



City of Dryden Comprehensive Zoning By-law No. 2025-10



Final Zoning By-law

Council Adoption – February 10, 2025



DRYDEN



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Final Zoning By-law
Council Adoption – February 10, 2025

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THE CORPORATION OF THE CITY OF DRYDEN

BY-LAW NUMBER 2025-10

BEING A BY-LAW TO ENACT A ZONING BY-LAW OF THE CORPORATION OF THE CITY OF DRYDEN AND TO REPEAL BY-LAW NO. 2740-2000

WHEREAS on April 17, 2000, the Council of The Corporation of The City of Dryden adopted By-law No. 2740-2000 to adopt the City of Dryden Comprehensive Zoning By-law; and,

WHEREAS under Section 34(1) of the Planning Act, R.S.O., 1990, as amended, zoning by-laws may be passed to prohibit and regulate the use of land, buildings and structures;

NOW THEREFORE be it resolved that the Council of The Corporation of The City of Dryden, in accordance with the provisions of the Planning Act, R.S.O., 1990, as amended, hereby enacts as follows:

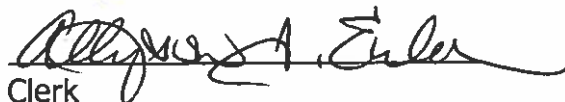
1. That the City of Dryden Comprehensive Zoning By-law (December 2024), consisting of the attached text and Schedules (maps), is hereby adopted.
2. That Zoning By-law No. 2740-2000, as amended, and all previous Comprehensive Zoning By-laws passed under Section 34 of the Planning Act or any predecessor thereof, are hereby repealed in their entirety.
3. This By-law shall come into force and take effect on the day of the final passing thereof, subject to the provisions of the Planning Act for appeals.
4. That the Mayor and Clerk are hereby authorized and directed to proceed with the giving notice of the passing of this By-law in accordance with the Planning Act, R.S.O. 1990, as amended.

Enacted and passed this 10th day of February 2025 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

THE CORPORATION OF THE CITY OF DRYDEN



Mayor



Clerk



The City of Dryden Comprehensive Zoning By-law No. 2025-10 came into effect on February 10, 2025.

The following Table lists all of the City of Dryden Zoning By-law Office Consolidations prepared to incorporate all amendments approved following February 10, 2025. While every effort has been made to incorporate all approved amendments, the City of Dryden does not warrant or guarantee that there are no errors or omissions in this Office Consolidation.

This Office Consolidation has been prepared for the purpose of convenience only. For accurate reference, the original Comprehensive Zoning By-law and amendments thereto should be consulted.

Office Consolidation Date

The following Table lists all of the approved amendments to the City of Dryden Zoning By-law following February 10, 2025.

By-Law No.	Date Passed by City Council	Effect of By-Law on Zoning By-Law Text and / or Schedules 1 to 6



City of Dryden Zoning By-law User Guide

This **Zoning By-law User Guide** is provided for information purposes to assist readers in navigating the City of Dryden Comprehensive Zoning By-law No. 2025-10 (Council Adoption February 10, 2025). It provides direction on how to interpret and apply provisions to a specific property of interest. The Zoning By-law User Guide does not form an operable part of the Zoning By-law.

Structure of the Zoning By-law

The City of Dryden Comprehensive Zoning By-law is divided into a series of Sections:

1

Administration

This Section outlines **how the Zoning By-law is administered and enforced** by the City of Dryden, and directs how zoning provisions and **Zoning Schedules 1 to 6** should be read and interpreted. The Zoning Schedules form part of the Zoning By-law and establish Zone boundaries in the City.

2

Definitions

This Section contains **definitions for key terms** used in the Zoning By-law, including permitted uses. Some definitions contain illustrations to help clarify their meaning, application, and correct interpretation.

3

General Provisions

This Section contains **provisions that may apply to all properties in all Zones**, depending on the proposed development. For example, this includes provisions for specific uses which may be permitted in more than one Zone, such as accessory buildings and structures.

Section 3 also contains provisions related to off-street parking requirements for motor vehicles, including provisions for barrier-free parking and loading areas.

4 Zones

This Section establishes the **Zones** in the City of Dryden. Each Zone subsection outlines permitted uses, regulations (i.e., standards for lots and buildings), additional provisions which may apply only to certain uses, and Exception Zones which establish provisions for specific properties.

5 Enactment

This Section contains the **signing page and date of passing** of this Zoning By-law.

How to Determine a Property's Zoning and Identify Applicable Regulations

To determine the Zone and regulations that apply to a specific property, such as the uses that are permitted, or lot and building requirements, follow these steps:

Step 1: Identify the Property's Zoning on the Zoning Schedules

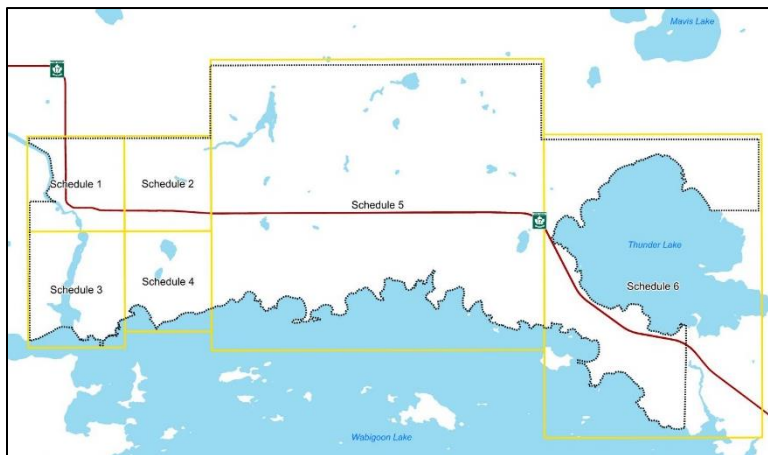


Figure 1: City of Dryden Zoning Key Map

To determine the zoning for a property, you should first identify the location of the property of interest on the **City of Dryden Zoning Key Map**, as shown in **Figure 1**.

The Zoning Key Map is divided into a series of **Schedules 1 to 6** to the Comprehensive Zoning By-law, which separates the City geographically into six (6) sections for mapping purposes only.

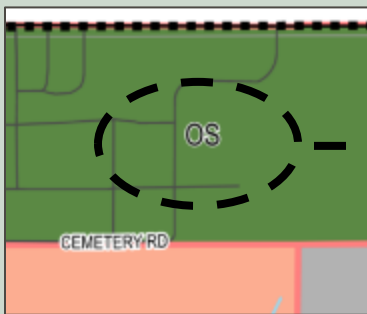


The Zoning Key Map and Schedules are also available for review through the [City's GIS Map Gallery](#) – an online interactive mapping website prepared using ArcGIS.

On **Zoning Schedules 1 to 6**, Zone boundaries are outlined in pink, and the different Zones are shown using various colours depending on the land use classification (e.g., Residential, Commercial, etc.) and a Zone Code, as further described below:

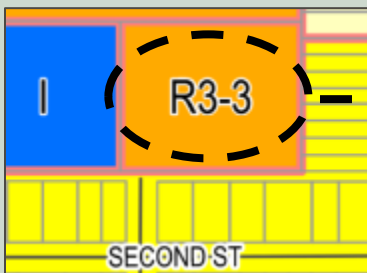
- Each property has an assigned Zone, identified by the Zone Code and corresponding colour (e.g., Low-Density Residential – R1 in yellow, Downtown Commercial – CD in red, Open Space – OS in green), as explained on the Zoning Schedule legend.
- Some properties will have more than one Zone Code that applies. For example, some properties may be split into more than one Zone or have a Zone Code that contains a suffix.

The following summarizes the meaning of the different Zone Codes and suffixes:



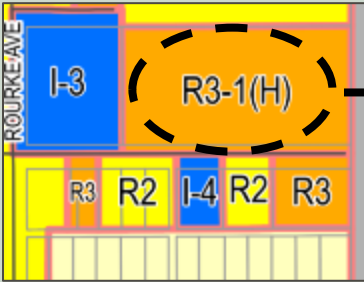
This is a base Zone. The acronyms and colours for each base Zone are explained in the Zoning Schedule legend. For example, “OS” means the Open Space Zone, and is coloured green. Most properties in the City are only assigned with a base Zone.

Each base Zone has its own section in this Zoning By-law (**Section 4**) 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 follow the Zone Code (e.g., “R3-3”), 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 4.6 Medium-High Density Residential (R3) Zone, subsection 4.6.4 Exceptions).

An Exception Zone contains provisions that override, or are in addition to, the base Zone provisions, and apply only to that specific property. For example, a property with the Exception Zone R3-3 will be subject to the provisions of

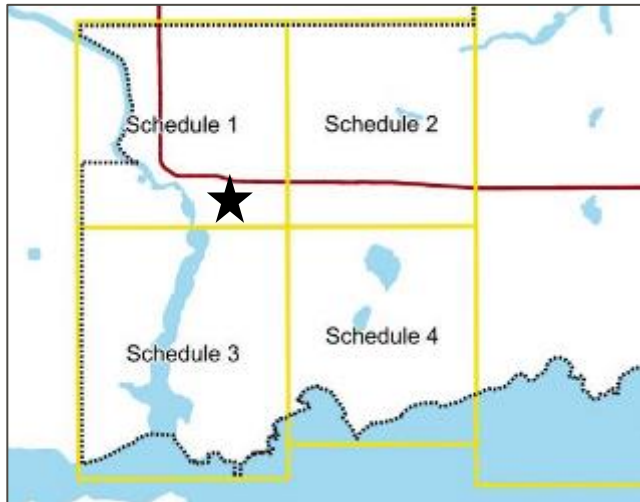


the Medium-High Density Residential (R3) Zone, as well as the site-specific exception provisions.

If an “(H)” symbol follows the Zone Code and site-specific Exception Zone (e.g., “R3-1(H)”), then the property is also subject to a Holding Zone. Where a Holding Zone applies, no development can occur and only legally existing uses are permitted on the property, until such time that the holding conditions are fulfilled and the Holding Zone is removed by a By-law of Council, in accordance with the specific holding provisions for that property.

The specific holding provisions for each property with a Holding Zone are found under the Exceptions subsections in each Zone section of the Zoning By-law (e.g., For the R3-1(H) Zone, the provisions are found under Section 4.6 Medium-High Density Residential (R3) Zone, subsection 4.6.4 Exceptions).

Example – Identifying the zoning for City Hall, 30 Van Horne Avenue



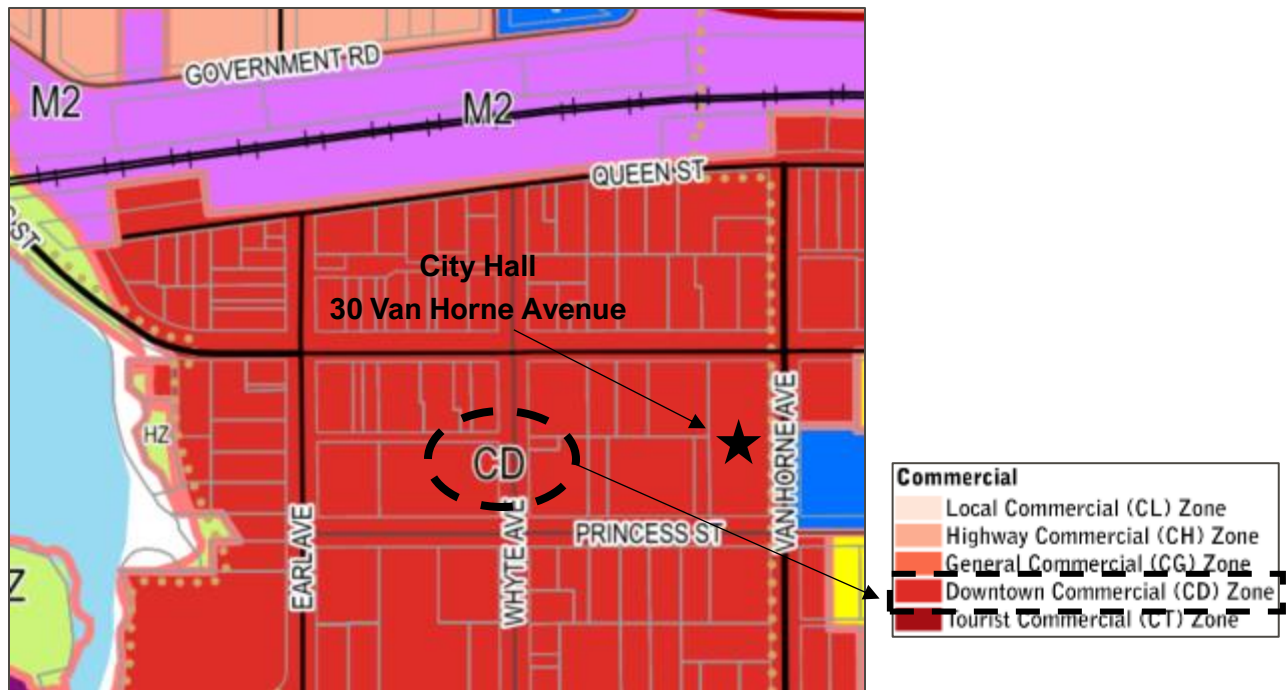
General location of City Hall

For example, let’s identify the zoning for City Hall at 30 Van Horne Avenue on the Zoning Key Map and Schedules. Firstly, refer to the Zoning Key Map and identify the general location of City Hall within Schedules 1 to 6.

