



City of Dryden
Comprehensive Zoning By-law No. XXXX-XXXX



Final Draft Zoning By-law
October 2024

Redline Version



City of Dryden Comprehensive Zoning By-law Review

Statutory Public Meeting – Final Draft Zoning By-law
Council Chambers, Dryden, ON
November 25, 2024, 5:00 pm

Presenters:

Anita Sott, MCIP, RPP – WSP Project Manager





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

Pam Skillen – Chief Building Official

Kristine Stromness – GIS Analyst

Consultant Team

Anita Sott, MCIP, RPP – Project Manager

Jill MacDonald, MCIP, RPP – Senior Planner

Nadia De Santi, MCIP, RPP – Strategic Advisor

Jeff Knott – GIS Technician and Graphics





Presentation Overview



- 1. Why are we reviewing the Zoning By-law?**
- 2. Comprehensive Zoning By-law Review Process**
- 3. Project Update since Statutory Public Open House (Sept. 23, 2024)**



- 4. Final Draft Zoning By-law Overview**
- 5. Next Steps**



- 6. Q & A**



Why are we reviewing the Zoning By-law?

- Under the Ontario Planning Act, **municipalities must update their Zoning By-laws to conform to their Official Plan** within three (3) years of a new Official Plan coming into effect.
- The City of Dryden’s new Adopted Official Plan (July 2023) is currently with the Ministry of Municipal Affairs and Housing for final review and approval. **Draft modifications have been received by the City.**
- The City’s current Zoning By-law No. 2740-2000 was approved by Council in 2000 and was last updated in 2012. It has been amended as property-specific Zoning By-law Amendment applications and housekeeping amendments have been approved.
- The updated Zoning By-law will conform with the City’s new Official Plan.
- **The purpose of this Statutory Public Meeting is to:**
 - Provide an overview of the Final Draft Zoning By-law and Schedules (i.e., maps) (October 2024).
 - Seek public input and comments, to finalize the Zoning By-law for Council Adoption.



City of Dryden Official Plan

Version:
 Approval Date:



CITY OF DRYDEN
 ZONING BY-LAW
 UPDATE

Final Draft
 February, 2000
 UPDATE: June 11, 2012





Comprehensive Zoning By-law Review Process

	Engagement Milestone	Key Deliverables
<p>Phase 1 Review and Analysis Late 2023 – Winter 2024</p>	<ul style="list-style-type: none"> • Council Presentation – Dec. 11, 2023 • City Project Webpage Launch • Working Circle Presentation – Mar. 6, 2024 • Public Open House – Mar. 11, 2024 / Online Survey – Mar. 11 – 25, 2024 	<ul style="list-style-type: none"> • Engagement Plan • Background Discussion Paper (Mar. 2024)
<p>Phase 2 Preparation of Draft Zoning By-law Spring – Fall 2024</p>	<ul style="list-style-type: none"> • Statutory Public Open House – Sept. 23, 2024 	<ul style="list-style-type: none"> • Zoning Strategy Summary Report (May 2024) • Draft Zoning By-law and Schedules (Sept. 2024) • Statutory Public Open House Summary Report
<p>Phase 3 Refinement and Adoption of New Zoning By-law Fall 2024 – Winter 2025</p>	<ul style="list-style-type: none"> • Statutory Public Meeting — — — ● We are here • Council Meeting to Consider Adoption of the Final Zoning By-law 	<ul style="list-style-type: none"> • Final Draft Zoning By-law and Schedules (Oct. 2024) • Final Zoning By-law and Schedules for Council Adoption





