



Source: Sunset Country



# City of Dryden

## Comprehensive Zoning By-law Review

Council Presentation – Project Introduction  
December 11, 2023

### Presenters:

Anita Sott, MCIP, RPP – WSP Project Manager / Senior Planner  
Jill MacDonald, MCIP, RPP – WSP Project Planner



# Presentation Overview

- 1. Project Team Introductions**
- 2. Purpose of this Presentation**
- 3. Project Overview**
  1. Ontario Planning Hierarchy
  2. What is a Zoning By-law?
  3. Why is the Zoning By-law being reviewed?
  4. Comprehensive Zoning By-law Review Process
- 4. Community Engagement Plan**
- 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



### Municipal Staff

Dhruv Mehta – Junior Planner

Pam Skillen – Chief Building Official

Kristine Stromness – GIS Analyst

### Consultant Team

Anita Sott, MCIP, RPP – Project Manager / Senior Planner

Nadia De Santi, MCIP, RPP – Strategic Advisor

Jill MacDonald, MCIP, RPP – Project Planner

Jeff Knott – GIS Technician and Graphics

## Purpose of this Presentation

The purpose of this presentation is to:



- Introduce the recently initiated Comprehensive Zoning By-law Review process and immediate next steps.

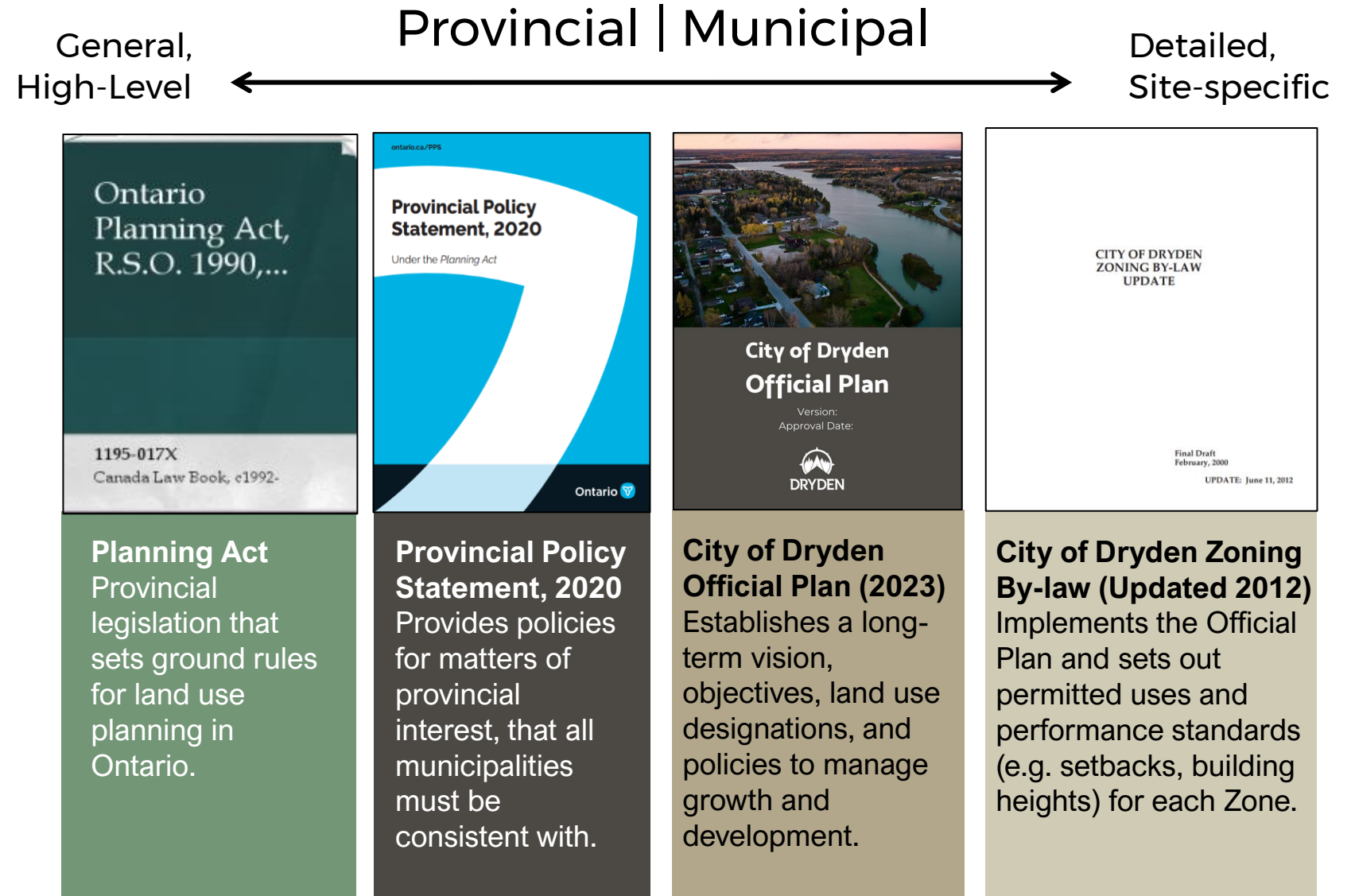


- Present the proposed community engagement plan for the Zoning By-law Review process.



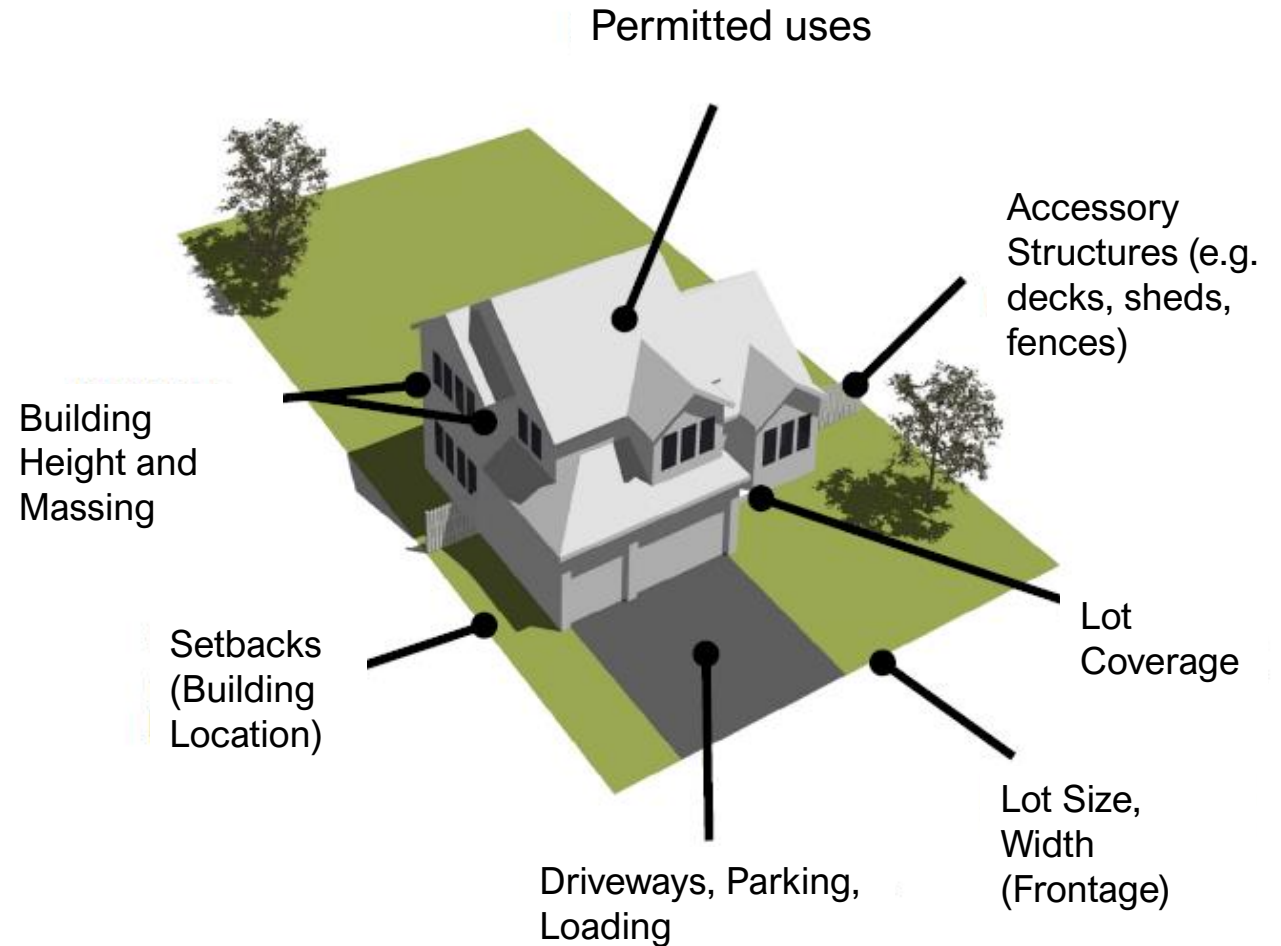
- Hear from members of Council regarding key Zoning By-law issues in the community, and answer any questions.

