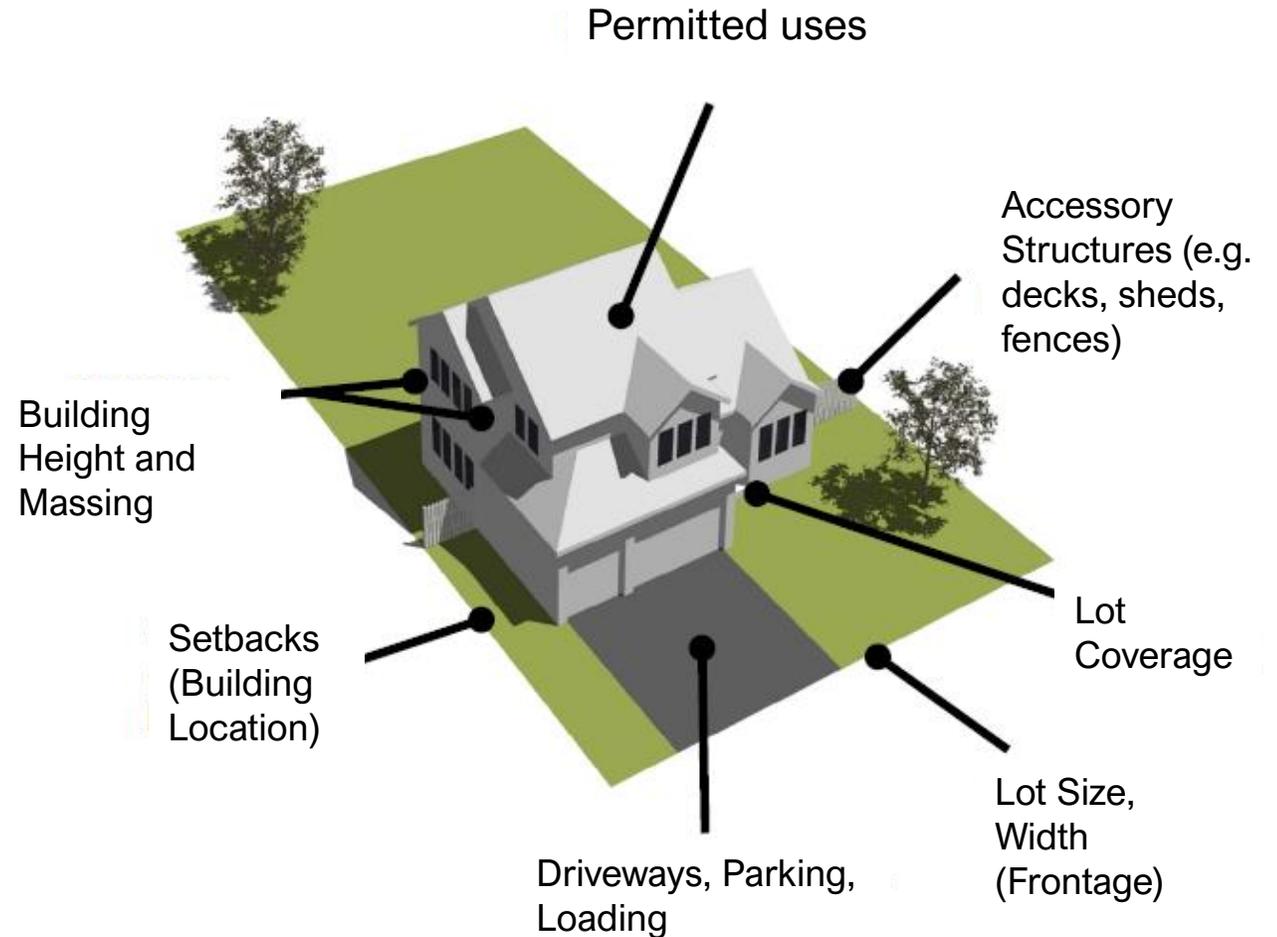
- Receive feedback from the community and answer any questions





## What is a Zoning By-law?

- A legal document that regulates the use of land and built form
- Implements the land use objectives and policies of the Official Plan
- Provides detailed standards for how a property may be developed