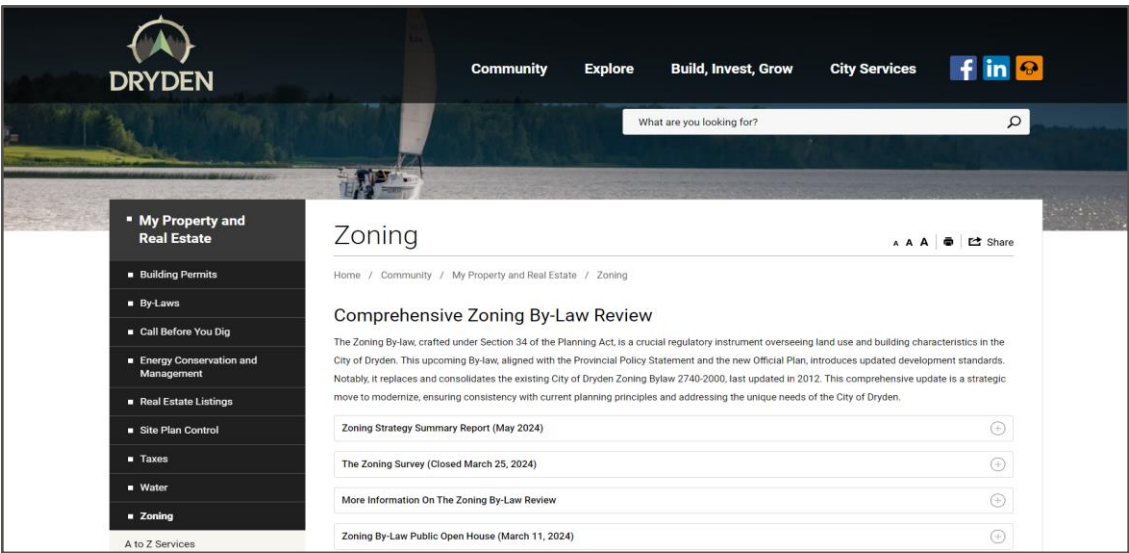
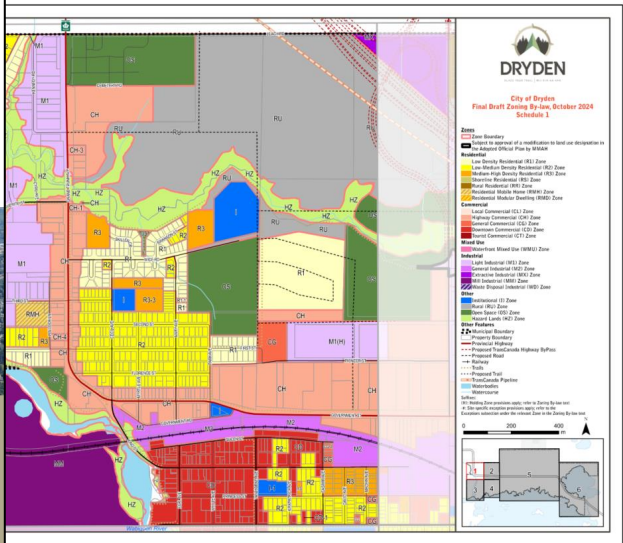
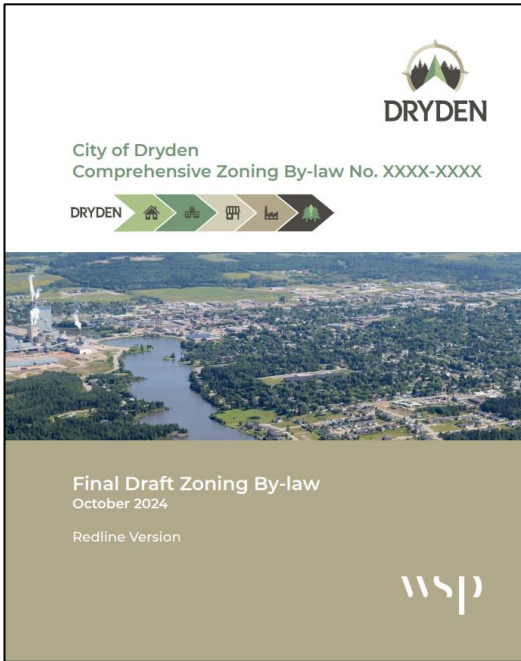
Project Update since Statutory Public Open House (Sept. 23, 2024)

**Final Draft
Zoning By-law**
October 2024

**Final Draft
Schedules**
October 2024

Project Website
Ongoing updates
([Zoning - City of Dryden](#))

Media Releases
Ongoing Social Media
Blasts on Facebook
and Twitter





Statutory Public Open House – September 23, 2024 – Draft Zoning By-law (Sept. 2024)

Eight (8) members of the public attended the Statutory Public Open House on September 23, 2024. The Draft Zoning By-law and Schedules (Sept. 2024) were presented for feedback. An “As We Heard It” memo summarizing the materials presented and feedback received is available on the City’s webpage.

Public comments received pertained to:

- Concerns regarding whether the City of Dryden and its consultants are participating in the International Council of Local Environmental Initiatives (ICLEI). The ICLEI initiative is not related to the City’s Zoning By-law Review and has had no bearing on preparing the Draft Zoning By-law.
- Concerns regarding property taxes and services being provided to residents.

Comments received from Council pertained to:

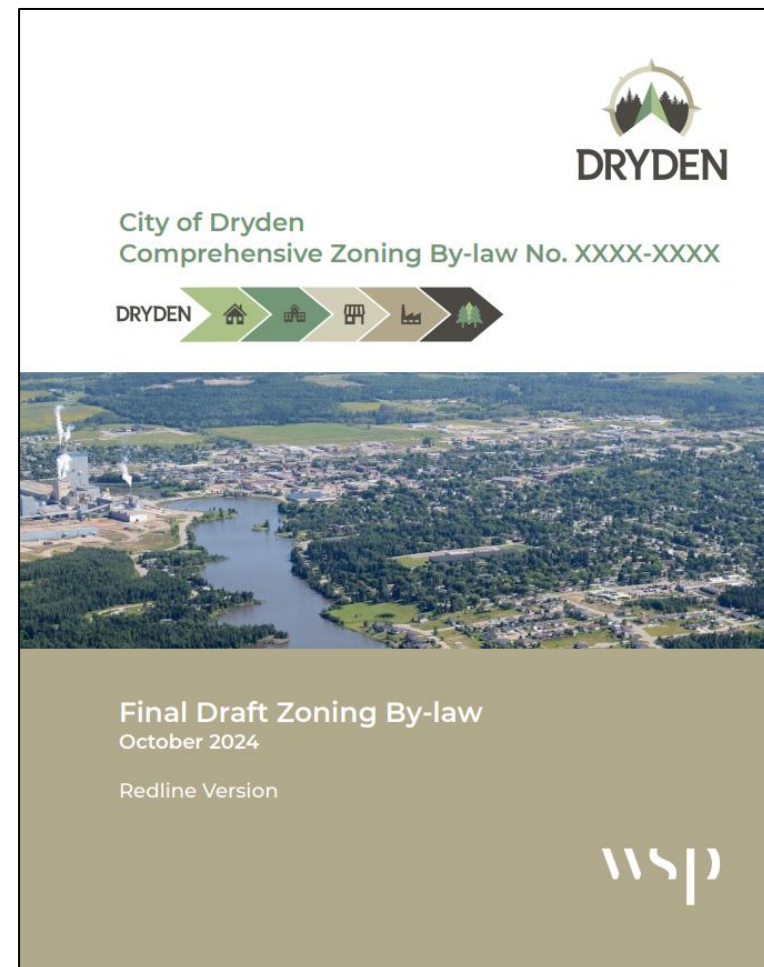
- Clarification regarding potential parking impacts related to permitting additional residential units.
- Opportunities for additional residential units in the Rural area.