City Hall is located within Zoning Schedule 1. You would then refer to Zoning Schedule 1 to find the specific zoning for City Hall, which is the Downtown Commercial (CD) Zone.



Next, you would locate City Hall on Zoning Schedule 1, identify the Zone Code and colour for the property, and refer to the Zoning Schedule legend to confirm which Zone applies to the property.



City Hall is located within the Downtown Commercial (CD) Zone, coloured in red.

Step 2: Identify Permitted Uses

Once the applicable Zone for the property of interest is identified, you should refer to the corresponding Section of the Zoning By-law document. For instance, if the property is located within the Downtown Commercial (CD) Zone, refer to **Section 4.12 Downtown Commercial (CD) Zone, Subsection 4.12.1 Permitted Uses** to identify the types of uses that are permitted on the property under the applicable Zone.

Each of the Zone subsections under **Section 4 Zones** of the Zoning By-law document contain a subsection entitled “Permitted Uses”, where a list of permitted uses is provided. Note that if the property of interest has a site-specific Exception Zone, as described in Step 1 of this User Guide, the Exception Zone should also be reviewed as it may contain specific provisions regarding the types of uses which are permitted or prohibited on the property, and/or specific lot and building regulations (i.e., Zone requirements).



4.12 Downtown Commercial (CD) Zone

The Downtown Commercial (CD) Zone is intended to implement the policies for commercial uses in the Downtown Core Designation of the Official Plan.

All structures and buildings erected, altered, or used in the CD Zone shall comply with the regulations of this Section, as well as other applicable provisions in this By-law.

4.12.1 Permitted Uses

1. No person shall within a Downtown Commercial (CD) Zone, use any land or erect, alter or use any building or structure except in accordance with the following:

- apartment dwelling
- art gallery
- animal care establishment
- animal hospital
- assembly hall
- micro-brewery, winery or distillery
- motor vehicle fuel bar
- motor vehicle sales establishment
- motor vehicle service station
- office

If the property is subject to a Holding Zone, only legally existing uses on the property are permitted until the holding provisions are fulfilled, and the Holding Zone is removed by a By-law of Council.

Each of the permitted uses and lot and building regulations (i.e., Zone requirements) have a corresponding definition in **Section 2 Definitions** of the Zoning By-law document.

Step 3: Identify Zone Requirements

Next, you should review the lot and building regulations that apply to the property and any proposed development. Lot and building regulations are found under the subsections entitled “Zone Requirements” under each Zone (**Section 4** in the Zoning By-law).

These Zone Requirements are organized in tables under each Zone. Different types of permitted uses may have different requirements. Zone Requirements may include such provisions as minimum lot area, minimum lot frontage, yard setbacks, maximum building height, and other requirements. In certain Zones, there may be different requirements for lots which are on full



municipal services (i.e., water and wastewater) and lots on private services (i.e., well and septic systems).

4.12.2 Zone Requirements

Provision	CD Zone Requirement
1. Minimum Lot Area	230 m ²
2. Minimum Lot Frontage	7.5 m
3. Minimum Yard Requirements	
a. Front Yard	Nil
b. Interior Side Yard	Nil
c. Exterior Side Yard	Nil
d. Rear Yard	Nil
4. Maximum Lot Coverage	100%

Step 4: Determine Applicable General Provisions

All of **Section 3 General Provisions** in the Zoning By-law document should be reviewed to determine the provisions that apply to a particular property or proposed development. The General Provisions apply to **all Zones**, unless specifically stated otherwise.

For example, the General Provisions contain specific requirements for buildings, structures, and uses that are accessory to permitted uses (e.g., detached garages, sheds). Other General Provisions include detailed requirements related to parking and loading facilities, as well as permitted encroachments into required yards (e.g., porches, steps, bay windows, etc.).

The General Provisions also contain requirements for specific uses, such as additional residential units, home occupations, and the use of storage containers or storage trailers containers on a property. This Section also contains provisions that are only applicable in certain situations, such as when properties are located within proximity to potential development constraints such as watercourses and waterbodies, rail lines and rail yards, and waste disposal areas.

Step 5: Identify Other Federal or Provincial Regulations and Requirements

Depending on a proposed development or the location of a property, other permits may be required from various Federal or Provincial regulatory authorities, such as the Ministry of Natural Resources and Ministry of Transportation. The Zoning By-law is not intended to replace or incorporate the regulations or approval processes of other regulatory approval authorities. Additionally, other approvals from the City of Dryden, such as a Building Permit, may be required to permit development.

Property owners should always consult with City of Dryden staff to determine the approval requirements for a particular project. If the provisions of the Zoning By-law cannot be met, a Minor Variance or Zoning By-law Amendment application may be required.

To discuss zoning of your property, requirements for a planning development application under the Planning Act, as amended, or Building Permit application, or the general planning and development process, please contact:

Planning and Building Department
City of Dryden
Phone: (807) 223-1140 ext. 1
Email: planning@dryden.ca



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1 Administration

1.1 Title

This By-law may be referred to as "The City of Dryden Zoning By-law".

1.2 Lands Affected by this By-law

This By-law applies to the whole of the City of Dryden.

1.3 Scope of this By-law

1. No person shall use or cause or permit to use any land, or erect, alter or use or cause or permit to be erected, altered or use any building, except in compliance with the provisions of this By-law.
2. No land shall be used and no building or structures shall be erected, altered, enlarged, or used within the municipal boundaries of the City of Dryden, except in compliance with the provisions of this By-law.
3. In addition, no person shall use any land or locate any building or structure such that the uses, buildings or structures on other lands would no longer comply with the provisions of this By-law.
4. When the regulations or requirements of any Department of Government impose greater restrictions than the restrictions imposed by this By-law, then such greater restrictions shall govern.

1.4 Permits, Licenses, and Approvals

Notwithstanding the provisions of the City's Building By-law, or any other By-law of the City of Dryden, no Building Permit, occupancy permit, license, or other approval shall be issued in respect of any matter within the jurisdiction of the City of Dryden where the proposed building, structure or use would be in violation of any of the provisions of this By-law.

1.5 Enforcement

1. Unless otherwise stated, this By-law shall be administered and enforced by such officer or employee of the Corporation of the City of Dryden or designate, as appointed from time to time by Council for the City of Dryden.
2. Every person who contravenes any provision of this By-law is guilty of an offence and upon conviction is liable to a fine as provided for by the Provincial Offences Act, R.S.O. 1990, Chapter c. P.33, as amended.
3. Any person convicted of a violation of this By-law is liable on first conviction to a fine of not more than \$25,000, and on a subsequent conviction to a fine of not more than \$10,000 for each day or part thereof upon which the contravention has continued after the day on which the person was first convicted in accordance with the Planning Act, R.S.O. 1990, c. P.13, as amended.
4. Any Corporation convicted of violation of this By-law is liable on first conviction to a fine of not more than \$50,000, and on a subsequent conviction to a fine of not more than \$25,000 for each day or part thereof upon which the contravention has continued after the day on which the person was first convicted in accordance with the Planning Act.
5. In case any buildings or structures or any part thereof is to be erected, altered, reconstructed or extended, or any lot is being used or is to be used, in contravention of any requirement of this By-law, such contravention may be restrained by action at the instance of any rate-payer or of the City of Dryden pursuant to the provisions of the Planning Act and/or the Municipal Act, 1990 and/or any other legislation applicable.

1.6 Interpretation

1. The Zones and Zone boundaries are shown on the attached **Zoning Schedules 1 through 6** and form part of this By-law.
2. This Zoning By-law should be read in its entirety, in conjunction with the Zoning Schedules, to determine the provisions which apply to a lot, use, building, or structure.
3. In this By-law, the definitions and interpretations set out in **Section 2 Definitions** shall apply, unless the context clearly requires otherwise, and any words not specifically defined in this By-law shall carry their normal and ordinary meaning.



4. Character styles are provided for convenience purposes only. The usage or omissions of the following shall not be considered to change the intent or meaning this By-law or any part thereof:
 - a. Section references, Schedules, and tables part of this By-law have been **bolded**;
 - b. The titles of Federal or Provincial legislation are underlined.
5. Illustrations included in this By-law are for convenience purposes only and do not form part of this By-law. Notwithstanding this provision, illustrations, diagrams, tables, and maps that are explicitly identified with a Figure or Table number in this By-law shall form an operative part of this By-law.
6. In the event of a conflict between this By-law and amendments thereto, and any other general or special By-law of the City, the most restrictive By-law shall prevail.

1.6.1 Certain Words

1. Unless otherwise defined by this By-law, the words and phrases used in this By-law shall have their normal and ordinary meaning.
2. The words 'shall' and 'must' are mandatory.
3. The word 'use' when used as a verb, 'to use' or 'used' shall have corresponding meanings.
4. The word 'used' includes 'arranged and/or designed'.
5. The word 'alter' includes alteration.
6. The provisions of this By-law shall be held to be the minimum requirements, except where the word maximum is used, in which case the maximum requirement shall apply.
7. Words used in the singular include the plural, and words used in the plural include the singular.
8. Words used in the present tense include the future tense, and words used in the future tense include the present tense.
9. Where reference is made in this By-law to a Provincial Ministry or other body, it shall be interpreted that it is the Provincial Ministry or body as it is known at the time of reading, that is being referenced.
10. Where reference is made in this By-law to the jurisdiction of a public agency, and where the name or responsibilities of such public agency are changed hereafter, the said reference

shall be deemed to include any and all successors to such public agency having jurisdiction over the matters to which the said reference applies.

1.6.2 Abbreviations

The following abbreviations and terms, where used in this By-law, shall have the same meaning as if the word were printed in full:

- a. 'm' means metres;
- b. 'ha' means hectares;
- c. 'm²' and 'M²' mean square metres;
- d. 'min.' means minimum;
- e. 'max.' means maximum; and
- f. 'GFA' means gross floor area.

1.6.3 Interpretation of Zone Boundaries

1. The Zone boundaries are shown on the **Zoning Schedules 1 through 6**, which form part of this By-law.
2. The extent and boundaries of all Zones set out in the Zoning Schedules shall be interpreted in accordance with the following provisions:
 - a. A Zone boundary shown approximately at a lot line, street, or laneway is considered to be at the boundary of the lot line, street or laneway;
 - b. A Zone boundary shown approximately in the centre line of a street or lane is considered to represent the actual centre line of the street or laneway;
 - c. Unless the location of a Zone boundary is specified by dimensions on the Zoning Schedules, a Zone boundary which lies within a lot shall be fixed by the scale of the Schedule upon which it is shown;
 - d. A Zone boundary shown following approximately a shoreline or the centre line of a creek, stream or channel is considered to represent the actual shoreline or centre line and moves with any natural change in the shoreline;
 - e. Where lands have not been identified as being in a Zone on the Schedules, they shall be deemed to be in the Open Space (OS) Zone;



- f. All lands below the surface of a waterbody or watercourse as of the date this By-law came into effect shall be deemed to be in the Open Space (OS) Zone;
- g. Boundaries of Zones shall be construed, wherever possible, to be concurrent with lot lines, property boundaries, street lines, normal high water marks, top of bank, boundaries of rights-of-way for railways, hydro-electric transmission corridors or pipelines, boundaries of registered plans or municipal boundaries existing on the date of passing of this By-law;
- h. Wherever it occurs, the municipal limit of the City of Dryden is the boundary of the Zone adjacent to it; and
- i. Where a Zone boundary is shown on the Zoning Schedules, the Zone symbol within the boundary shall apply to all lands within such boundary.