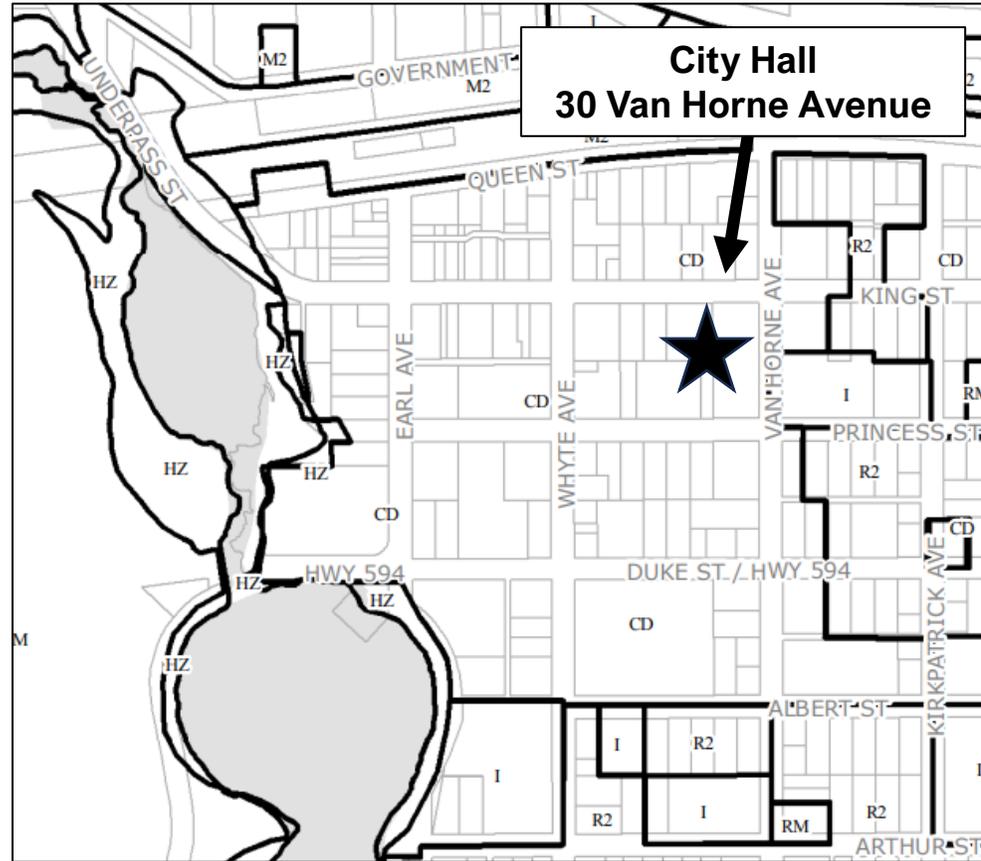




# What is a Zoning By-law?

Specifically, a Zoning By-law includes:

- A series of Zones (e.g., Rural, Residential, Commercial, Industrial), illustrated on Schedules (maps)
- Types of permitted uses in each Zone
- Requirements for lots, buildings, and structures permitted in each Zone
- General provisions, applying to all properties



