

THE CORPORATION OF THE CITY OF DRYDEN

BY-LAW NUMBER 2026-57

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 233 Grand Trunk Avenue, 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 233 Grand Trunk Avenue are legally described as CON 6 PT LOT 4 DES AS; 23R7825 PARTS 1 TO 5 REM PCL; 32765, City of Dryden.

AND WHEREAS the subject lands are zoned Highway Commercial (CH) 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 parking lot and outdoor storage use 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 “CH-T” to the zoning classification of the lands municipally known as 233 Grand Trunk Avenue.

2. THAT Section 4.14 – Highway Commercial (CH) Zone of Zoning By-law No. 2025-10 is hereby amended by adding the following to Section 4.14.3 – Exceptions:

5. Highway Commercial Temporary Use Exception Five (CH-T) Zone – 233 Grand Trunk Avenue (By-law No. 2026-57)

a. Temporary Permitted Uses:

Notwithstanding the permitted uses of the Highway Commercial (CH) Zone and any other provision of Comprehensive Zoning By-law No. 2025-10 to the contrary, the following uses shall be permitted on the Subject Lands on a temporary basis:

- i. parking lot; and
- ii. outdoor storage.

b. Temporary Surface Permission

Notwithstanding Section 3.19.4.1 of Comprehensive Zoning By-law No. 2025-10, parking spaces, parking areas, driveways and access aisles associated with the temporary uses may be surfaced with compacted crushed stone or gravel rather than asphalt, concrete or a similar hard-surfaced material.

c. General Provisions:

- i. the parking area, driveway and access aisles shall be properly graded, drained, surfaced and maintained to the satisfaction of the City;
- ii. The temporary uses shall be established and operated in accordance with an approved site plan.
- iii. All other provisions of Section 4.14 – Highway Commercial (CH) 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 10th day of August, 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

Mayor

Clerk