1.7 Validity

If any Section or provision of this By-law, including anything contained in the **Zoning Schedules 1 through 6** attached hereto, is for any reason declared by a Court of competent jurisdiction to be invalid, the same shall not affect the validity of the By-law as a whole or any part thereof other than the Section or provision so declared to be invalid, and it is hereby declared to be the intention that all the remaining Sections or provisions of this By-law shall remain in full force and effect until repealed, notwithstanding that one or more provisions thereof shall have been declared to be invalid.

1.8 Repeal of Existing By-Laws

Upon this By-law coming into force and effect, Zoning By-law No. 2740-2000 of the City of Dryden and all amendments thereto are hereby repealed.

1.9 Effective Date

This By-law shall come into force the day that it was passed by Council, subject to the appeal provisions of the Planning Act, as amended.

2 Definitions

A

Accessory	A use, separate building or structure, which is usually incidental, subordinate, exclusively devoted to and located on the same lot as the principal use, building or structure.
Addition	When used in reference to a building or structure, means an expansion of the building or structure.
Additional Residential Unit	A self-contained dwelling unit with kitchen and bathroom facilities that are intended for the exclusive use of the unit only, which is secondary to a principal dwelling unit, and which is contained within a permitted single detached dwelling, semi-detached dwelling, or townhouse dwelling, or which is contained in a building or structure that is ancillary to a permitted single detached dwelling, semi-detached dwelling, or townhouse dwelling on the same lot, and which is accessed through a private entrance outside the principal dwelling unit or through a common hallway or stairway within the principal dwelling unit.
Aggregate Recycling Facility	Premises used for the recycling of used aggregate materials such as concrete and asphalt into a usable product but does not include the operation of an asphalt or concrete batching plant.
Agricultural Building	Any building or structure customarily used in connection with an agricultural use, other than a dwelling.
Agricultural Use	The growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agroforestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and



	accommodation for full-time farm labour when the size and nature of the operation requires additional employment.
Agriculture-related Use	Farm-related commercial and farm-related industrial uses that are directly related to the farm operations on the lot or in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity. Agriculture-related uses include, but are not limited to, a farmers' market, farm equipment repair, livestock assembly yard, abattoir, feed mill, and grain dryer.
Airport	The use of lands, buildings, or structures for the purposes of air transportation services.
Amenity Area	An indoor and/or outdoor recreational area provided for the communal use of residents.
Animal Care Establishment	An establishment for caring, boarding, grooming, and indoor training of household pets, which may include an animal day care facility, but does not include an animal hospital or kennel.
Animal Hospital	A facility operated by one or more licensed veterinarians and associated staff which provides medical, surgical, or similar services for animals, and shelter in conjunction with medical or surgical services.
Art Gallery	A building, place or area where paintings, sculptures or other works of art are exhibited or sold.
Assembly Hall	A building, or part of a building, in which facilities are provided for such purposes as meetings for civic, educational, political, religious, or social purposes, and may include but is not limited to a bingo hall, a banquet hall, private club or fraternal organization.
Attached	A building or structure otherwise complete in itself, which depends, for structural support or complete enclosure, upon a

division wall or walls shared in common with adjacent building or buildings.

B

Balcony

A raised platform or structure projecting above finished grade from the principal building, not supported by the ground, with or without steps to provide access to the ground.

Bar

A building or portion of the building or premises other than a restaurant, where alcoholic beverages and food are stored, sold, and consumed on the premises and which is licensed under the Liquor License Act.

Basement

A portion of a building which is partly underground, but which has at least one-half of its height from finished floor to finish ceiling above the adjacent finished grade.

Bed and Breakfast

An establishment accessory to the principal residential use of a single-detached dwelling wherein not more than five (5) guest rooms are used to provide temporary overnight accommodation to the travelling or vacationing public, and includes the preparation and service of breakfast for an all-inclusive fee. The definition of bed and breakfast shall not include a boarding house, hotel, or motel.

Boarding House

A dwelling in which the proprietor supplies furnished or unfurnished rooms, with board, for monetary profit or gain for at least three (3) persons and not more than ten (10) persons exclusive of the proprietor, members of the proprietor's family and servants of the establishment, but does not include a residential dwelling, bed and breakfast, hotel, or motel.

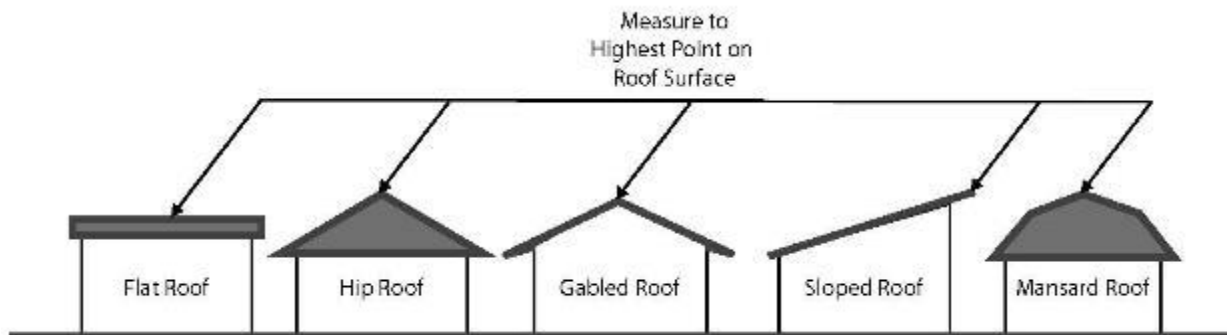
Boathouse

A detached accessory building or structure constructed or anchored near the shore and used for the storage of boats, watercraft, and/or marine-related equipment. A boathouse does not include living quarters for human habitation.



Boat Slip	A single parking space of at least 185 m ² for a boat or other marine vessel forming part of a dock, boathouse, or other mooring facilities.
Building	A structure occupying an area greater than 15 m ² consisting of a wall, roof, and floor or any of them, or a structure of any size that contains plumbing, as well as plumbing not located in a structure, such as a sewage system or designated structures in the Building Code.
Building Height	The vertical distance, measured between the average natural or finished grade at the base of the building and the highest point of the roof surface, exclusive of any roof construction used only as an ornamental feature, or for the mechanical operation of the building, such as penthouse, chimney, tower, or steeple.

Illustration of building heights:



Building Supply and Lumber Outlet	A building, structure, or place in which building, construction, and home improvement materials are offered or kept for display and/or sale, and may include the assembly and/or finishing of certain items and contracting the construction or installation of the items.
Bulk Fuel Depot	Lands, buildings and structures for the storage, distribution of fuels and oils but not including retail sales except key lock operations.

Bulk Sales and Storage Yard A place used for the purpose of storing, buying, and selling coal, fuel, oil, propane, wood, lumber, building materials, feed, ice, and chemicals, but does not include any manufacturing, assembling, or processing uses.

C

Cabin Establishment A building or buildings as part of a tourist establishment, which may contain cooking facilities or sanitary facilities, rented out for the purposes of temporary accommodation to the vacationing or travelling public.

Camping Establishment Lands used for the parking and temporary use for at least five (5) campsites occupied by tents, trailers, motor homes, truck campers and recreational vehicles, and accessory uses and facilities such as administrative offices, sanitary facilities, recreational facilities, and an accessory convenience store.

Camping Site A parcel of land within a camping establishment that is maintained as a site for the location and temporary occupation of a tent, travel trailer, motor home, recreational vehicle or truck camper, but not a mobile home.

Cannabis The cannabis plant, including cannabis-based products, and anything referred to in Schedule 1 of the Cannabis Act, S.C. 2018, c. 16, as amended.

Cannabis Production and Processing Facility Lands, buildings, or structures used for producing, processing, testing, destroying, packaging, and/or shipping of cannabis authorized by a federally issued license or registration.

Carport A roofed parking area intended for the shelter of motor vehicles, attached to the dwelling or principal building, but which is unenclosed more than 60% of its perimeter. The main wall of the dwelling to shall not be included in the 60% calculation.



Cellar	A portion of a building below the first storey floor which is partly or wholly underground and which has more than one-half of its height, from finished floor to finished ceiling or to the underside of the floor joints of the first floor, the average finished grade level adjacent to the exterior walls of the building and having a floor to ceiling height of less than 1.8 m, or as otherwise defined in the Building Code. A cellar shall include a crawlspace.
Cemetery	Land that has been established under the <u>Funeral, Burial and Cremation Services Act</u> or under a predecessor of that Act for the interment of human remains or for the scattering of cremated human remains, or for both.
Chief Building Official	The official employed by the City appointed under the Building By-law or pursuant to the provisions of the <u>Building Code Act, S.O., 1992 c.23</u> , as amended, and shall include any Inspector likewise employed and appointed.
City	The Corporation of the City of Dryden.
Commercial Greenhouse	A building, buildings, and/or outdoor area primarily used for the growing of flowers, sod, fruit, vegetables, shrubs or bushes, trees, landscaping or orchard stock and similar vegetation for wholesale or retail sale on or off the premises and may include the incidental sale of locally made goods, gardening supplies, gardening tools, planting materials, fertilizers, pesticides, lawn furniture and equipment.
Commercial Dry Cleaning and Laundry Facility	A building or structure used for the purpose of collection and distribution of articles and goods of fabric to be subjected to the process of cleaning, and may include a dry cleaning and laundry plant.
Community Centre	Any land, building, or buildings, or part thereof used for community activities whether for commercial purposes or not, the control of which is vested in the City, a local board or agent

thereof, and may include an auditorium, swimming pool, arena, and fitness centre.

Community Facility

Any facility, place, or building which is maintained and operated to provide services for residents of the community or that is used for community or cultural activities, including recreation, arts, crafts, social, and charitable events, and where neither overnight care nor living accommodation is provided.

Community Garden

Communal premises open to community members and operated and maintained by a public authority, residents association, or a similar organization, for the small-scale cultivation of plants including vegetables, fruits, grains, flowers, or herbs for personal use, consumption, or donation, and not for commercial purposes, and shall exclude the cultivation or production of cannabis.

Conservation Use

The preservation, protection, and improvement of the components of the natural environment through a comprehensive management and maintenance program administered by a public authority for individual or public use.

Contractor's Yard

A yard of any general contractor or builder where equipment and materials are stored or where a contractor performs shop or assembly work but does not include any other yard or establishment otherwise defined or classified herein.

Corporation

The Corporation of the City of Dryden.

Council

The Council of the Corporation of the City of Dryden.

Crematorium

A building that is fitted with appliances for the purpose of cremating human remains and that has been approved as a crematorium or established as a crematorium in accordance with the requirements of Provincial legislation, and includes everything necessarily incidental and ancillary to that purpose.

**Crisis Centre**

An establishment or service that provides immediate and short-term assistance, intervention, and well-being support to individuals and/or families in acute distress or experiencing a crisis related to mental health, substance abuse, domestic violence, sexual assault, or other personal emergencies. A crisis shelter may include ancillary health care, counselling, and social support services, but shall not include an emergency shelter as defined in the Zoning By-law.

D**Day Care Centre**

A day care centre operated for pre-school age children within the meaning of the Child Care and Early Years Act, 2014, as amended.

Deck

A structure above the ground cantilevered from a dwelling unit or supported by the ground and open to the sky, located 0.3 m or more above finished grade.

Development

The construction, erection, or placing of one (1) or more buildings or structures on land, or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability of such buildings and structures.

Development, Mixed-Use

A form of development in which a one or more buildings comprising a development contain both residential and non-residential uses, and mixed-use development has the same corresponding meaning.

Dock

A structure for the mooring of boats, attached to or forming part of the mainland or used in conjunction with a use on the mainland.

Drive-Through Service Facility

A building or structure or part thereof where goods and/or services are offered to the public within a parked or stationary vehicle that is in a designated queuing space by way of a service window, kiosk, or automated machine where goods, money or

materials are exchanged. Kiosks within a parking structure or associated with a surface parking area are not considered to be drive-through service facilities.

Driveway

A vehicular access which connects a parking space or parking lot to a public street, and which provides ingress to and/or egress from a lot, and may include a shared driveway but not a public lane.