# Ontario Planning Hierarchy



## What is a Zoning By-law?

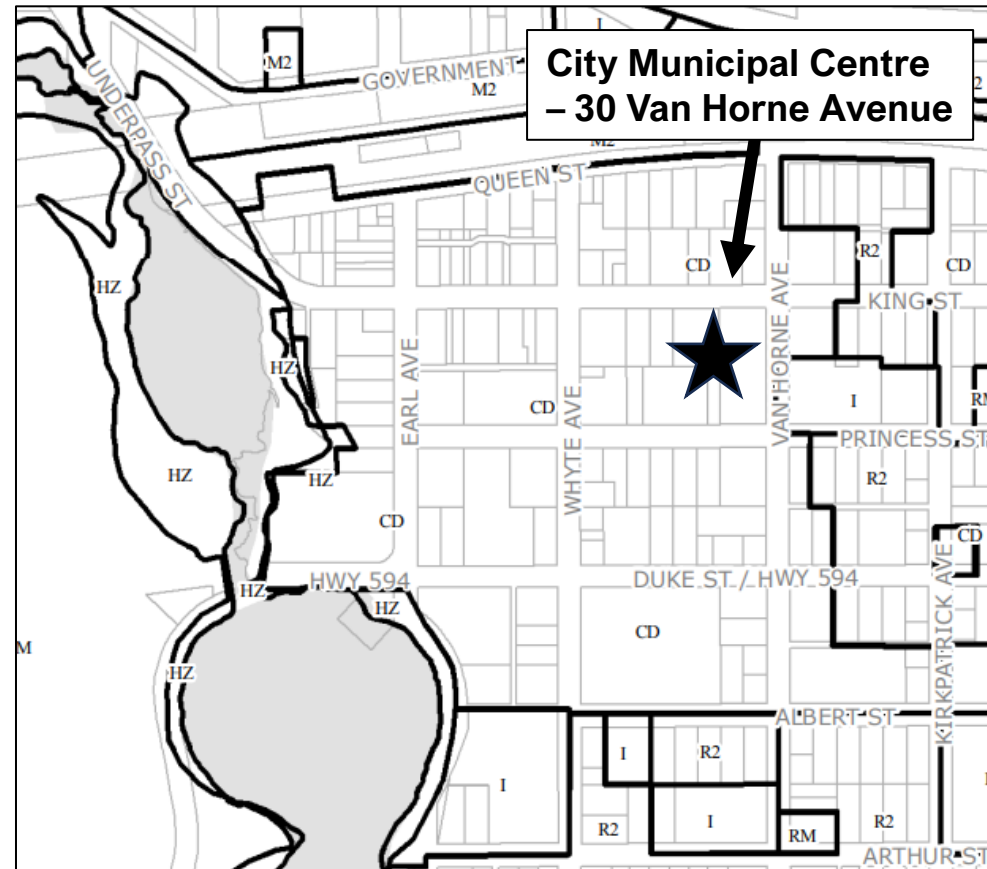
- A legal document that regulates the use of land and built form
- Implements the land use objectives and policies of the Official Plan
- Provides detailed standards for how a property may be developed



## What is a Zoning By-law?

Specifically, a Zoning By-law (ZBL) 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**