Final Draft Zoning By-law (October 2024) Overview

1. Zoning By-law User Improvements / Format and Structure
2. Review of Key Updates from Draft Zoning By-law (Sept. 2024)
3. Review of Key Updates to General Provisions, including:
 - a) Additional Residential Units (ARUs)
 - b) Home Occupations and Home Industries
 - c) Workforce Housing
 - d) Parking
 - e) Setbacks to Waterbodies and Watercourses
4. Review of Key Updates to Zones
5. Site-Specific Exception Review
6. Schedules (Maps)

The Final Draft Zoning By-law and Schedules are available for review at the City's webpage: www.dryden.ca/en/community/zoning.aspx





Final Draft Zoning By-law (October 2024) Overview

Two versions of the **Final Draft Zoning By-law (October 2024)** are available for review on the City’s webpage:

1. **Redline Version** – displays the revisions made to the current Zoning By-law (2000, Updated 2012)
 - Additions are shown in blue underlined text
 - Deletions are shown in ~~red strikethrough~~
 - Text moved from existing Sections or new Sections added are highlighted in grey
2. **Clean Version** – displays the proposed Final Draft Zoning By-law text without the detailed revisions

3.2 Accessory Buildings, Structures, and Uses

3.2.1 Permitted Uses

1. Where this By-law provides that a lot may be used or a building or structure may be erected or used for a purpose, that purpose shall include any accessory building or structure or accessory use, provided that the principle principal building, structure, or use is already in existence on the lot, but shall not include the following:
 - a. ~~A~~ny occupation for gain or profit conducted within or accessory to a dwelling unit or on such lot associated therewith, except as is specifically permitted in accordance with this By-law; or
 - b. ~~A~~ny building used for human habitation, except as is specifically permitted in accordance with this By-law, ~~as is specifically permitted~~.
2. Legally non-conforming uses shall be permitted to have accessory uses, buildings, and structures in accordance with the provisions in this Section of the By-law and the provisions of the applicable Zone.
- ~~3. Where this By-law permits, a barn shall be considered as a principal building.~~
3. In addition, in the case of lots fronting on a waterway waterbody or watercourse, accessory structures may be constructed ~~on the bed of the waterway appertaining to the lot~~ in accordance with the provisions of Section 3.2.4 Boathouses, Docks and Launching Ramps.
4. For the purposes of this By-law, accessory buildings or structures covered with cloth, plastic, or similar flexible materials shall be required to meet the same requirements as permanent accessory buildings and structures.

Excerpt from Final Draft Zoning By-law, Redline Version (Oct. 2024)



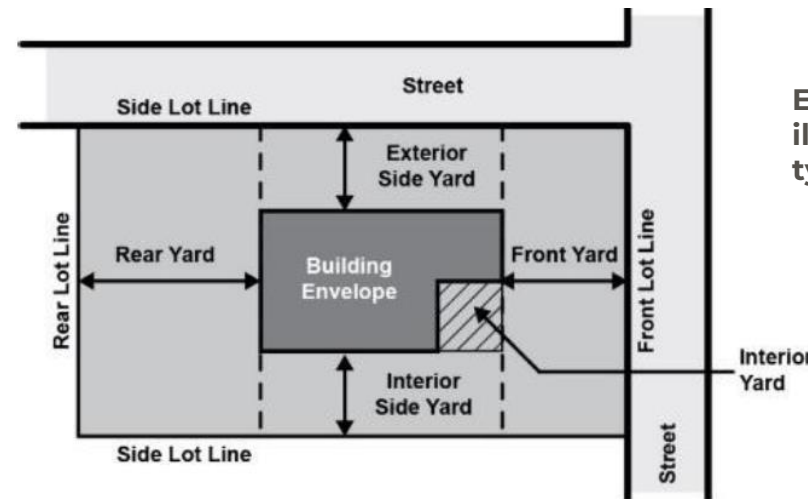
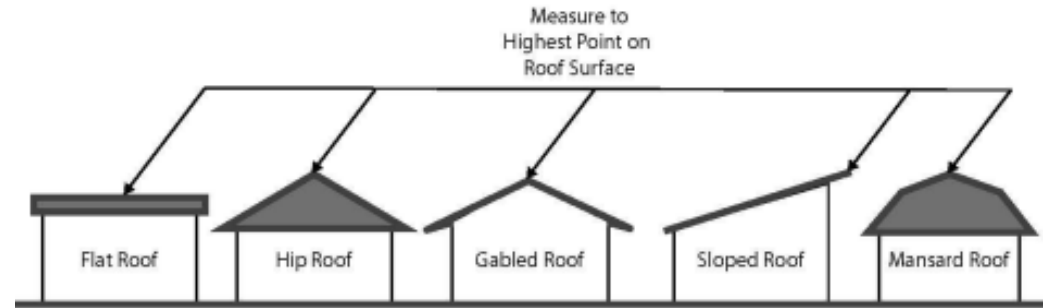


Final Draft Zoning By-law User Improvements

The Final Draft Zoning By-law has been updated to be a more user-friendly document by:

- Improving accessibility through updates to headings, text format, and organization of zoning provisions
- Revising definitions for clarity and consistency
- Using consistent numbering for sections and provisions
- Adding images/diagrams to help illustrate certain definitions and provisions

Illustration of building heights:



Example diagram used to illustrate different yard types

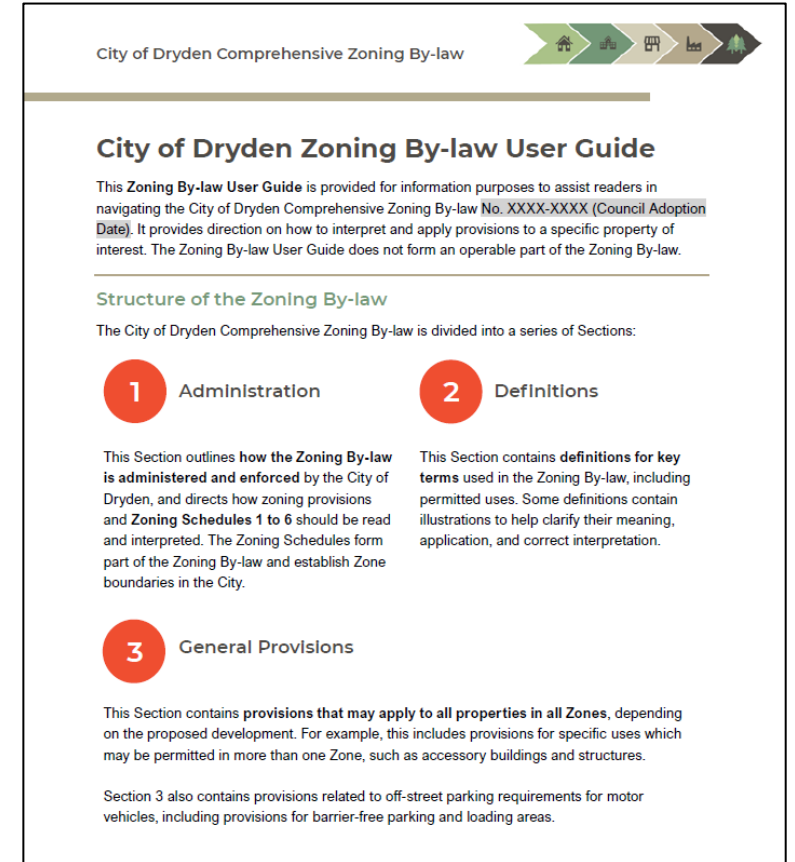


Final Draft Zoning By-law Format and Structure

The Final Draft Zoning By-law is comprised of **5 Sections**:

- **Section 1:** Administration
- **Section 2:** Definitions
- **Section 3:** General Provisions
- **Section 4:** Zones
- **Section 5:** Enactment

The Final Draft Zoning By-law also includes a **User Guide** at the front of the document.





Updates to Final Draft Zoning By-law (October 2024)

Comments were received on the Draft Zoning By-law (September 2024) from City staff and the following external agencies:

- Ministry of Natural Resources
- TransCanada Pipelines Limited (TCPL)

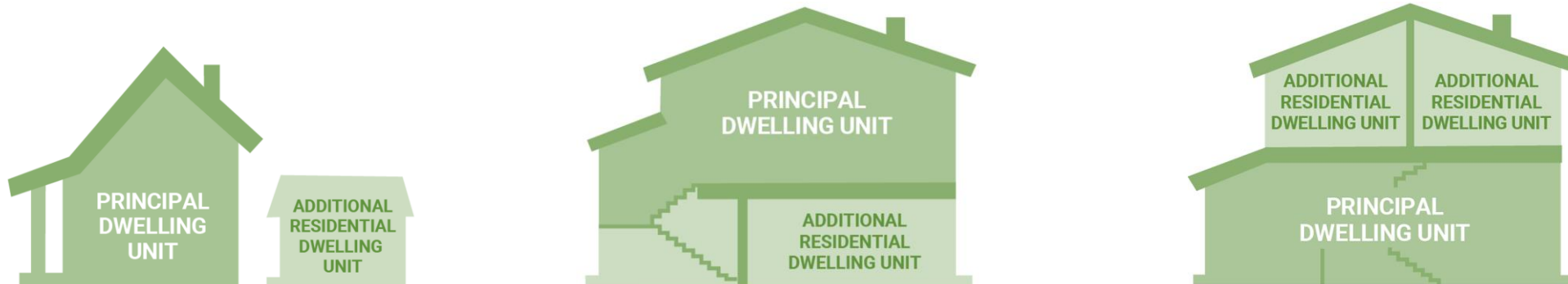
As a result of comments received, key changes made to the Final Draft Zoning By-law (October 2024) include, but are not limited to:

- A definition was added for “Forest Management Activities” in Section 2 Definitions, which includes “the regulations, planning, harvest, renewal, and maintenance of forest resources [...]”; and
 - Added as permitted use in the Rural (RU) and Hazard Lands (HZ) Zones.
- Section 3.29.9 TransCanada Pipeline Limited was updated to clarify provisions for structures within certain distances from the pipeline right-of-way.