Dwelling

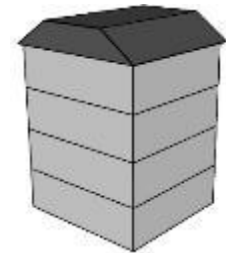
A building or part of a building occupied or capable of being occupied, in whole or in part as the home, residence, or sleeping place of one (1) or more persons either continuously, permanently, temporarily, or transiently.

Dwelling, Accessory

A use, separate building, or structure, which is usually incidental, subordinate, exclusively devoted to and located on the same lot as the principal use, building or structure but not including a building or structure which is used as a dwelling unless specifically permitted.

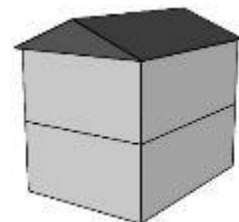
Dwelling, Apartment

A residential building containing four (4) or more dwelling units, all of which share a common entrance from the street, and includes common areas such as stairwells, corridors, amenity areas, and yards.



Dwelling, Duplex

A residential building divided horizontally into two (2) separate dwelling units, each of which has an independent entrance either directly or through a common vestibule.



Dwelling, Mobile Home

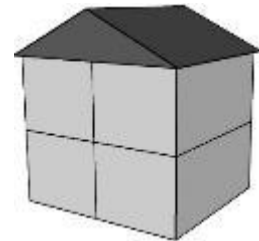
Any dwelling that is designed to be mobile, and constructed or manufactured to provide a permanent residence for one or more persons in accordance with CSA Z240, but does not include a travel trailer or tent trailer or trailer otherwise designed.



Dwelling, Modular A transportable, pre-fabricated dwelling unit designed to be used as a year-round occupancy which has been manufactured to comply with the Canadian Standards Association (CSA) Standard No. Z240, as amended. Built in two (2) or more major pieces and transported to the site where it is assembled, as opposed to a dwelling built entirely on site. For the purposes of this By-law, a modular dwelling shall be considered as a single detached dwelling, including a dwelling made of shipping containers.

Dwelling, Principal A dwelling which is a principal place of residence.

Dwelling, Quadruplex A residential building that is divided vertically by common party walls into four (4) separate dwelling units, each of which has an independent principal entrance either directly or through a common vestibule.



Dwelling, Seasonal A single detached dwelling erected and used, in accordance with the Building Code, as a secondary place of residence seasonally or for recreational purposes, and not as a principal dwelling.

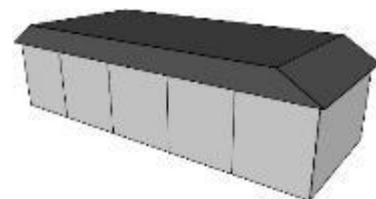
Dwelling, Semi-Detached A residential building divided vertically into two (2) separate dwelling units.



Dwelling, Single Detached A residential building containing one dwelling unit.



Dwelling, Townhouse A residential building divided vertically and/or stacked horizontally into no less than three (3) nor more than eight (8) dwelling units, attached by common walls



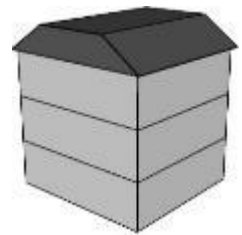
extended from the base of the foundation to the roof line, with each dwelling unit having a separate entrance from the street at grade and front and rear yards.

Dwelling, Tiny Home

A self-contained dwelling unit with areas for living, dining, and sleeping, as well as kitchen and bathroom facilities, which is built on-site or pre-fabricated and designed to provide a permanent residence for one or more persons, and is mounted on a foundation where any wheels have been removed. A tiny home shall not be less than 17.5 m², per the Ontario Building Code, and shall not include a recreational vehicle or trailer.

Dwelling, Triplex

A residential building divided horizontally into three (3) separate dwelling units, each of which has an independent entrance either directly or through a common vestibule, but does not include a townhouse dwelling.



Dwelling Unit

A combination of rooms in which a kitchen, living quarters, and bathroom facilities are provided for the exclusive use of the residents and with a private entrance from outside the building or from a common hallway or stairway inside.

**Dwelling Unit,
Accessory**

A dwelling unit accessory to a permitted non-residential use on the same lot.

E

Emergency Service

Fire, ambulance, police, and similar facilities operated by a public authority.

Emergency Shelter

An establishment providing temporary emergency accommodation and basic necessities, such as food, clothing, and hygiene services to individuals and/or families who are experiencing homelessness or displacement due to an emergency situation. An emergency shelter may also include ancillary health care, counselling, and social support services, but its primary



	function is to meet immediate accommodation and physical needs.
Employee	A person who performs work or supplies services to an employer for a fee, salary, or wage.
Equestrian Facility	The use of land, buildings, or structures for the handling and boarding of horses, training of horses and riders, and staging for equestrian events, but does not include the racing of horses.
Equipment Sales and Rental Establishment, Light	A building or structure or part of a building or structure in which light machinery and equipment such as air compressors and related tools and accessories; augers; automotive tools; cleaning equipment; light compaction equipment; concrete and masonry equipment; electric tools and accessories; fastening devices such as staplers and tackers; floor and carpet tools; gasoline generators; jacks and hydraulic equipment; lawn and garden tools; ladders; moving equipment; painting and decorating equipment; pipe tools and accessories; plumbing tools and accessories; pumps; hoses; scaffolding; welding equipment; and, other similar tools and appurtenances are offered or kept for rent, lease or hire under agreement for compensation, but shall not include any other establishment defined or classified in this By-law.
Equipment Sales and Rental Establishment, Heavy	A building or part of a building or structure in which heavy machinery and equipment are offered or kept for sale, rent, lease, or hire under agreement for compensation, but shall not include any other establishment defined or classified in this By-law.
Erect	To build, construct, reconstruct, alter or relocate including any preliminary physical operation such as excavating, grading, piling, cribbing, filling or draining, or structurally altering any existing building or structure by an addition, deletion, enlargement or extension.

Established Building Line	The average distance from the road line to existing buildings measured not more than 100 m on either side of the lot where the frontage has been built upon, as of the date of passing of this By-law.
Existing	Legally existing on the date of passing of this By-law.
F	
Financial Institution	A place, building, or structure wherein the principal activity involves money management services directly to the public, and may include a bank, trust company, credit union, securities dealer, or finance company.
Finished Grade	The average elevation of the finished surface of the ground at ground level measured on any side of a building or structure.
First Storey	The storey with its floor closest to grade and having its ceiling more than 1.8 m above grade or as defined in the Building Code.
Flood Plain	For river, stream, and small inland lake systems, shall mean the area, usually low lands adjoining a watercourse, which has been or may be subject to flooding hazards.
Floor Area	The space on any storey of a building between exterior walls and required firewalls, including the space occupied by interior walls and partitions, but not including exits, vertical service spaces, and their enclosing assemblies.
Floor Area, Gross	The total floor area, as hereinafter defined, exclusive of any portion of the building or structure below finished grade measured between the exterior faces of the exterior walls which is used for heating, the storage of goods or personal effects, laundry facilities, recreational areas, the storage or parking of motor vehicles, exclusive of any private garage, carport, basement, walkout



	basement, cellar, crawlspace, porch, veranda, or sunroom unless such sunroom is habitable during all seasons of the year.
Floor Area, Ground	The maximum ground floor area of a building measured by the outside walls, excluding, in the case of a single detached dwelling, any private garage, carport, porch, veranda, or sunroom (unless such sunroom is habitable at all seasons of the year).
Floor Area, Net	The total floor area of usable or habitable space above or below grade, measured from the interior face of the exterior walls of the building or structure, but shall not include any garage, carport, porch, veranda, sunroom (unless such sunroom is habitable at all seasons of the year), unfinished basement, cellar, crawlspace, or attic.
Food Bank	Premises where stocks of food, hygiene items, and similar daily necessity items are received and are subsequently distributed to members of the community free of charge. A food bank may also include accessory uses, such as storage and offices.
Forest Management Activities	The regulation, planning, harvest, renewal, and maintenance of forest resources to achieve planned social, economic, and environmental objectives, which may include accessory uses such as the construction and maintenance of forestry research stations and forest access roads.
Front Wall	The main exterior wall of a residential building that is not a permitted projection or an attached private garage or carport, which is located closest to the front lot line.
Funeral Home	A building designed for the purpose of furnishing funeral supplies and services to the public, viewing of deceased persons, and the holding of funeral services, and includes facilities intended for the preparation of the dead human body for interment or cremation, but does not include a crematorium.

G

Garage

A detached accessory building or portion of a dwelling which is fully enclosed and roofed and designed or used for the sheltering of one or more private motor vehicles and storage of household equipment incidental to the residential occupancy, and in which there is no human habitation and no business, occupation, or service is conducted for profit, unless otherwise specifically permitted in this By-law, and excludes a carport or other open shelter.

Garden Suite

A one-unit detached, self-contained residential structure containing bathroom and kitchen facilities that is ancillary to and located on the same lot as an existing residential dwelling, and that is designed to be portable.

Gate House

A building or structure for the purpose of controlling access to a lot.

Gazebo

A freestanding roofed accessory structure which is unenclosed except for screening or glass, and which is utilized for the purposes of relaxation in conjunction with a residential dwelling but shall not include any other use or activity otherwise defined or classified in this By-law.

Golf Course

A public or private area operated for the purpose of playing golf, and includes a par 3 golf course, club house and recreational facilities, accessory driving ranges and miniature golf courses, and similar uses.

Gross Leasable Area

The total floor area designed for tenant occupancy and exclusive use, measured from the interiors of outside walls excluding floor area occupied by party walls and excluding any part of the building or structure used for heating equipment or mechanical equipment, parking, common hallways, common corridors,



common stairwells, elevator shafts and other voids, steps and landings.

Group Home

A single housekeeping unit in a residential dwelling in which no more than ten (10) persons, excluding staff or receiving family, live under responsible supervision consistent with the requirements of its residents, and which is licensed and/or approved under Provincial statutes and, in compliance with municipal by-laws. A group home shall not include a shelter.

H

Home Industry

Any occupation that involves producing products conducted entirely within a building or part of a building accessory to a single detached dwelling house, a part of a dwelling unit that includes processing, assembly, manufacturing or a workshop within an area not to exceed 50 m² in gross floor area and shall not include outdoor storage (By-law No. 2976-2003A).

Home Occupation

An occupation or profession related to the provision of services excluding processing or manufacturing or producing products, carried on by the occupant of a dwelling within their dwelling as an accessory use in connection with which there is no display, no stock in trade nor commodity sold upon the premises and no outdoor storage.

Hospice

An institution, building, or other premises or place that is established for the purpose of providing palliative care.

Hospital

Any institution, building, or other premises or place established for the purpose of providing maintenance, observation, supervision, medical, surgical, and dental care, and other treatment of patients and is approved under the Public Hospitals Act, as amended, or the Private Hospitals Act, as amended.

Hotel

A hotel or inn building mainly used to supply sleeping accommodation to the travelling public for gain or profit pursuant to the Hotel Registration of Guests Act, R.S.O. 1990, c. H.17, as amended, provided that all common rooms and sleeping units are accessible from a system of corridors enclosed within the building. A hotel shall include a counter, desk, or office for guest customer service, and on-site cleaning facilities. Any associated bar or restaurant shall be accessory and ancillary to the principal hotel use.

Hunt Camp

A single-storey building or structure primarily used for recreational activities related to hunting or fishing, and which may include facilities for habitation, on a temporary basis, for use during hunting and fishing seasons.

I

Improved Public Road

A road or highway under the jurisdiction of the Province of Ontario or the City or a private road within a registered Plan of Condominium which is maintained so as to allow normal vehicular access to adjacent properties and which, in the case of a municipal road is a road which has been constructed to municipal standards.

**Industrial, Light
(Class I)**

A building or part of a building that produces, manufactures, assembles or stores a product and has a low probability of fugitive emissions (e.g. noise, odour, dust and vibration). Such industries operate primarily in the daytime with infrequent movement of products and minimal outside storage.

**Industrial, Medium
(Class II)**

A building or part of a building where a product is produced, manufactured, assembled, or stored, and that have point source emissions with minimal risk of adverse effects, and that may have occasional outputs of fugitive emissions (e.g. noise, odour, dust, and/or vibration). Shift operations may occur along with frequent



movement of products. Outside storage of raw material, waste and/or finished products may be a normal part of the operation.

**Industrial, Heavy
(Class III)**

A place of business for uses characterized as having regular emissions such as noise, smoke, odour, fumes and/or vibrations. Such industries may operate continuously with frequent movement of products and extensive outside storage.