Residential



Commercial



Institutional



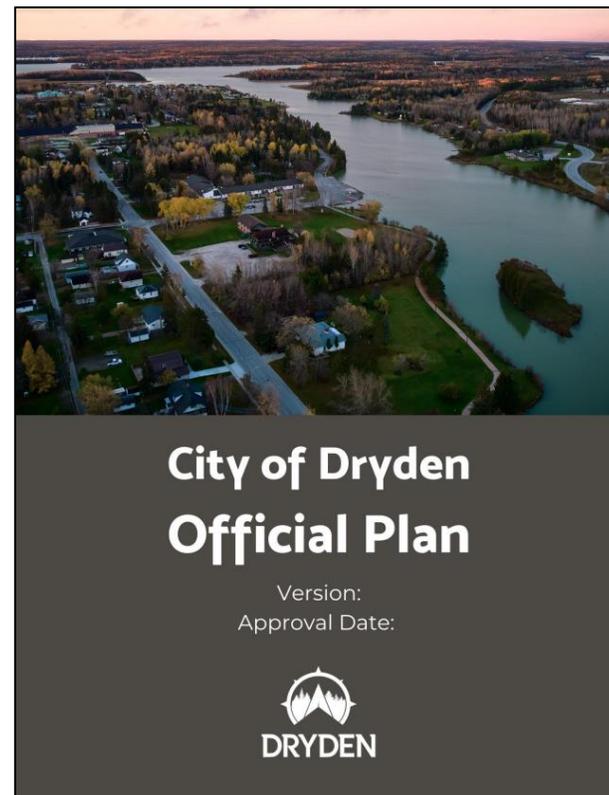
Industrial





## Why is the Zoning By-law being reviewed?

- Zoning By-laws must be updated to conform to a new Official Plan within 3 years of a new Official Plan coming into effect.
  - Official Plan was adopted in 2023 and is with the MMAH for approval.
- The City's current Zoning By-law was adopted by Council in 2000 and was last updated in 2012.
- The updated Zoning By-law will:
  - Conform to the new Adopted Official Plan and recent changes to planning legislation
  - Review definitions and zoning requirements
  - Review key zoning issues
  - Review site-specific exceptions

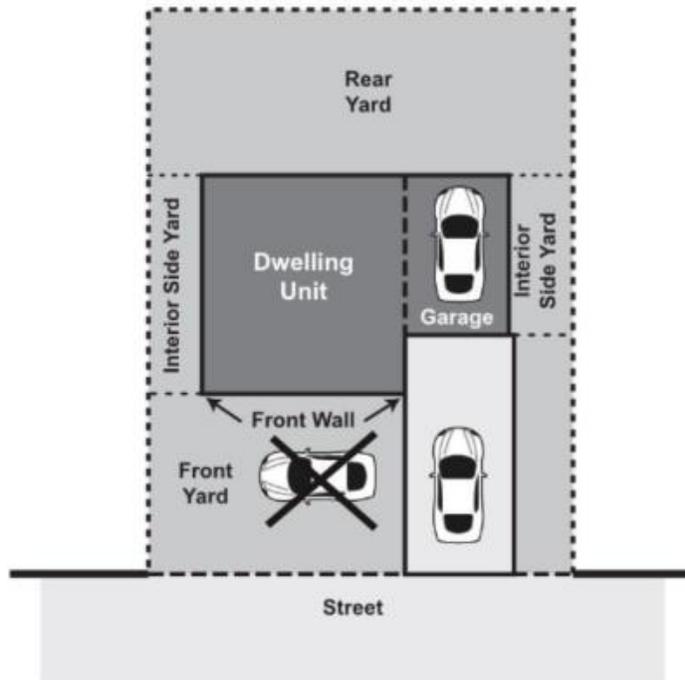




# Why is the Zoning By-law being reviewed?

- The Zoning By-law Review will result in a more user-friendly document, which is more easily understood and interpreted.