General Provisions – Additional Residential Units (ARUs) (New Section 3.4)

- A new definition is added for “**additional residential unit**”.
- New provisions for ARUs are added in conformity with the Planning Act and the City’s Adopted Official Plan.
- A maximum of 2 ARUs are permitted on a lot containing a single detached dwelling, semi-detached dwelling, or townhouse dwelling, for a total of 3 dwelling units on a lot, subject to servicing requirements.
- ARUs are generally permitted in the following Zones: **R1, R2, R3, RR, RS, RU**.
- In response to 80% of survey respondents expressing concerns over adequate parking for ARUs, each permitted ARU on a lot is required to have a dedicated parking space.





General Provisions – Home Occupations and Home Industries (Sections 3.10 & 3.11)

Provisions for **home occupations** and **home industries** have been updated:

- **Home occupation** may include uses such as a home office, instructional services, home-based food catering business (subject to approval by the Northwestern Health Unit), among others.
- **Home industry** may include uses such as a workshop, equipment sales and rental/repairs, contractor's yard, among others.
- Must comply with the City Property Standards By-law.
- Final Draft Zoning By-law proposes to remove the requirement that a maximum of one (1) non-resident employee may be engaged in the home occupation or home industry.



Source: Patriot Software



General Provisions – Workforce Lodging (New Section 3.33)

- **Workforce lodging** for the mining sector and other resource-related economic opportunities is a key priority for the City.
- A new definition is added for “**Workforce Lodging**”, to recognize a residential complex or dwelling unit used to provide **temporary or permanent lodging accommodations to employees**, primarily of an industrial or resource-based establishment.
- Workforce lodging is added as a permitted use in the **Highway Commercial (CH) Zone**, with associated zoning requirements.

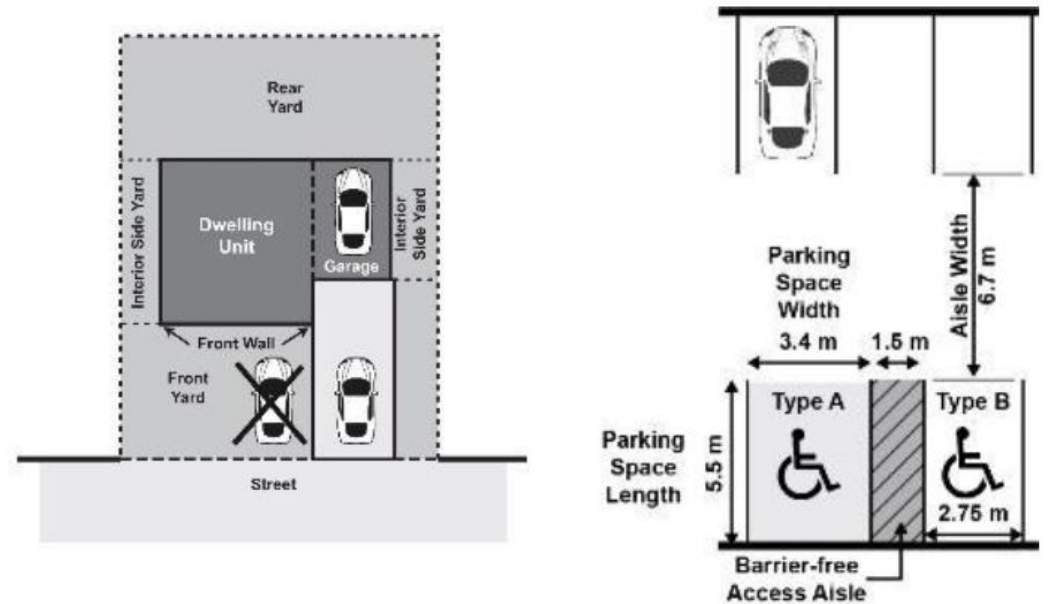


Rosland Yards Affordable Workforce Housing
Development, City of Rosland, BC
Source: <https://rosland.ca/rosland-yards/>



General Provisions – Parking and Loading Area Regulations (Section 3.19)

- Parking and loading area provisions have been updated in the Final Draft Zoning By-law.
- Minimum parking rates have been revised to ensure that all permitted uses have an associated parking rate requirement.
- New provisions are proposed in the Final Draft Zoning By-law for:
 - Visitor parking requirements;
 - Barrier-free parking requirements;
 - Landscaping requirements for parking lots; and
 - Snow storage.



Zoning By-law diagrams illustrating parking area location on a lot (left) and barrier-free parking (right)



General Provisions – Setbacks to Waterbodies and Watercourses

- Section 3.24.6 Watercourses of the existing Zoning By-law is renumbered Section 3.29.11 and revised to update the provisions for setbacks to waterbodies and watercourses, to better implement the policies in the City's Adopted Official Plan.
- The existing Zoning By-law generally does not permit a building or a leaching bed for a sewage system within 30 m of the normal high water mark of any watercourse or lake.
- Updated provisions:
 - Development shall require a minimum setback of **30 m from the normal high water mark of a watercourse or waterbody or from stable top of bank, whichever is greater**, unless it can be demonstrated through an Environmental Impact Study that there will be no negative impacts on aquatic and fish habitat.
 - For existing lots of record where a 30 m setback cannot be achieved, new development must be setback as far as the lot permits with minimal disturbance and removal of soil and vegetation, subject to review by the City.
 - Certain accessory buildings and structures, such as boathouses, docks, and boat launching ramps are permitted within the 30 m setback.



Source: 1000 Towns of Canada



Proposed Zones

The Final Draft Zoning By-law includes **22** Zones that are organized into **five** (5) Zone categories. The table below present the Zones included in the Final Draft Zoning By-law and Schedules.