Influence Area

The area or areas at, above, or below grade, associated with a facility that is subject to one (1) or more adverse effects which may be of varying duration, frequency and distance of dispersal. This is an actual influence area. A potential influence area identifies where adverse effects are generally expected to occur. An influence area or potential influence area acts as a potential constraint for sensitive land use, or conversely, on the establishment of a facility.

K

Kennel

An establishment, which may include buildings, structures, shelter, runs, or a collection of buildings used for the keeping, breeding, and raising of domesticated animals for profit or gain, but does not include an animal care establishment, animal day care facility, or animal hospital.

L

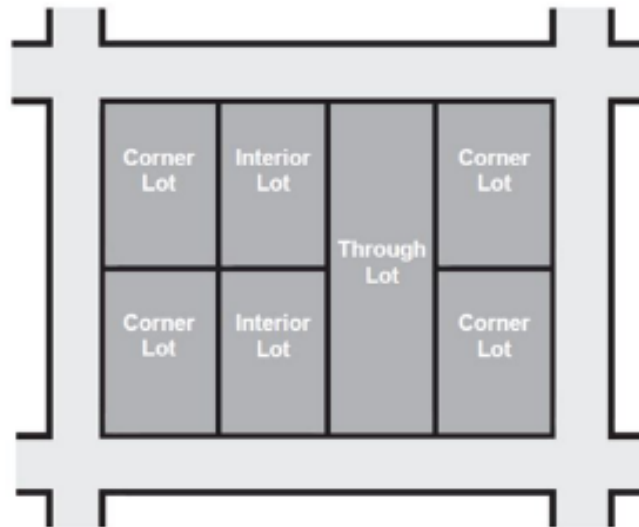
**Landscaped Open
Space**

The open unobstructed space from ground to sky at grade on a lot accessible by walking and which is suitable for the growth and maintenance of grass, flowers, trees, bushes, natural vegetation and other landscaping and includes any surfaced walk, patio or similar area, but does not include any driveway or ramp, whether surfaced or not, any curb, retaining wall, parking area or any open space beneath or within any building or structure.

Laneway	A public thoroughfare which affords only a secondary means of access for vehicular traffic to abutting lots and which is not intended for general traffic circulation.
Library	A public lending library within the meaning of the <u>Public Libraries Act, R.S.O., 1990</u> , as amended.
Loading Space	An off-street space on the same lot as the building, or contiguous to a group of buildings, for the temporary parking of a vehicle while loading or unloading merchandise or materials, and which abuts upon a street, laneway, or other appropriate means of access.
Long-Term Care Facility	A residence which is licensed by the Province of Ontario or approved by the Ministry of Long-Term Care to operate a long-term care bed, and which provides care to meet the physical, emotional, social, spiritual, and personal needs of persons. Long-term care facilities include homes for the aged, nursing homes, and chronic care facilities.
Lot	A parcel, tract, or block of land which is capable of being legally conveyed in accordance with the provisions of the <u>Planning Act</u> .
Lot, Corner	A lot situated at the intersection of and abutting two (2) or more streets or at the intersection of two parts of the same street, or at the intersection of a street and a railway right-of-way, which parts have an interior angle of intersection of not more than one hundred and thirty-five (135) degrees.
Lot, Interior	A lot other than a corner lot and situated between adjacent lots having access to only one (1) street.
Lot, Through	A lot bounded on two (2) opposite sides by streets, provided, however, that if a lot qualifies as being both a corner lot and a through lot, such lot shall be conclusively deemed to be a corner lot.



Illustration of lot types:



Lot Area	The total horizontal area within the lot lines of a lot or if an island, the area of land above the normal high water mark.
Lot Coverage	The percent of the lot area covered by buildings or structures excluding parking areas, driveways, decks, and walkways, but including structures and buildings constructed appertaining to the lot.
Lot Frontage	The width of the lot measured between the intersection of the side lot lines with a line back from and parallel to the front lot line, at a distance equal to the minimum required front yard setback.
Lot Line	The boundary of a lot and the vertical projection thereof.
Lot Line, Exterior Side	A lot line located between the front and rear lot lines and abutting a street, and is also one line of a conveyed corner sight triangle, or a sight triangle included as part of a road on a plan of subdivision.
Lot Line, Front	That lot line, not including a corner lot line, which abuts a street for the shortest distance, whether or not that line jogs or curves, and extending between the side lot lines, more or less for the full width of the lot, and where more than one such lot line exists, means a

lot line which abuts the same street as the front lot line of an abutting lot.

- a. Where a lot abuts a municipally maintained road and a navigable waterway, the lot line abutting the municipal road shall be deemed the front lot line.
- b. In the case of a corner lot or through lot, the shorter lot line that abuts a street shall be deemed to be the front lot line and the longer lot line that abuts a street or shall be deemed an exterior side lot line, but,
- c. In the case of a corner lot or through lot with two lot lines of equal length abutting streets, the lot line that abuts the wider street shall be deemed to be the front lot line, but where the streets are of equal width, the lot line which abuts a Provincial Highway shall be deemed to be the front lot line, and in the case of both streets being under the same jurisdiction and of the same width, the owner of the lot may designate which street line shall be the front lot line.
- d. In the case where a lot abuts only a road cul-de-sac, all of the frontage on the road cul-de-sac shall be deemed to be the front lot line.

Lot Line, Interior Side

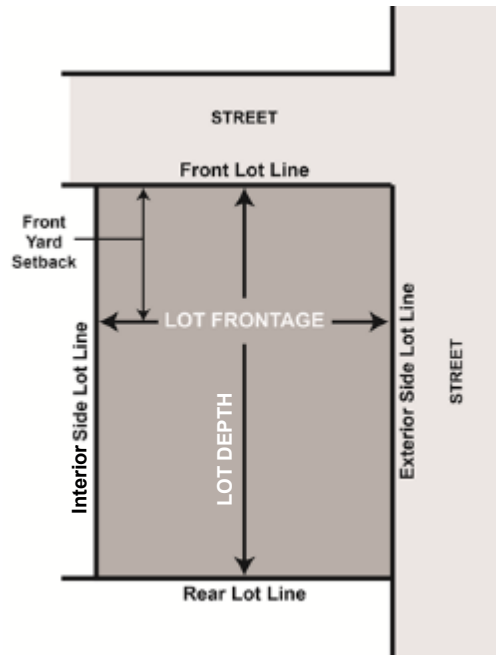
A lot line other than a front, rear, or exterior side lot line.

Lot Line, Rear

The lot line farthest from or opposite the front lot line. Where the lot abuts a navigable waterway, the normal high water mark shall be deemed to be the rear lot line.



Illustration of lot lines:



M

Manufactured / Prefabricated Housing Sales Establishment

An establishment where manufactured and/or prefabricated dwellings, and other similar structures and related accessories are displayed for sale and/or stored.

Manufacturing

A building or part of a building used for the processing of raw materials or the production of goods in which raw materials and other goods are transformed into finished goods, which are then transported to an end user.

Manufacturing, Light

A building or part of a building used for the assembly or repair or fabrication of goods and materials utilizing materials which have been manufactured, created, or processed in another location and which does not produce wastewater in excess of 4,500 litres per day, chemical by-products, or utilize an area for outdoor storage of goods or materials except for equipment or vehicles which are for sale, lease, or hire.

Marina

A commercial establishment or premises, containing docking facilities or mooring facilities where boats or boat accessories are berthed, stored, serviced, repaired, constructed, or kept for sale or rent, and where facilities for the sale of marine fuels or lubricants, accessory retail sales, and a taxi and/or barging service are provided, and where wastewater pumping facilities may be provided.

Marine Facility

An accessory building or structure which is used to take boats into or out of a navigable waterway, or to moor boats. This definition includes a launching ramp, boat lift, or dock, but does not include any building used for human habitation.

Medical Facility

An establishment where qualified health practitioners including but not limited to physicians, dentists, chiropractors, and physiotherapists have their practice for the purposes of consultation, diagnosis, and office treatment, and may include a medical or dental laboratory.

Micro-Brewery, Winery, or Distillery

A building that is used for the self-contained manufacturing, production, storage, packaging, bottling, canning, and shipping of no more than 50,000 hectolitres of beer, wine, or liquor per year authorized by a license issued by the Alcohol and Gaming Commission of Ontario, and which does not result in nuisances or emissions (e.g. noise, odour, fumes, vibrations). A micro-brewery, winery or distillery may include the following accessory uses:

- a. An area where products made on the premises and products made off the premises, or by in collaboration with another brewery, winery, or distillery, are sold to the general public for consumption on the premises;
- b. A private hospitality area for tasting and dining where products made on the premises are provided to private groups;
- c. Special events and tours; and
- d. An office for administration purposes.



Mineral Exploration or Prospecting	The search for minerals using geological, geophysical, geochemical or other techniques including, but not limited to sampling, assaying, drilling, or any surface or underground works needed to determine the type, extent, or quantity of minerals present.
Mineral Mining Operation	Operations, land, and associated facilities or past producing mines with remaining mineral development potential that have not been permanently rehabilitated to another use, as regulated by the <u>Mining Act</u> .
Mobile Home Site	A parcel of land within a mobile home park which is serviced and used for the exclusive purposes of one mobile home, but does not include a camping site.
Mobile Home Park	A lot under single management for the placement of three (3) or more mobile homes, but does not include a camping establishment.
Motel	A tourist establishment consisting of one (1) or more buildings or parts thereof, used to accommodate the travelling public for gain or profit pursuant to the <u>Hotel Registration of Guests Act, R.S.O. 1990, C. H.17</u> , as amended, by supplying them with sleeping accommodation, with or without meals. A motel shall include a counter, desk, or office for guest customer service, and on-site cleaning facilities. The guest rooms of a motel are accessed directly from the outside and may or may not be accessed from common corridors. A motel does not include any other use otherwise defined in this By-law. Accessory uses may include a restaurant, bar, or meeting facilities.
Motor Vehicle	An automobile, truck, motorcycle, and any other vehicle propelled or driven otherwise than by muscular power, but does not include the cars of electric or steam railways, or other motor vehicles running only upon rails, or a motorized snow vehicle, traction engine, farm tractor, self-propelled implement of husbandry or

road building machine within the meaning of the Highway Traffic Act, as amended.

**Motor Vehicle,
Commercial**

Any commercial motor vehicle within the meaning of the Highway Traffic Act, as amended.

Motor Vehicle Fuel Bar

One (1) or more motor vehicle fuel pump islands, each consisting of one (1) or more motor vehicle fuel pumps, and a shelter, which shall include the sale of fuel, oils, antifreeze, gasoline additives, propane, natural gas, and small accessories required for the operation of motor vehicles, boats, and snowmobiles, and shall not be used for repairs, oil changes, or greasing. A motor vehicle fuel bar may include an accessory car wash and retail store.

**Motor Vehicle Sales
Establishment**

A building or structure where a franchised dealer displays new and/or used motor vehicles for sale or rent, and may include an accessory repair garage, body shop, and car wash for the preparation of vehicles for sales and delivery.

**Motor Vehicle Service
Station**

A building or structure where servicing, repair, or customization of motor vehicles may be undertaken for compensation, and where gasoline, propane, natural gas, oil, grease, antifreeze, tires, tubes, tire accessories, electric light bulbs, sparkplugs, batteries and automotive accessories for motor vehicles, and new retail goods are stored or kept for sale to the general public. A motor vehicle service station may include a car wash, body shop, and repair garage.

Museum

An institution that is established for the purpose of acquiring, conserving, studying, interpreting, assembling, and exhibiting to the public for its instruction and enjoyment, a collection of artifacts of scientific, natural, artistic, or historical interest.



N

Non-Complying	A lot, building, or structure which, on the date of the final passing of this By-law, does not fulfill one (1) or more of the requirements of the Zone provisions for the Zone in which the lot, building, or structure is located.
Non-Conforming	An existing use or activity of any land, building, or structure which, on the date of the final passing of this By-law, was not a permitted use or activity for the Zone in which such existing land, building, or structure is located.
Normal High Water Mark	The highest elevation of the water surface of a watercourse or waterbody, including seasonal flooding, as evidenced by changes in shoreline vegetation or residual water marks left on buildings, structures, vegetation, or other shoreline features. The normal high water mark shall be considered as the water's edge as defined on a survey prepared by an Ontario Land Surveyor (OLS).