## Illustration of Required Yards



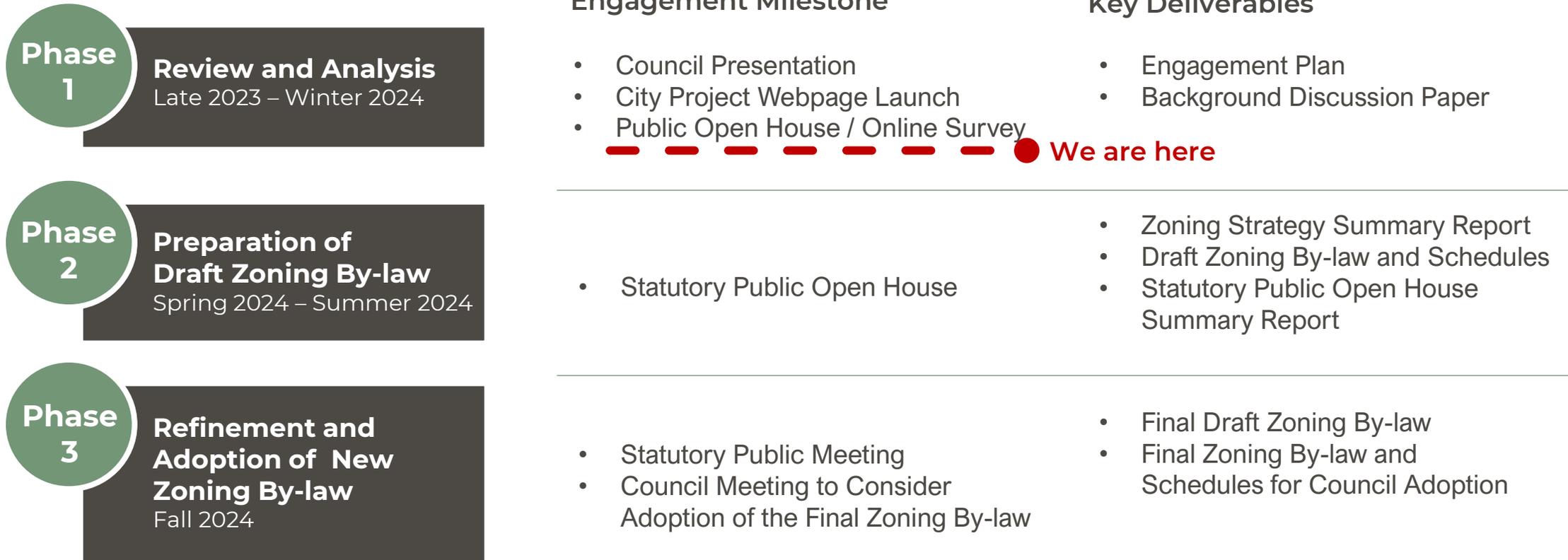
## Zoning By-law User Guide Example

This is a base Zone. The acronyms for each base Zone are explained in the Zoning Map legend. For example, GI means the General Institutional Zone. Most properties in the City are identified only with a base Zone.

Each base Zone has its own section in this Zoning By-law (Sections 4 to 29) which details permitted uses, lot and building requirements, and additional provisions that apply to all properties within that Zone.



# Comprehensive Zoning By-law Review Process



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# Community Engagement Plan

## Groups to be Engaged

**City Council**

**City Staff / Technical  
Advisory Committee**

**Local Indigenous  
Communities**

**External Agencies**

**Community Members**

## Methods of Participation

- Meetings and updates
- To be circulated on all draft and final deliverables with request for comments
- Meetings to review key deliverables
- Presentation to Working Circle (March 6, 2024)
- Communications to each community, and circulation of draft and final deliverables with request for comments
- To be circulated on Draft and Final Draft Zoning By-law with request for comments
- Two Public Open Houses
- Zoning Survey
- Statutory Public Meeting



## Online Zoning Survey

DRYDEN

City of Dryden Comprehensive Zoning By-law Review  
Zoning Survey - March 2024

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**City of Dryden Comprehensive Zoning By-law Review  
Zoning Survey**

The City of Dryden is undertaking a Comprehensive Zoning By-law Review to respond to recent changes to the Planning Act, and ensure conformity to and implement the City's new Official Plan. The new Official Plan was adopted by City Council in 2023 and is currently awaiting approval by the Ministry of Municipal Affairs and Housing.

This process will result in a new Zoning By-law, which will replace the City's existing Zoning By-law 2740-2000, which was last updated in 2012.

The City of Dryden has launched this survey to gather input from the community on key zoning issues as discussed in the Draft Background Discussion Paper (February 2024) and at the Public Open House on March 11, 2024.

**The Draft Background Discussion Paper and Public Open House presentation are available for review on the City's website at:**  
<https://www.dryden.ca/en/community/zoning.aspx>

**You are encouraged to review these materials prior to completing this survey, as they contain additional information which may be helpful in completing your answers.**

The survey responses will help to inform recommendations for how to address key zoning issues in preparing the City's new Zoning By-law.

**Please submit your completed survey by March 25, 2024** in one of the following ways:

- Please complete the survey at:  
**<http://surveymonkey.com/r/DrydenZoningReview>**
- The survey will be open for responses **March 11, 2024 to March 25, 2024 at 11:59 pm**
- Hard copy surveys are available at this Public Open House and at City Hall
- The Final Background Discussion Paper will include an “As We Heard It” section summarizing survey responses
- Public input received through the Zoning Survey will be used to inform recommendations to address key zoning issues and prepare the Draft Zoning By-law