Zone Category	Zones – Final Draft Zoning By-law (October 2024)
Residential Zones	<ul style="list-style-type: none"> • Low Density Residential (R1) – Renamed from “Residential Type One (R1)” • Low-Medium Density Residential (R2) – Renamed from “Residential Type Two (R2)” • Medium-High Residential (R3) – Renamed from “Multiple Residential (RM)” • Residential Modular Dwelling (RMD) • Residential Mobile Home (RMH) • Rural Residential (RR) • Shoreline Residential (RS)
Mixed Use Zones	<ul style="list-style-type: none"> • Waterfront Mixed Use (WMU)
Commercial Zones	<ul style="list-style-type: none"> • Local Commercial (CL) • Downtown Commercial (CD) • General Commercial (CG) • Highway Commercial (CH) • Tourist Commercial (CT)



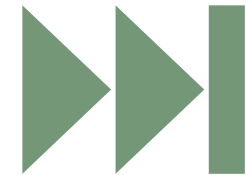
Proposed Zones

Zone Category	Zones – Final Draft Zoning By-law (October 2024)
Industrial Zones	<ul style="list-style-type: none"> • Light Industrial (M1) • General Industrial (M2) – Renamed from “Heavy Industrial (M2)” • Extractive Industrial (MX) • Mill Industrial (MM) • Waste Disposal Industrial (MD)
Other Zones	<ul style="list-style-type: none"> • Institutional (I) • Rural (RU) • Open Space (OS) • Hazard Lands (HZ) – Renamed from “Hazard (HZ)”



Site-Specific Exception Review

- A site-specific Exception Zone applies to an individual property or portion of a property, and allows for specific permitted uses and/or zone provisions which deviate from the requirements in the Zone.
- Site-specific Exception Zones are usually established through individual Zoning By-law Amendments approved by Council.
- All site-specific Exception Zones were reviewed as part of preparing the Final Draft Zoning By-law.
 - Some have been renumbered in chronological order of when they were adopted through a Zoning By-law Amendment.
 - The provisions in some Exception Zones have been revised, in cases where the provisions of the parent Zone are revised to be more permissive and the exception is no longer required.
 - For example, if a permitted use was added to the Zone, an exception for that use is no longer required.



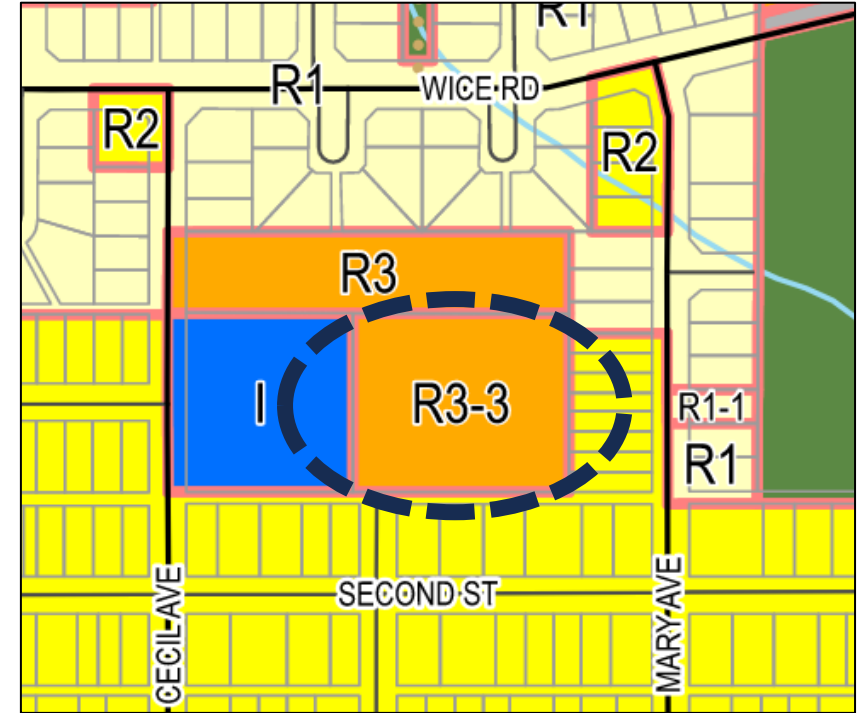


Site-Specific Exception Review

Exception Zones are identified by a Zone code, followed by a dash (-) and a number.

For example:

- R3-3 (Medium-High Residential, Exception 3) is identified on the Zoning Schedules. An Exception Zone applies to this property.
- Refer to the corresponding Zone section to review the Exception Zone provisions for R3-3.



Extract from Zoning Schedule showing R3-3

[3. Medium-High Density Residential Exception Three \(R3-3\) – 150 Myrtle Avenue \(By-law No. 2023-24\)](#)