O

Office	A building or part of a building used or intended to be used in the performance and transaction of business including professional, administrative, and clerical activities.
Official Plan	The City of Dryden Official Plan, as amended from time to time.
On-Farm Diversified Use	A use or uses that are secondary to the principal agricultural use of the property and are limited in area, including but not limited to home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products.
Outdoor Storage	An outdoor area used in conjunction with an established use for the storage of goods, materials, or equipment on a lot.

P

Park, Private	An open space or recreational area, other than a public park, operated on a commercial and/or private member basis, and
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which includes one (1) or more of the following facilities or activities:

- a. Areas for walking, riding and cross-country skiing, snowmobiling, but does not include the racing of animals, motor vehicles, motorcycles, or snowmobiles;
- b. Accessory recreational or playground areas such as picnic areas, tennis courts, lawnbowling greens, outdoor skating rinks, and athletic fields;
- c. An accessory club house or storage building of a maximum of 75 m²; and
- d. Parking lots accessory to the foregoing.

Park, Public

Any open space or recreational area, owned or controlled by the Corporation or by any Board, Commission, or other Authority established under any statute of the Province of Ontario and may include neighbourhood, community, regional, and special parks or areas, including one (1) or more athletic fields, field houses, community centres, bleachers, swimming pools, greenhouses, botanical gardens, zoological gardens, bandstands, skating rinks, tennis courts, bowling greens, bathing stations, curling rinks, refreshment rooms, fair grounds, arenas, or similar uses.

Parking Aisle

A portion of a parking lot, which abuts one (1) or more off-street parking spaces to which it provides access and which is not used for the parking of vehicles.

Parking Aisle, Barrier-Free

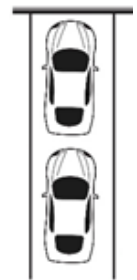
An area abutting a barrier-free parking space to provide unobstructed pedestrian access to and from a barrier-free parking space.

Parking Area

An area or areas of land or a building or part thereof which is provided and maintained upon the same lot or lots upon which the principal use is located for the purpose of storing motor vehicles.



Parking Lot	A parking area forming the principal use of a lot, which may include a parking garage.
Parking Space	A rectangular area designated and used for the temporary parking or storage of one (1) motor vehicle, exclusive of any aisles, driveways, and ingress or egress lanes.
Parking Space, Barrier-Free	An unobstructed rectangular area for the exclusive use of temporary parking of a motor vehicle for persons with disabilities and displaying a permit granted from the Province, exclusive of any aisles, driveways, and ingress or egress lanes. May include Type A or Type B spaces, as defined in the Accessibility for Ontarians with Disabilities Act, 2005 and its Regulations, as amended.
Parking Space, Tandem	A parking space that is only accessed by passing through another parking space from a street, laneway, drive aisle, or driveway. For example, tandem parking may include two (2) motor vehicles parked in a single width driveway, one behind the other.
Patio	A platform or surfaced area without a roof, the surface of which is not more than 0.3 m above finished grade, which is designed and intended for use as an accessory to a dwelling or a commercial use.
Personal Service Establishment	A place where a service is performed for the personal grooming and personal effects or clothing of the consumer, including a hair styling salon; tattoo and piercing parlour; spa; tanning salon; shoe repair shop; dry cleaning outlet; laundromat; tailor shop or dressmaker shop; or massage therapy service but excluding a body rub parlour. A personal service establishment may also include a place where consultation or information service is provided by a professional, other than a medical professional, including a travel agency or an interior decorator, or other



personal or business services are provided, including a printing, publishing, photocopying, picture framing, or photofinishing service.

Pit

A place where unconsolidated gravel, stone, sand, earth, clay, fill, peat, or other material is being or has been removed by means of an excavation to supply materials for construction, industrial or manufacturing purposes, but does not include a wayside pit.

Place of Entertainment

A lot, building, or structure in which various forms of entertainment take place primarily indoors, including a cinema or other theatre, arena, auditorium, indoor children's playground, public hall, billiard hall, bowling alley, ice or roller skating rink, arcade, dance hall or music hall, but does not include a place of recreation.

Place of Recreation

A lot, building, or structure in which various forms of outdoor recreation are provided for a fee, including amusement parks, mini-golf courses, golf driving range, but does not include a place of entertainment.

Place of Worship

A building dedicated to religious worship and may include such accessory uses as a nursery school, convent, monastery, or hall or auditorium.

Planting Strip

An open space free of buildings or structures which is used for the growing and maintenance of an unpierced row of shrubs, trees, or other natural vegetation.

Portable Asphalt Plant

A small, portable facility with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process, and which is not of permanent construction, but which is to be dismantled at the completion of the construction project.



Portable Concrete Plant	A small portable facility with equipment designed to mix and/or crush cementing materials, aggregate, water and mixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process, and which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project.
Portable Processing Plant	Any equipment for the crushing, screening, or washing of sand and gravel aggregate materials, but not including a portable concrete plant or a portable asphalt plant, which equipment is capable of being readily drawn or readily propelled by a motor vehicle and is not considered permanently affixed to the site.
Portable Sawmill	A trailer or vehicle that is designed to be made mobile and that is used for the cutting and sawing of timber, either to finished lumber or as an intermediary step.
Principal	The primary use of land, buildings, or structures.
Private Club	A non-profit, non-commercial organization, which carries on social, cultural, athletic, and/or recreational activities.
Private Street or Road	A private right-of-way over private property or Crown Land which affords access to abutting lots and is not maintained by a public body.
Provincial Highway	A public improved road under the jurisdiction of the Ontario Ministry of Transportation.
Public Authority	Any Federal, Provincial, District or Municipal agencies, and includes any commission, board, authority or department established by such agency, as well as public utilities, including Hydro One and Bell Canada.
Public Use	A building, structure, or lot used for public services by a public authority, including the City of Dryden or any Boards or Commissions thereof, and any Ministry or Commission of the

Governments of Ontario and Canada, any telephone or railway company, or similarly recognized agencies.

Q

Quarry

Land or land under water from which consolidated aggregate is being or has been excavated, and that has not been rehabilitated, but does not mean land or land under water excavated for a building or structure on the excavation site or in relation to which an order has been made under Section 1(3) of the Aggregate Resources Act, as amended.

Queuing Space

A space within a queuing lane used exclusively for the staging of vehicles utilizing a drive-through service facility.

R

Recreational Vehicle

A motorized vehicle designed to provide temporary living accommodations, but does not include a mobile home, travel trailer, modular home, or other vehicle defined herein.

Recreational Vehicle or Marine Sales and Service Establishment

An establishment where new and/or used recreational vehicles, boats and other watercraft, snow machines, all-terrain-vehicles, and other similar vehicles and related accessories are displayed for sale or rent, serviced, repaired, and/or stored.

Recycling Facility

A building or part of a building in which used material is separated and processed prior to shipment to others who will use those materials to manufacture new products.

Resort

A tourist establishment that provides accommodation throughout all or part of the year and that has facilities for serving meals and furnishes equipment, supplies or services to persons in connection with angling, hunting, camping or recreational purposes and may include accommodation facilities for staff and a Liquor Licensed Premises.



Resource Management Use	The preservation, protection, and improvement of the natural environment through comprehensive management and maintenance for both the individual and society's use, both in the present and the future. Resource management uses also means the management, development, and cultivation of timber resources to ensure the continuous production of wood or wood products, the provision of proper environmental conditions for wildlife, the protection against floods and erosion, the protection and production of water supplies, and the preservation of recreational resources.
Restaurant	A building or part of a building where food is offered for sale or sold to the public primarily for immediate consumption.
Restaurant, Drive-Through	A building or structure used to take and fulfill orders for food to the public while remaining in their vehicle.
Retail Store	A building where goods, wares, merchandise, substances, or articles are offered or kept for sale at retail and includes storage on or about the store premises of limited quantities of such goods, wares, merchandise, substances, or articles sufficient only to service such stores, but does not include any retail outlet otherwise classified or defined in this By-law.
S	
Salvage or Wrecking Yard	A place where: motor vehicles are wrecked or disassembled and resold; second-hand goods, including waste paper, bottles, automobile tires, clothing, other scrap materials and salvage are collected to be sorted; and used lumber and used building materials are stored for sale or resale.
School, Commercial	A school conducted for gain in such fields as academics, arts, crafts, motor vehicle driving, language, modeling, hairdressing, gymnastics, beauty, culture, dancing, music, golf, yoga, martial arts, photography, business or trade, engineering, computer technology and any other such specialized school conducted for

gain. A commercial school shall not include a private school or public school.

School, Public

As in the Education Act, and includes any other place of primary, elementary, or secondary education which has a body of teachers and students on the premises, and that provides instruction in the primary, elementary, or secondary courses of study authorized or approved by the Minister of Education for Ontario, and also includes adult education and English or French as a second language programs.

School, Private

A school other than a public school or a commercial school.

Self-Storage Facility

A building containing at least three (3) separate, individual units for storage divided from the floor to the ceiling or roof, by a wall with an independent entrance to each unit, designed to be rented or leased to individuals or businesses for the storage of goods, materials, and equipment, and may include accessory detached self-storage units.

Sensitive Land Use

A building, amenity area, or outdoor space where routine or normal activities occurring at reasonably expected times would experience one (1) or more adverse effect(s) from contaminant discharges generated by a nearby facility. A sensitive land use may be part of the natural or built environment. Depending upon the particular 'facility' involved, a sensitive land use and associated activities may include one or a combination of:

- a. Residences or facilities where people sleep (e.g. single and multiple unit dwellings, long-term care facilities, hospitals, mobile home parks, camping establishments, etc.). These uses are considered to be sensitive 24 hours per day;
- b. A permanent structure for institutional uses (e.g. schools, places of worship, community centres, day care centres);



- c. Certain outdoor recreational uses deemed by a municipality or other level of government to be sensitive (e.g. trailer park, picnic area, etc.);
- d. Certain agricultural operations (e.g. cattle raising, mink farming, cash crops and orchards); and
- e. Bird/wildlife habitats or sanctuaries.

Seniors' Residence

A building or a part of a building comprised of dwelling units and/or rooming units which is operated primarily for senior citizens, and which may include communal areas and areas for the serving of meals and ancillary health care, social support, counselling, personal service, and recreational services to serve residents. The definition of senior's residence shall not include a long-term care facility or boarding house.

Service Shop

A building or part of a building, not otherwise defined or classified in this By-law, for the servicing or repairing of articles, goods or materials, as well as facilities for accessory retail sales.

Setback

The least horizontal distance between a lot line and the nearest part of any building or structure;

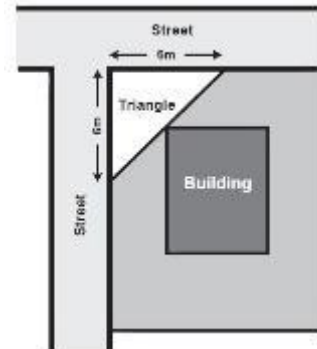
- a. With reference to a street, the least horizontal distance between the street line and the nearest part of any building or structure and
- b. With reference to a watercourse or waterbody, the least horizontal distance between the stable top of bank and/or normal high water mark, and where the bank is not clearly defined, of the watercourse or waterbody and the nearest part of any building or structure.

Sewage Services or Facility

Any works by a public authority for the collection, transmission, storage, treatment, and disposal of sewage.

Sight Triangle

The triangular space formed by the street lines of a corner lot and a line drawn from a point in one (1) street to a point in the other street line, each such point being 6.0 m from the point of intersection of the street lines (measured along the street lines). Where the two (2) street lines do not intersect at a point, the point of intersection of the street lines shall be deemed to be the intersection of the projection of the street lines or the intersection of the tangents to the street lines.



Sleep Cabin

A building used for sleeping, containing no cooking or sanitary facilities, and which is an accessory use to a single detached dwelling or seasonal dwelling.

Snow Storage Area

An area used for the temporary storage of cleared snow.

Stable Top of Bank

A boundary where a majority of normal discharges and watercourse channel forming activities takes place.

Storage Container

A freight container that is temporarily used for the storage of goods and materials which is then loaded onto transport trucks, trains, or ships for the purpose of moving such goods and materials. A storage container does not have wheels or include a motor vehicle or a storage trailer.

Storage Trailer

The trailer of a transport truck or straight truck box that is used for the storage of goods and materials.

Storey

A storey is that part of a building between the surface of one floor and the ceiling above. However, a cellar or crawlspace does not count as a storey.



Street or Road A public highway which affords the principal means of access to abutting lots, excluding a laneway or a private street, but including a private right-of-way.