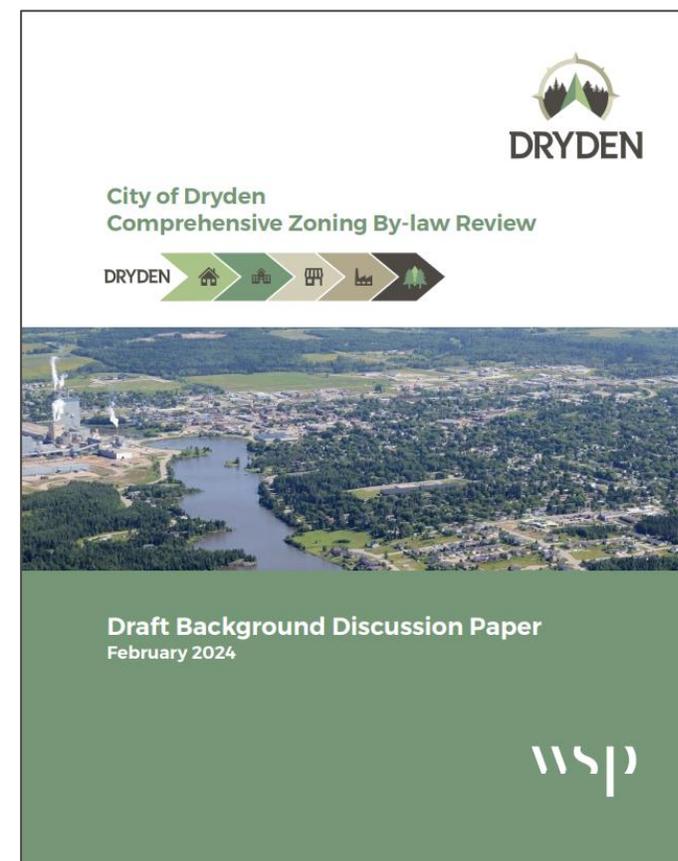


## Draft Background Discussion Paper (February 2024)

- Review of Provincial legislation and policies, and relevant City Plans and Reports
- Official Plan (2023) Conformity Review (Adopted by Council, pending MMAH approval)
- Explores key zoning issues and opportunities, such as zoning approaches for regulating tiny homes, housing for workers, shipping containers, parking, and more.

The Draft Background Discussion Paper is available at <https://www.dryden.ca/en/community/zoning.aspx>

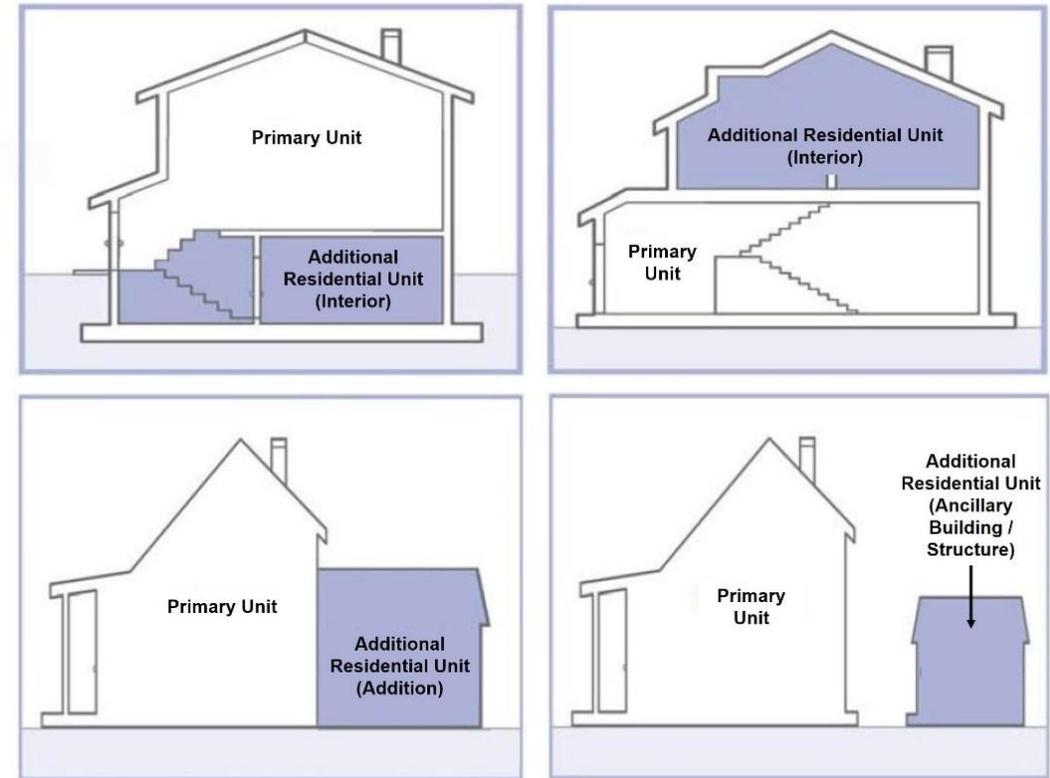
**Comments on the Draft Background Discussion Paper will be accepted until March 29, 2024 by email to [planning@dryden.ca](mailto:planning@dryden.ca)**