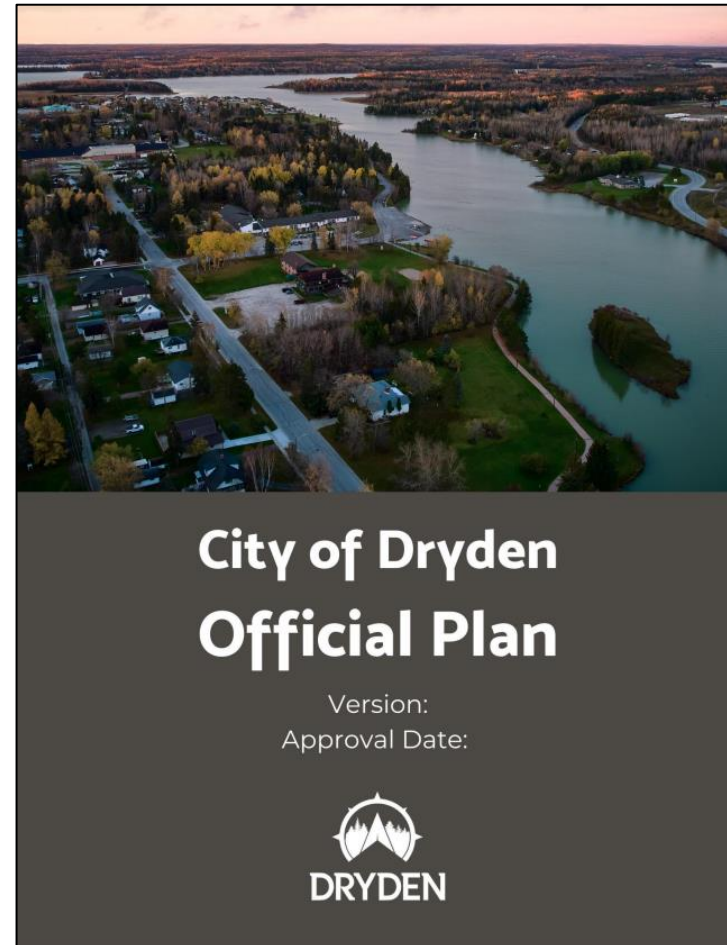
**Institutional**



**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.
- 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 Official Plan and recent changes to planning legislation
  - Review definitions and zoning requirements
  - 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.

### 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.

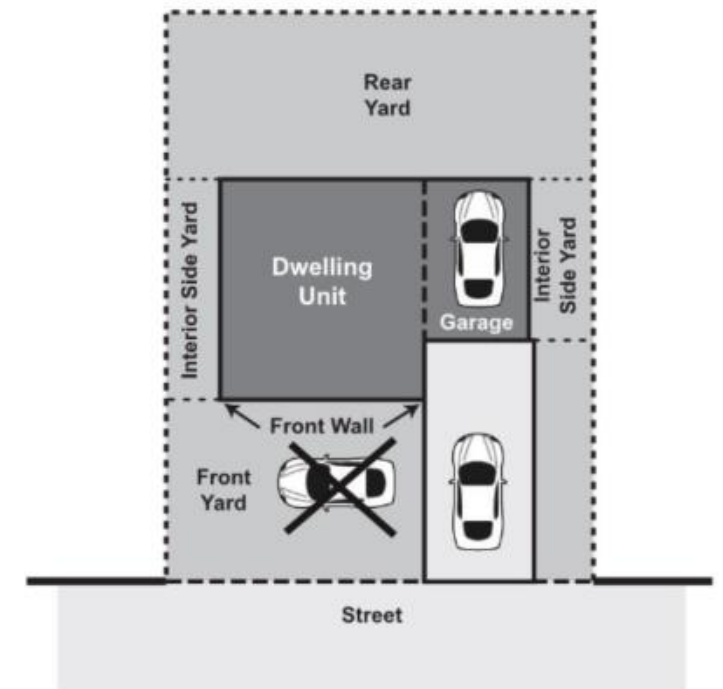
Each base Zone has its own section in this Zoning By-law (Sections 4 to 29) which details permitted uses, lot and building requirements, and additional provisions that apply to all properties within that Zone.



If a dash and a number follows the Zone symbol (e.g. "MUC-1"), then the property is subject to a site-specific Exception Zone. The provisions for each individual Exception Zone are found in the Zoning By-law document under a subsection within the base Zone section (e.g. Section 14 Mixed-Use Commercial Zone, Subsection 14.4. Exception Zones).

An Exception Zone contains provisions that override, or are in addition to, the base Zone provisions. For example, a property with the Exception Zone MUC-1 will be subject to the provisions of the Mixed-Use Commercial (MUC) Zone, and site-specific exception provisions.