Street Line The limit of the street or road right-of-way and is the dividing line between a lot and street or road.

Structure Anything that is constructed, erected, or otherwise built, either permanent or temporary, the use of which requires location on the ground or attachment to something having location on the ground.

T

Tent Any kind of temporary shelter whether for sleeping or other that is not permanently affixed to the site and that is capable of being easily moved and is not considered a structure.

Tourist Establishment Any premises operated to provide sleeping accommodation for the travelling public or sleeping accommodation for the use of the public engaging in recreational activities, and includes the services and facilities in connection with which sleeping accommodation is provided, but does not include:

- a. A camp operated by a charitable corporation approved by the Province of Ontario;
- b. A summer camp within the meaning of the regulations made under The Health Protection and Promotion Act, as amended;
- c. A club owned by its own members and operated without profit or gain; or
- d. A tent and trailer park.

Trailer A vehicle that is at any time drawn upon a highway by a motor vehicle, another motor vehicle or any device or apparatus not designed to transport persons or property, temporarily drawn, propelled or moved upon such highway, and except a side car

attached to a motorcycle, and shall be considered a separate vehicle and not part of the motor vehicle by which it is drawn and, for the purposes of this By-law, does not include a mobile home.

Trailer, Travel or Tent

Any trailer which is designed to be temporarily utilized for living, shelter and sleeping accommodation, with or without cooking facilities and which has running gear and towing equipment permanently attached and a current licence and is not permanently affixed to the ground.

Transportation Depot

The use of land, buildings, or structures where commercial motor vehicles and trains pick up and discharge fare paying passengers, and without limiting the generality of the foregoing, accessory uses may include a ticket office, canteen, luggage checking facilities, parcel shipping facilities, storage facilities for the parking of vehicles and ancillary offices, and parking for passengers.

U

Use

- a. Any purpose for which a building or other structure or a parcel of land may be designed, arranged, intended, maintained, or occupied; or
- b. Any activity, occupation, business, or operation carried on, or intended to be carried on, in a building or other structure or on a parcel of land.

V

Vehicle

A motor vehicle, trailer, traction engine, farm tractor, road building machine and any vehicle drawn, propelled or driven by any kind of power, including muscular power, but does not include the cars of electric or steam railways running only upon rails.

Vessel

A craft designed to float on the water including a boat, a barge, or a ship.



W

Warehouse	A building or part of a building used for the storage and distribution of goods, wares, merchandise, substances, or articles and may include facilities for a wholesale or retail commercial outlet, provided that they do not exceed 10% of the gross floor area, but shall not include a truck or transport terminal or yard.
Waste Disposal Area	A land fill site where garbage, refuse, domestic or industrial waste, exclusive of liquid industrial waste, is disposed of or dumped.
Waterbody	Any bay, lake, river, natural watercourse, wetland or canal but excluding any drainage or irrigation channel.
Watercourse	The natural channel for any perennial or intermittent creek, stream or river.
Wayside Pit or Quarry	The use of land for a temporary pit or quarry opened and used solely in association with a particular road construction contract or project, and may be utilized for other casual and/or intermittent extraction or aggregate for small-scale, individual use, and may be on Crown land or on private land.
Workforce Lodging	Residential complex or commercial dwelling units used to provide temporary or permanent lodging accommodation to employees, primarily of an industrial or resource-based establishment, for remuneration or not, and which includes exclusive sleeping accommodation units with or without semi-private or private bathroom facilities, as well as communal kitchen/dining facilities, and permitted accessory uses.
Workshop	A building or structure where manufacturing is performed by tradesmen requiring manual or mechanical skills and may include but is not limited to a carpenter's shop, a locksmith's shop, a gunsmith's shop, a plumbing and electrical contractor's or a

heating/air conditioning contractor's shop, a commercial welder's shop, or similar uses.

X

Reserved for future use

Y

Yard

Any open, uncovered space appurtenant to a building or structure.

Yard, Exterior Side

A side yard immediately adjacent to an exterior lot line, extending from the front yard to the rear yard between the exterior side lot line and the nearest point of any principal building or structure on the lot.

Yard, Front

A yard extending across the full width of the lot between the front lot line and the nearest point of any principal building or structure on the lot for which the yard is required, or the nearest outdoor storage use on the lot. On islands where there is only one lot, all yards shall be considered as the front yard.

Yard, Interior

A yard other than a front yard, exterior side yard, interior side yard, or rear yard.

Yard, Interior Side

A yard extending from the front yard to the rear yard between the interior side lot line and the nearest point of any principal building or structure on the lot for which the yard is required.

Yard, Rear

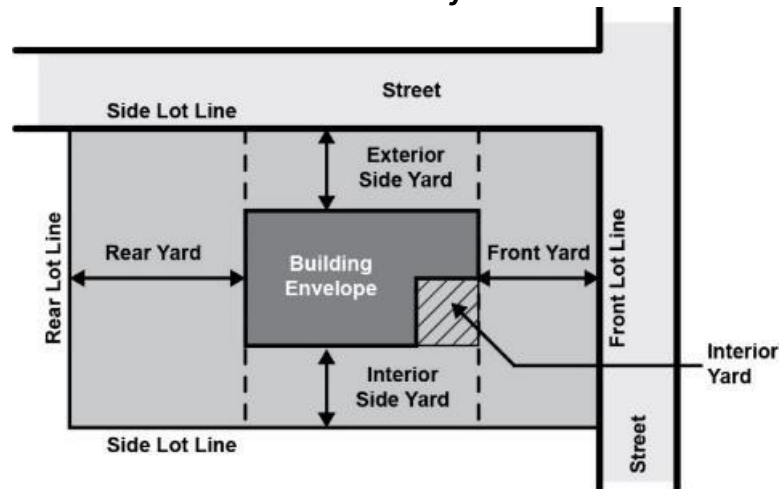
A yard extending across the full width of the lot between the rear lot line and the nearest point of any principal building or structure on the lot for which the yard is required.

Yard, Required

The minimum yard required by the provisions of the By-law.



Illustration of yards:



Z

Zone

- The category of use or activity of land, buildings, structures or activities permitted by this By-law; or
- A designated area of lands use shown on the Schedules of this By-law.

3 General Provisions

3.1 Application

All lands used, and all buildings and structures erected, altered, or used within the City of Dryden shall comply with the provisions of this Section, as well as any other applicable provisions in this By-law.

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 principal building, structure, or use is already in existence on the lot, but shall not include the following:
 - a. Any 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. Any building used for human habitation, except as is specifically permitted in accordance with this By-law.
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. In addition, in the case of lots fronting on a waterbody or watercourse, accessory structures may be constructed 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.



3.2.2 Setback Requirements

1. Except as otherwise provided herein, in all Zones, any accessory building or structure which is detached from the principal building, such as a detached garage, shall be erected in compliance with the yard and setback requirements of the Zone in which such building or structure is located. However, such accessory buildings or structures shall not be closer to the front lot line or exterior side lot line than the principal building on the lot, except where the lot abuts a waterbody or watercourse.
2. Notwithstanding the yard and setback provisions of this By-law, any accessory building or structure which is detached from the principal building may be located in an interior side yard or rear yard, provided that the following requirements are met:
 - a. Where such accessory building or structure is located in an interior side yard, it shall not be closer than 1 m to the interior side lot line.
 - b. Where such accessory building or structure is located in a rear yard, it shall not be closer than 1.5 m to the rear lot line, except:
 - i. On lots abutting a waterbody or watercourse, accessory buildings or structures shall not be located closer than 30 m to the normal high water mark, except as may otherwise be permitted under this By-law.
 - ii. In the case of a through lot in the Highway Commercial (CH) Zone, accessory buildings shall comply with **Section 3.32 Through Lots** and shall not be closer than 6 m to the rear lot line.
 - c. An accessory building or structure shall not be located closer than 2 m from the principal building.
 - d. Accessory buildings and structures, excluding boathouses, located in the Shoreline Residential (RS) Zone shall meet the yard requirements of the Zone (By-law No. 2976-2003) and shall be subject to provision (b)(i) above.

3.2.3 Lot Coverage and Height

The following provisions apply to accessory buildings, structures, and uses in all Zones:

1. The total lot coverage of all accessory buildings and structures on an individual lot may not exceed 75% of the gross floor area of the principal use, unless specifically permitted by this By-law.

2. Within any Commercial or Industrial Zone, the total lot coverage of all accessory buildings or structures shall not exceed 15% of the lot area, and accessory buildings shall have a minimum gross floor area of 22 m².
 3. The maximum height of an accessory building shall not exceed 5 m, except in the Rural (RU) or Rural Residential (RR) Zones where accessory buildings may have a maximum height of 9 m .
 4. Notwithstanding the provisions of this By-law, the height of an accessory building shall be measured from the average natural or finished grade to the highest part of the building.
 5. Storage containers and storage trailers may be used on a lot, subject to the provisions of **Section 3.30 Storage Containers and Storage Trailers** of this By-law, and shall be included in the calculation of lot coverage.
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3.2.4 Boathouses, Docks, and Boat Launching Ramps

1. A boathouse, dock, and boat launching ramp shall be permitted as an accessory use to the principal use located on a lot with frontage on a waterbody or watercourse, and shall be permitted to be erected in the required yard located between the lot line abutting the waterbody or watercourse and the principal building.
2. Notwithstanding any other yard or setback provisions of this By-law, a boathouse, dock, or boat launching ramp may not be closer than 3 m from any side lot line or projection of said lot line into the waterbody. The projection of lot lines into the water shall be perpendicular to the shoreline at the point of intersection.
3. A boathouse shall be subject to the following provisions:
 - a. A maximum of one (1) boathouse is permitted on a lot;
 - b. The maximum height of a boathouse shall be 4.5 m. For the purposes of determining the height of a boathouse, the finished grade shall be the normal high water mark for the adjacent waterbody or watercourse; and
 - c. A boathouse shall not be used for human habitation.
4. Unless specifically identified as a principal use, docks are only permitted as an accessory structure.
5. Notwithstanding any other provisions of this By-law, docks and boat launching ramps may be permitted on a vacant waterfront lot.



6. Work on shorelands below the normal high water mark may require an authorization under the Lakes and Rivers Improvement Act (LRIA) and/or Public Lands Act (PLA), as amended. Consultation with the Ministry of Natural Resources is required before beginning any works.

3.2.5 Garden Suites

1. A garden suite may be permitted as a temporary use in all Residential Zones and in other Zones where residential uses are permitted, provided that:
 - a. A site-specific, temporary use by-law passed under Section 39 of the Planning Act, as amended, allows for one, for a period of up to 20 years;
 - b. The principal use on the lot is a single detached dwelling, semi-detached dwelling, or townhouse dwelling;
 - c. The lot has sufficient sewage and water services to accommodate the garden suite;
 - d. A garden suite shall not be rented out to the public for gain or profit, unless specifically permitted by the temporary use by-law;
 - e. The building is temporary in nature and can be removed from the lot; and
 - f. There is an agreement between the owner and City that provides for the removal of the building when it is no longer required.
2. The following provisions shall apply to garden suites:
 - a. A maximum of one (1) garden suite is permitted per lot;
 - b. The maximum height of a garden suite shall be 5 m and one (1) storey;
 - c. A garden suite shall be subject to the same yard setback requirements as the principal dwelling on the lot, except that the minimum rear yard setback shall be 3 m;
 - d. A garden suite is not subject to the maximum lot coverage requirements of the Zone in which it is located, however, the garden suite shall not exceed 40 m² in gross floor area;
 - e. A garden suite shall not be constructed or arranged as to constitute a travel trailer;
 - f. Parking shall be provided for the garden suite in addition to the parking spaces required for the principal dwelling, in accordance with the parking provisions of **Section 3.19 Parking and Loading Area Regulations** of this By-law. The required parking space for a garden suite may be provided through tandem parking with the required parking

space for the principal dwelling, however the creation of a garden suite must not eliminate a required parking space for the principal dwelling; and

- g. A garden suite may be converted to an additional residential unit subject to approval by the City and such converted unit shall be subject to the provisions of **Section 3.4 Additional Residential Units**.

3.2.6 Gate Houses in Industrial Zones

Notwithstanding the yard and setback provisions of this By-law, in any Industrial Zone, a gate house not exceeding 9 m² shall be permitted in a required front or side yard, or in the area between the street line and the required yard.