# 1 Key Zoning Issue: Additional Residential Units (ARUs)

- ARUs are self-contained residential units with a private kitchen, bathroom facilities, and sleeping areas within a dwelling or a structure ancillary to a dwelling
- Require a Building Permit, and must comply with the Ontario Building Code, Fire Code, municipal Zoning By-laws, and other municipal by-laws
- The Planning Act requires municipalities to permit up to **three (3) residential units as-of-right on a parcel of urban residential land** (i.e., land that has municipal water and sewage services)

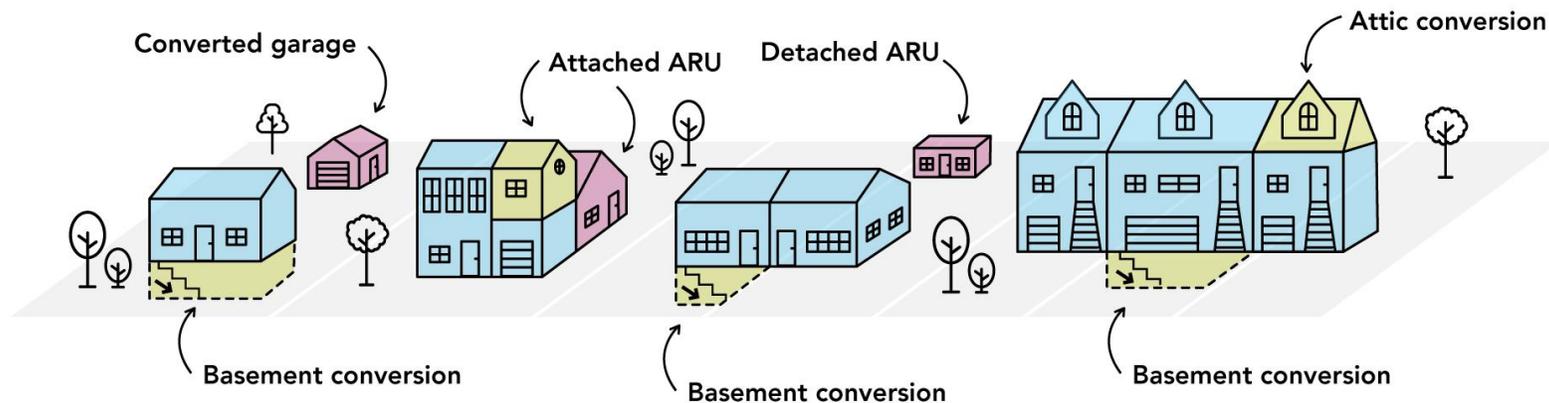


Source: Adapted from Ministry of Municipal Affairs and Housing, 2019



# 1 Key Zoning Issue: Additional Residential Units (ARUs)

- The City's Adopted Official Plan permits three (3) residential units on any parcel of land designated for residential use (Policy 4.1.1.20), subject to municipal servicing availability
- The Planning Act requires that Zoning By-laws may require a maximum of one (1) parking space for an ARU, which can be provided through tandem parking
- **Recommended approach** - The Zoning By-law will need to be updated to include a new definition and provisions for ARUs to conform to the Planning Act and the City's Adopted Official Plan





## 2 Key Zoning Issue: Tiny Homes

- Tiny homes are small, private, and self-contained dwelling units with living, dining, and sleeping areas, and kitchen and bathroom facilities that are intended for year-round use
- Tiny homes are **not** mobile homes or intended to be movable once placed / constructed on site
- Generally less than 37 m<sup>2</sup> (400 ft<sup>2</sup>), but cannot be less than 17.5 m<sup>2</sup> (188 ft<sup>2</sup>), in accordance with the Ontario Building Code