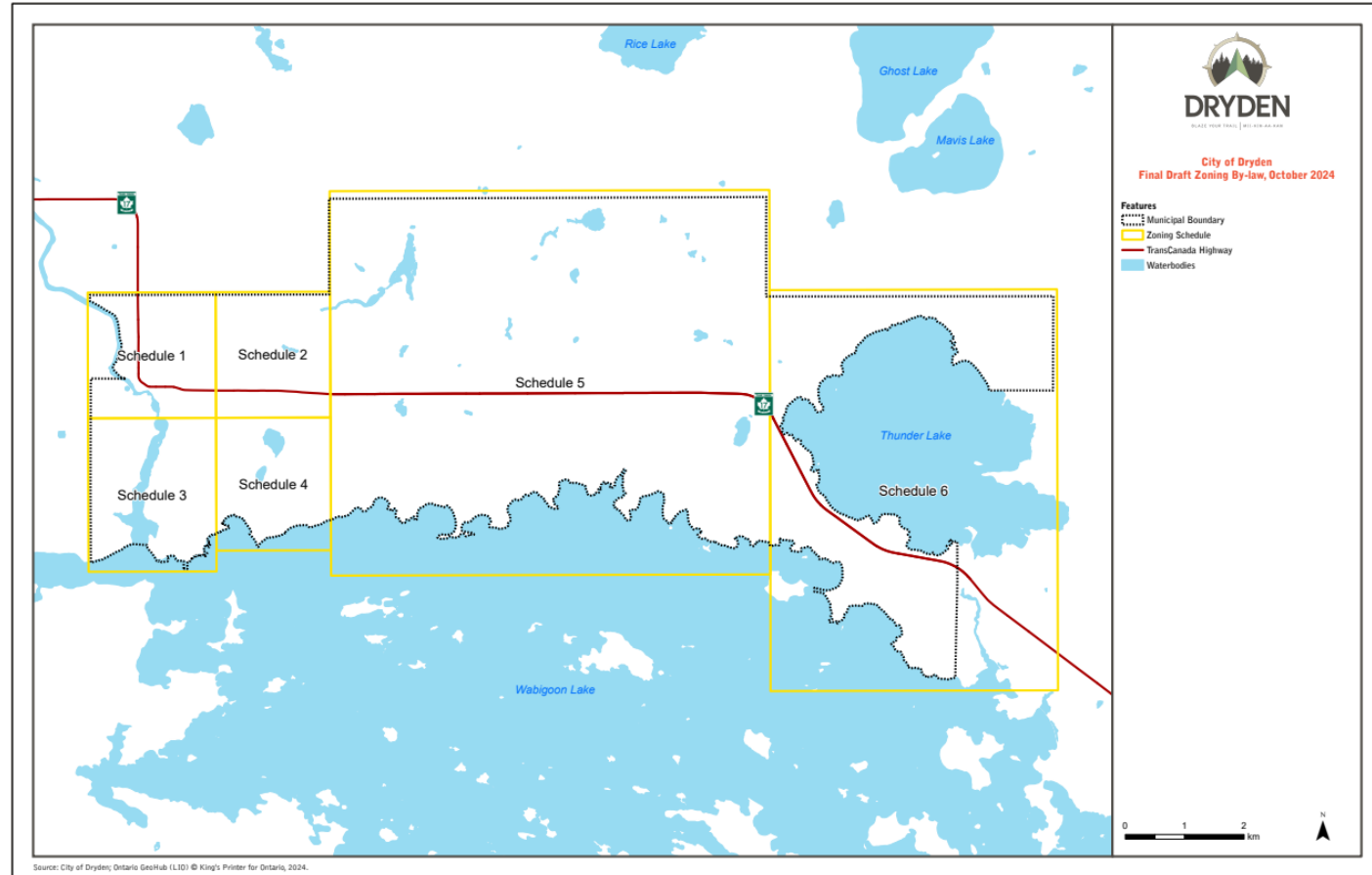
[a. A reduced lot frontage of 10.06 m shall be required.](#)



Zoning Schedules

A new set of **Zoning Schedules** (i.e., Maps) have been prepared to accompany the Final Draft Zoning By-law and illustrate how all properties in the City are zoned.

There are six (6) Zoning Schedules, which are geographically divided by area in Dryden, as shown in the Key Map.



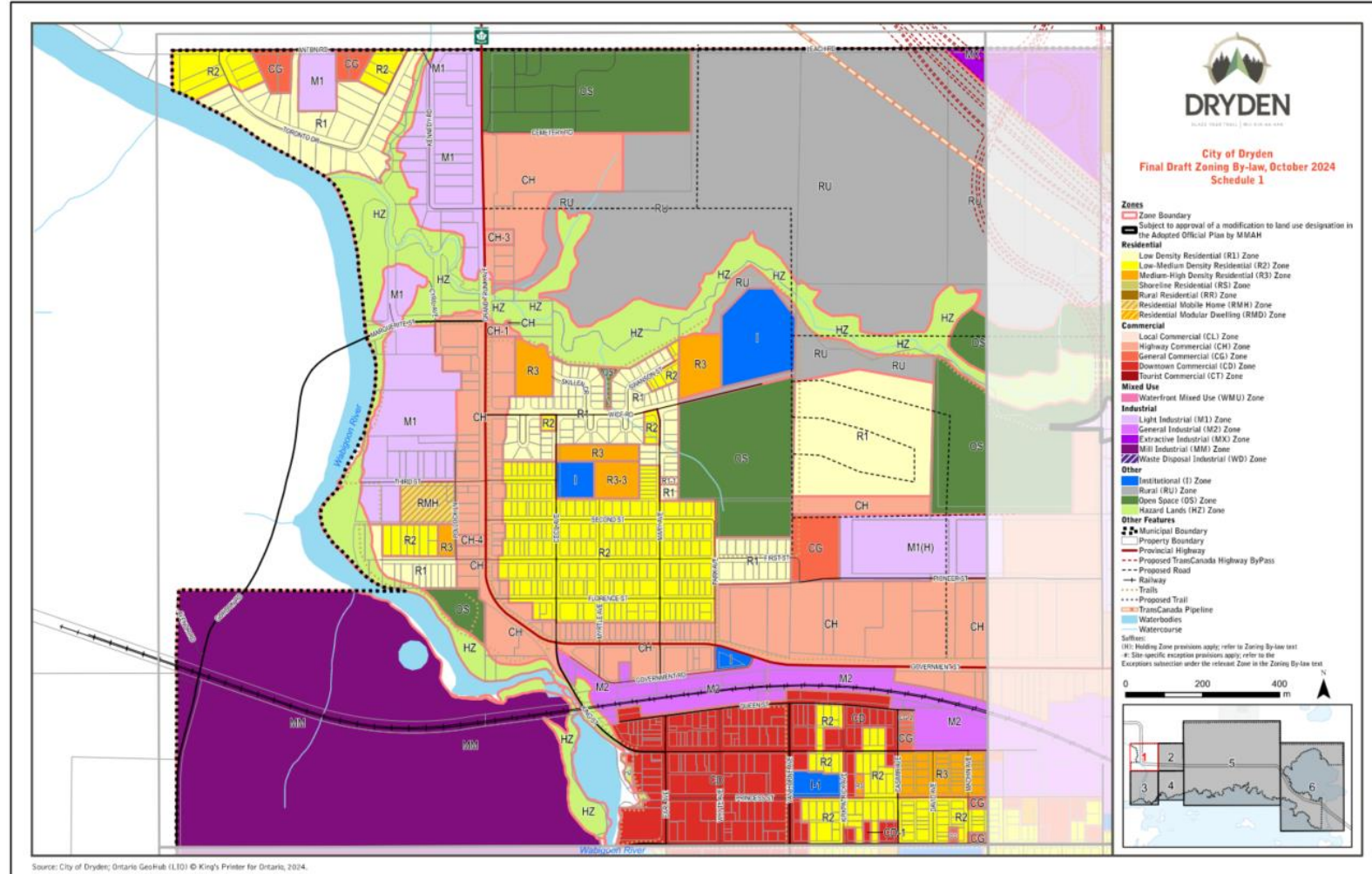
Dryden Final Draft Zoning By-law – Zoning Schedule Key Map



