

**THE CORPORATION OF THE CITY OF DRYDEN**

**BY-LAW NUMBER 2026-35**

BEING A By-law to amend Zoning By-law No. 2025-10 to add a site-specific exception pursuant to Section 39 of the Planning Act for the lands municipally known as 123 Queen Street, City of Dryden.

WHEREAS pursuant to Section 39 of the Planning Act, R.S.O. 1990, c. P.13, as amended, the Council of a local municipality may, in a By-law passed under Section 34 of the Planning Act, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited by the Zoning By-law;

AND WHEREAS the lands municipally known as 123 Queen Street are legally described as PLAN M153 LOT 29 PCL 14902, City of Dryden.

AND WHEREAS the subject lands are zoned General Industrial (M2) under Comprehensive Zoning By-law No. 2025-10;

AND WHEREAS Council deems it advisable and expedient to add a site-specific exception to permit a temporary ground floor Personal Service Establishment use within the existing building on the subject lands;

NOW THEREFORE the Council of The Corporation of the City of Dryden enacts as follows:

1. THAT Schedule 1 – Zoning Map to Zoning By-law No. 2025-10 is hereby amended by adding “M2-T” to the zoning classification of the lands municipally known as 123 Queen Street.
2. THAT Section 4.18 – General Industrial (M2) Zone of Zoning By-law No. 2025-10 is hereby amended by adding the following to Section 4.18.3 – Exceptions:

General Industrial Temporary Use (M2-T) – 123 Queen Street

a. Permitted Uses:

- i. A ground floor Personal Service Establishment use within the existing building shall be permitted on a temporary basis.

b. General Provisions:

- i. The temporary Personal Service Establishment use shall apply only to the ground floor of the existing building on the subject lands.
- ii. No expansion of the building footprint, gross floor area, or lot coverage shall be permitted under this exception.
- iii. All other provisions of Section 4.18 – General Industrial (M2) Zone and Zoning By-law No. 2025-10 shall continue to apply.
- iv. This Temporary Use permission shall expire three (3) years from the date of passage of the enacting By-law unless extended by Council.

3. THAT this By-law conforms to the City of Dryden Official Plan.

4. THAT this By-law shall come into force and take effect upon the final passage hereof in accordance with the Planning Act, R.S.O. 1990, c. P.13, as

amended.

The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law in accordance with the Planning Act.

Enacted and passed this 8<sup>th</sup> day of June 2026, as witnessed by the Seal of the Corporation and the hands of its proper Officers duly authorized in that behalf.

THE CORPORATION OF THE CITY OF DRYDEN

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Mayor

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Clerk