Source: Government of Ontario



## 2 Key Zoning Issue: Tiny Homes

- The Adopted Official Plan permits tiny homes in:
  - The Rural Residential designation and along the waterfront (Policy 2.1.5.5)
  - Any undersized legal lot (i.e., an existing legal lot of record that does not meet the minimum lot size in its Zone) in the Residential designation within the Settlement Area and Rural Residential designation in the Rural Area, subject to servicing requirements and public road frontage (Policy 3.44.2)
- **Recommended approach** - To conform with the Official Plan, tiny homes can be defined and permitted in the Zoning By-law in appropriate Zones:
  - Rural Residential (RR) Zone
  - Shoreline Residential (SR) Zone
  - On undersized legal lots of record in other Residential Zones where single-detached dwellings are a permitted use



Source: [canadiantinyhomes.ca](http://canadiantinyhomes.ca)



### 3 Key Zoning Issue: Workforce Housing

- Workforce housing for the mining sector and other resource-related economic opportunities is a key priority for the City
- The Adopted Official Plan directs that growth shall be accommodated by providing a balance of housing and employment opportunities to maximize the opportunities for people to live and work in Dryden (Policy 1.3.1.2 j)
- The City has identified the need for diverse and flexible accommodation options **within** Dryden, and not only through “work camps” or accessory accommodations on employment sites



Rossland Yards Affordable Workforce Housing  
Development, City of Rossland, BC  
Source: <https://rossland.ca/rossland-yards/>



### 3 Key Zoning Issue: Workforce Housing

- The Zoning By-law Review is exploring options to permit and regulate workforce housing:
  - There is a need to define workforce housing as a specific type of residential use that is operated as a commercial entity (e.g., like a long-stay hotel), and identify the Zone in which the use should be permitted
  - The use would include separate dwelling units, washroom and kitchen facilities, and shared facilities such as laundry, fitness, and lounge areas, as well as accessory uses
  - May result in the need to permit related uses like commercial laundry services (e.g., in the Light Industrial Zone)
- **Recommended approach:**
  - Review zoning precedents in Red Lake, ON; Kitimat, BC; and Wood Buffalo, AB
  - Add an appropriate term / definition in the Zoning By-law for workforce housing
  - Permit the use in the Highway Commercial Zone, with associated zoning requirements



City of Dryden Adopted Official Plan, Schedule A – Map 1 – Land Use Plan – Settlement Area, Excerpt



## Other Key Changes to the Zoning By-law

- Review of:
  - Definitions
  - The structure / permitted uses in the Residential Zones (R1, R2, RM) to align with densities and dwelling types permitted in the Official Plan Residential land use designations
  - Provisions for residential uses in the Downtown Commercial Zone
  - General provisions for industrial uses such as crematoriums and setbacks to sensitive land uses
  - Parking and loading space requirements, including standards for barrier-free parking
- Consolidation of:
  - Container By-law 4618-2019, which contains provisions to regulate the use of shipping containers
  - All Zoning By-law Amendments approved since 2012