Zoning Schedules

Once the new Zoning By-law is adopted by Council, the Zoning Schedules will be made available in the City's online mapping system and on the City's Zoning page at:

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





Next Steps

1

November to December 2024 – Community Review and Input on the Final Draft Zoning By-law and Schedules

The Final Draft Zoning By-law (October 2024) is available for review at: <https://www.dryden.ca/en/community/zoning.aspx>

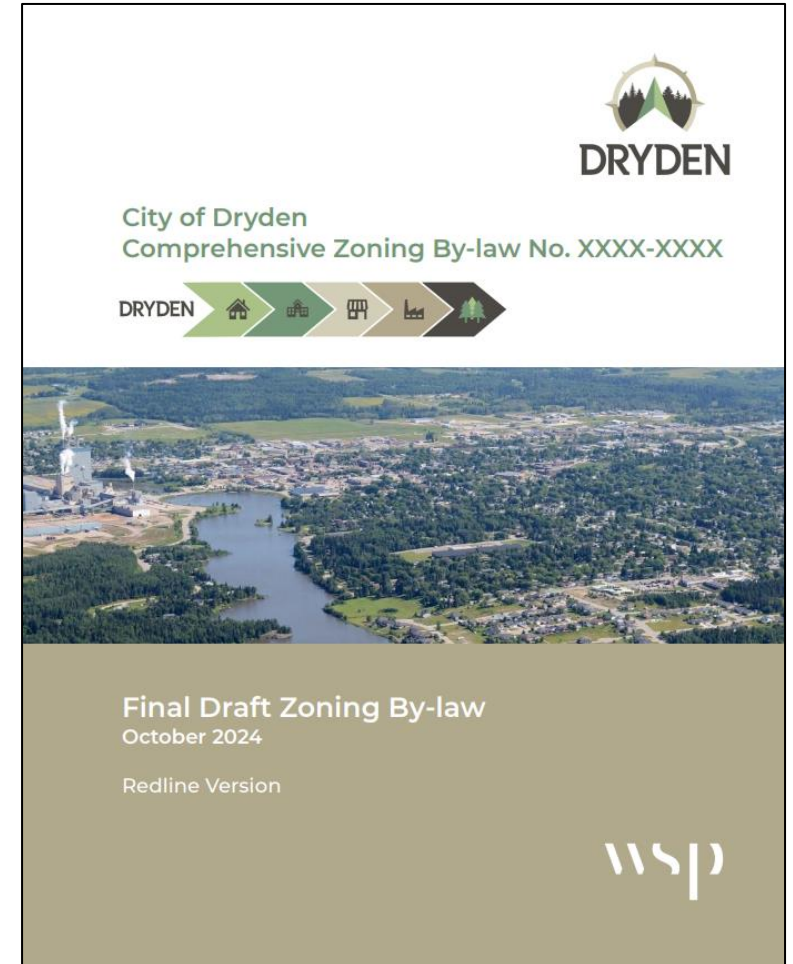
Comments are requested by **December 9, 2024.**

2

Early 2025 – Council Adoption of Final Zoning By-law and Schedules

Once the Official Plan is approved by the Ministry of Municipal Affairs and Housing, the Final Zoning By-law and Schedules will be presented to Council for consideration of Adoption.

If adopted, a Notice of Adoption will be published by the City and there will be a 20-day Appeal Period under the Planning Act.





Thank you! Questions? Comments?

City Contact:

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City of Dryden

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Phone: (807) 223-1140 ext. 1



DRYDEN

BLAZE YOUR TRAIL | MII-KIN-AA-KAN

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

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