### Illustration of Required Yards



# Comprehensive Zoning By-law Review Process

	Engagement Milestone	Key Deliverables
<b>Phase 1</b> <b>Review and Analysis</b> Late 2023 – Winter 2024	<ul style="list-style-type: none"><li>• Council Presentation</li><li>• City Project Webpage Launch</li><li>• Public Open House / Online Survey</li></ul>	<ul style="list-style-type: none"><li>• Engagement Plan</li><li>• Background Discussion Paper</li></ul>
<b>Phase 2</b> <b>Preparation of Draft Zoning By-law</b> Spring 2024 – Summer 2024	<ul style="list-style-type: none"><li>• Statutory Public Open House</li></ul>	<ul style="list-style-type: none"><li>• Zoning Strategy Summary Report</li><li>• Draft Zoning By-law and Schedules</li><li>• Statutory Public Open House Summary Report</li></ul>
<b>Phase 3</b> <b>Refinement and Adoption of New Zoning By-law</b> Fall 2024	<ul style="list-style-type: none"><li>• Statutory Public Meeting</li><li>• Council Meeting to Consider Adoption of the Final Zoning By-law</li></ul>	<ul style="list-style-type: none"><li>• Final Draft Zoning By-law</li><li>• Final Zoning By-law and Schedules for Council Adoption</li></ul>

# Community Engagement Plan



## To be engaged

**City Council**

**City Staff and  
Committees**

**Local Indigenous  
Communities**

**External Agencies**

**Community Members**

## Methods of Participation

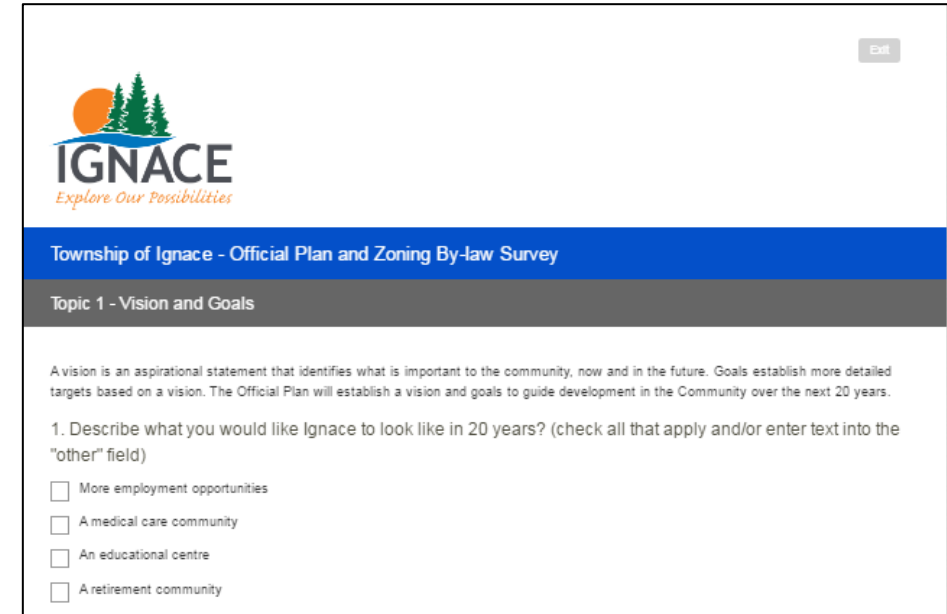
- Meetings and updates
- To be circulated on all draft deliverables with request for comments
- Meetings to review key deliverables
- Communications and each community's preferred level of engagement
- To be circulated on all draft deliverables with request for comments
- Public Open Houses
- Zoning Survey
- Statutory Public Meeting

# Community Engagement Methods



## Project Awareness Campaign

- Use of the City's website and existing social media platforms
- Newspapers
- Other options include tax bill flyers, radio ads



## Additional Methods of Participation

- Online and hard copy public survey
- Dedicated email, and mailing list (maintained by City staff)
- Indigenous Engagement

## Next Steps

### Winter 2024:

- Draft Discussion Paper
- Virtual Public Open House #1 and Launch of Online Zoning Survey
- Final Discussion Paper

### Spring 2024:

- Draft Zoning Strategy Summary Report
- Draft Zoning By-law

## Thank you! Questions? Comments?

**We look forward to working with you!**



### City Contact:

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City of Dryden

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

<https://www.dryden.ca/>