CITY OF DRYDEN  
ZONING BY-LAW  
UPDATE

Final Draft  
February, 2000

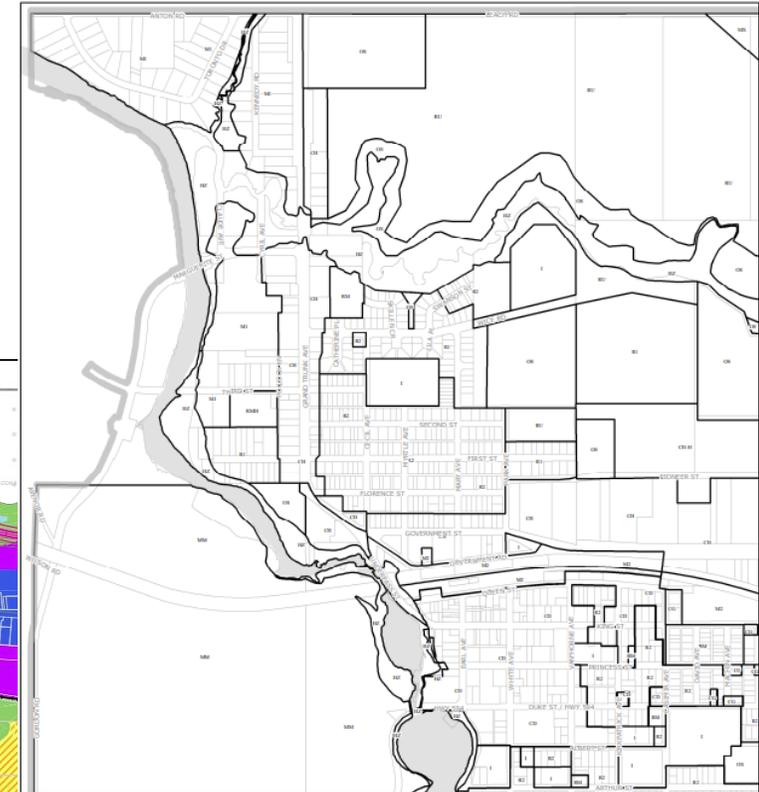
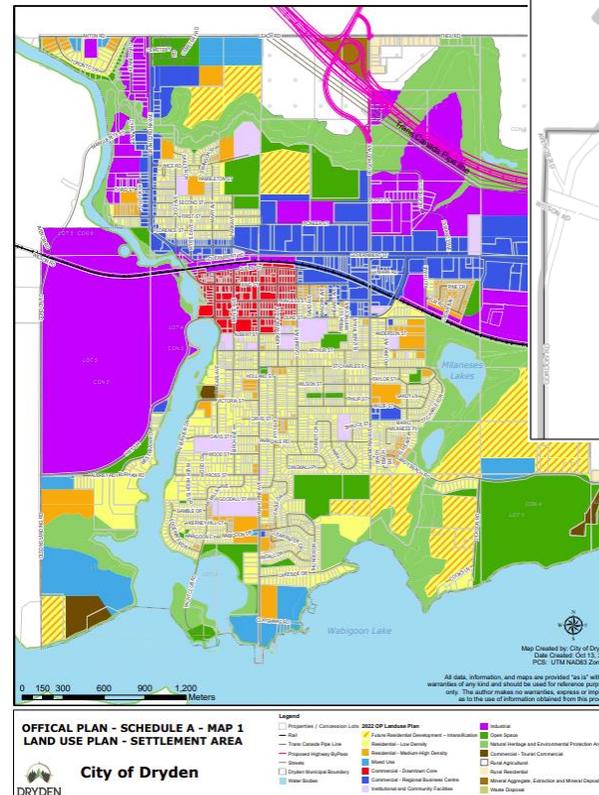
UPDATE: June 11, 2012



# Official Plan Conformity Review and Potential Zoning Changes to Properties

- Zoning Schedules (maps) will be reviewed for conformity with the Official Plan land use designations and Schedules
- The City will notify property owners for review and input if a property is identified for a potential zoning change to conform with the Adopted Official Plan

If you would like to discuss the specific zoning of your property, please contact:  
**Pam Skillen, Chief Building Official,**  
**City of Dryden at [planning@dryden.ca](mailto:planning@dryden.ca)**



Left: City of Dryden Adopted Official Plan, Schedule A – Map 1 – Land Use Plan – Settlement Area

Right: City of Dryden Zoning By-law Schedule A-1



## Online Zoning Survey

- Share your opinions on key zoning issues!
- Please complete the survey at:  
**<http://surveymonkey.com/r/DrydenZoningReview>**
- The survey will be open for responses **March 11, 2024 to March 25, 2024 at 11:59 pm**
- Hard copy surveys are available at this Public Open House and at City Hall at 30 Van Horne Avenue
- Completed hard copy surveys should be returned to City Hall or emailed to [planning@dryden.ca](mailto:planning@dryden.ca)

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Zoning Survey - March 2024

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**Please submit your completed survey by March 25, 2024** in one of the following ways:



## Next Steps

### Winter / Spring 2024:

- Final Background Discussion Paper
- Zoning Strategy Summary Report

### Summer 2024:

- Draft Zoning By-law and Schedules
- Statutory Public Open House



## Thank you! Questions? Comments?

### City Contact:

Pam Skillen – Chief Building Official / Planning and By-law

City of Dryden

Email: [planning@dryden.ca](mailto:planning@dryden.ca)

Phone: (807) 223-1140 ext. 1



# DRYDEN

BLAZE YOUR TRAIL | MII-KIN-AA-KAN

**Please take a Zoning Survey handout or complete it online at:**

<http://surveymonkey.com/r/DrydenZoningReview>

**For project updates, please check the City's website at:**

<https://www.dryden.ca/en/community/zoning.aspx>