3.2.7 Saunas and Gazebos

Notwithstanding the yard and setback requirements of this By-law, a gazebo or sauna may be permitted in the yard of a lot adjacent to a waterbody or watercourse and shall be subject to the following provisions:

- a. The maximum gross floor area shall be 14 m²;
- b. A gazebo or sauna shall be setback at least 4 m from the normal high water mark and shall be setback at least 2 m from any side lot line; and
- c. The maximum height of the gazebo or sauna shall be 3.2 m.

3.2.8 Drive-Through Service Facilities

A drive-through service facility shall be permitted as an accessory use to a permitted restaurant, financial institution, retail store, motor vehicle service station, and motor vehicle fuel bar, subject to the following provisions:

- a. A maximum of two (2) drive-through service facilities shall be permitted accessory to a restaurant, financial institution, and retail store;
- b. Drive-through service facilities accessory to gas motor vehicle fuel bars or service stations shall not be included in the calculation of the maximum number of drive-through service facilities permitted on a lot; and
- c. The requirements of **Section 3.19.12 Queuing Lanes** of this By-law shall be satisfied.



3.2.9 Sleep Cabins

Unless otherwise stated in the provisions of this By-law, the development of sleep cabins is prohibited.

3.3 Access on Improved Public Street

1. No person shall erect any building or structure in any Zone after the date of passing of this By-law, unless the lot upon which such building or structure is to be erected has frontage upon an improved public road, and such building or structure complies with the setback provisions of this By-law.
2. Provision 1. of this Section shall not apply to prevent the erection of a permitted building or structure on a lot in a registered Plan of Subdivision where a properly executed Subdivision Agreement has been entered into with the City, notwithstanding that the street or streets will not be assumed by the City until the end of the maintenance period, nor shall it apply to prevent the enlargement, extension, renovation, reconstruction or other structural alteration of an existing building or structure, which is located on a lot which does not have frontage upon an improved public road, provided the use of such building or structure does not change and is permissible within the Zone in which it is located.

3.4 Additional Residential Units

1. A maximum of two (2) additional residential units shall be permitted on a lot containing a single detached dwelling, semi-detached dwelling, or townhouse dwelling, for a maximum of three (3) dwelling units on a lot, in accordance with the following:
 - a. Two (2) additional residential units (in addition to the principal dwelling unit) are permitted within a dwelling provided that no buildings or structure ancillary to the principal dwelling contain additional residential units;
 - b. Only one (1) additional residential unit is permitted in a detached ancillary building; and
 - c. An additional residential unit shall not be permitted in a group home or boarding house.
2. An additional residential unit shall not be permitted in a regulated floodplain regardless of the non-complying status of the existing dwelling unit.

3. An additional residential unit shall not be established prior to obtaining a Building Permit, and must comply with the requirements of the Ontario Building Code and Fire Code, as amended.
4. An additional residential unit shall only be permitted where adequate public or private water and sanitary services are available or can be accommodated, as determined in consultation with the City.
5. Where an additional residential unit is established in a detached building or structure that is ancillary to a permitted single detached dwelling, semi-detached dwelling, or townhouse dwelling:
 - a. The additional residential unit must not exceed the gross floor area of the principal dwelling unit;
 - b. The additional residential unit shall be subject to the yard and setback provisions for the principal dwelling in the Zone in which it is located, except that the additional residential unit shall have a minimum rear yard setback of 3 m;
 - c. The additional residential unit shall not contain windows that face the interior side yard or rear yard, where these yards abut other residential properties. Placement of windows shall comply with the Ontario Building Code and Fire Code, as amended;
 - d. The additional residential unit may comprise a tiny home dwelling; and
 - e. The additional residential unit shall not be exempt from the maximum lot coverage provisions of the Zone in which it is located.
6. In order to preserve existing neighbourhood character, the establishment of an additional residential unit shall not result in any new doorway entrance added to the front wall of the principal dwelling. Notwithstanding the foregoing, the following doorway entrances shall be permitted:
 - a. A common doorway entrance in the front wall of the principal dwelling, which contains an internal lobby or vestibule with separate entrances to the principal dwelling unit and an additional residential unit;
 - b. More than one (1) doorway entrance in the front wall of the principal dwelling, where more than one (1) doorway entrance already existed prior to establishing an additional residential unit; and



- c. One (1) additional doorway entrance along the front wall or exterior side wall of a principal dwelling on a corner lot, provided that this would result in only one (1) doorway entrance on each of the front wall and exterior side wall.
- 7. An additional residential unit shall include the provision of address identification to be posted facing the street and/or laneway where applicable.
- 8. The following parking provisions shall apply to an additional residential unit:
 - a. One (1) parking space shall be provided per additional residential unit in accordance with **Section 3.19.1 Parking Space Requirements** of this By-law, and the establishment of an additional residential unit must not reduce the number of parking spaces provided for the principal dwelling unit below the minimum required in this By-law;
 - b. Notwithstanding any other provision in this By-law, the required parking space for an additional residential unit may be provided through tandem parking with the required parking space of the principal dwelling unit;
 - c. A new driveway serving the additional residential unit may not be established, in excess of the number of driveways permitted on a lot in accordance with **Section 3.19.5 Ingress and Egress** of this By-law; and
 - d. An existing driveway may be widened beyond the existing width, including along the street line, provided that the driveway width does not exceed the maximum permitted width in accordance with **Section 3.19.5 Ingress and Egress** of this By-law.

3.5 Bed and Breakfasts

A bed and breakfast shall be a permitted use in the Rural (RU), Tourist Commercial (CT), and all Residential Zones, and within all single detached dwellings, except in accessory dwellings and shall be subject to the following provisions:

- 1. The operation of a bed and breakfast shall be incidental and secondary to the principal residential use of the single detached dwelling.
- 2. There shall be a maximum of four (4) guest rooms or suites as part of the operation of a bed and breakfast, in addition to a minimum of one (1) bedroom for the occupant of the principal dwelling.
- 3. Bed and breakfasts shall comply with all regulations and requirements of the Zone in which they are located.

4. The operation of a bed and breakfast shall not change the residential character of the dwelling.
 5. The requirements for off-street parking for bed and breakfasts specified in **Section 3.19.1 Parking Space Requirements** of this By-law shall be met.
 6. A non-illuminated sign shall be permitted in accordance with the City's Sign By-law.
 7. A bed and breakfast shall not be subject to the requirements for home occupations specified in **Section 3.10 Home Occupations** of this By-law.
 8. A bed and breakfast shall provide meals only to guests of the bed and breakfast.
 9. A bed and breakfast shall be licensed in accordance with the City's Business and Trade By-law 2023-25 and Business Licensing By-law, as amended, or their successors.
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3.6 Cannabis Production and Processing Facilities

A cannabis production and processing facility shall be permitted on lots with a minimum area of 40 m² in the Light Industrial (M1), General Industrial (M2), and Rural (RU) Zones and shall be subject to the provisions of the applicable Zone. The following additional provisions apply:

1. A cannabis production and processing facility shall be located at least 150 m from the building to:
 - a. A lot in a Residential, Institutional, or Open Space (OS) Zone; and
 - b. A lot containing a sensitive land use, including a school, day care centre, community centre, community facility, place of worship, or institutional use aimed primarily at children less than 16 years of age.
2. Despite the required minimum distances noted in provision 1., no cannabis production and processing facility lawfully established under these provisions shall be deemed to be in violation of this provision by the subsequent erection of a residential or institutional use constructed on another lot.
3. A cannabis production and processing facility must be entirely conducted indoors within a licensed building.
4. The licensed producer shall provide to the City of Dryden notification of a licensed production application and a copy of the current and valid production license issued by Health Canada, as well as notification to the Dryden Fire Service and Ontario Provincial Police (OPP) Detachment.



5. A cannabis production and processing facility shall not be conducted within a residential dwelling and shall not be permitted as a home occupation.
6. Minimum buffers for a cannabis production facility from all Residential, Institutional, and Open Space Zones shall be provided in accordance with **Table 3-1**.

Table 3-1: Required Minimum Buffers for Cannabis Production and Processing Facilities

Total Gross Floor Area of Cannabis Production and Processing Facility	Required Minimum Buffer Distance
Less than 5,000 m ²	150 m
5,000 m ² up to 9,000 m ²	200 m
Greater than 9,000 m ²	250 m
Where an air treatment control system is not provided	500 m

7. Outdoor storage and outdoor signage for the purposes of advertising shall not be permitted.
8. A cannabis production and processing facility must be fenced along all lot lines and shall be subject to Site Plan Control to address applicable physical design standards.
9. A cannabis production and processing facility shall be equipped with air treatment control and shall not result in nuisance, such as odour or fumes.

3.7 Community Gardens

1. A community garden shall be permitted on public or private lands in all Residential, Commercial, Institutional, Open Space, and Rural Zones.
2. A community garden shall not be permitted on any lands with a history of potential contamination, unless it can be proven to the satisfaction of the City of Dryden that remediation has taken place.
3. A community garden shall be permitted as a secondary use on hydro corridor lands, subject to the primacy of the electricity transmission and distribution facilities, and shall require technical approval from the hydro provider through the Provincial Secondary Land Use Program (PSLUP).

4. A community garden shall not be permitted on lands within the Hazard Lands (HZ) Zones, or on lands within a floodplain.
 5. A community garden shall not be permitted within a wetland or within 30 m of the stable top of bank of any watercourse or waterbody, or within 30 m of a stormwater management facility or drainage swale.
 6. Any portion of a community garden used for the cultivation of plants, including raised planting beds or tilled soil, shall have a minimum setback of 0.8 m from a lot line.
 7. An accessory building or structure associated with a community garden (e.g. arbour, trellis, greenhouse) shall not be located in a required minimum front yard setback or exterior side yard setback, as established in the applicable Zone, and shall otherwise be subject to the general provisions for accessory buildings and structures in **Section 3.2 Accessory Buildings, Structures, and Uses** of this By-law.
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3.8 Emergency Shelters

An emergency shelter shall only be permitted in the City of Dryden through an amendment to this By-law authorized by Council.

3.9 Established Building Line in Residential Zone

Notwithstanding any other provisions of this By-law, where a dwelling is to be erected in a Residential Zone, between existing dwellings on the same street or shoreline, such dwelling may be built with a front yard setback equal to the average yard of the adjacent dwellings on the same side of the street within 100 m of the lot.

3.10 Home Occupations

Where a home occupation is permitted the following provisions shall apply:

1. A maximum of one (1) home occupation shall be permitted on a lot.
2. A home occupation may include, but is not limited to, the following uses:
 - a. Bed and breakfast;
 - b. Office;



- c. Personal service establishment, not including a dry cleaning establishment and laundromat;
 - d. Instructional services, including tutoring, music, arts, crafts, cooking, personal fitness, dance, and similar activities;
 - e. Home-based food catering businesses, where food is prepared for off-site consumption, subject to approval by the Northwestern Health Unit;
 - f. Artist studio; and
 - g. Home-based day care centre.
3. A home occupation shall not include the following uses:
 - a. Boarding house;
 - b. Restaurant; and
 - c. Sales and servicing of motor vehicles, recreational vehicles, or any motorized equipment.
4. The home occupation may be permitted as an accessory use within a dwelling unit or within a building or structure that is accessory to the dwelling unit.
5. No more than 25% of the gross floor area, not including the basement of the dwelling or dwelling unit, shall be used for the purposes of the home occupation.
6. The home occupation shall employ at least one (1) person who resides in the dwelling unit.
7. A home occupation shall be clearly secondary to the principal residential use and shall not change the residential character of the dwelling, accessory buildings, and the lot, and shall not detract from the general character of the neighbourhood, nor become a public nuisance due to noise, traffic, dust, parking, electrical interference, or visual character.
8. There shall be no goods, wares, or merchandise offered for sale or rent on the premises other than what is produced on the premises.
9. There shall be no outdoor storage of goods, materials, containers, or animal enclosures used in conjunction with the home occupation.
10. A home occupation shall have no mechanical or other equipment used except that which is customarily used in a dwelling or dwelling unit for domestic or household purposes or for use by a hairdresser or barber, dentist, drugless practitioner, physician, or other professional person.

11. Parking for the home occupation shall be provided in accordance with **Section 3.19 Parking and Loading Area Regulations** of this By-law.
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3.11 Home Industries

Where a home industry is permitted as an accessory use to a single detached dwelling in a Zone, the following provisions shall apply:

1. A maximum of one (1) home industry shall be permitted on a lot.
 2. A home industry may include:
 - a. Workshop;
 - b. Equipment sales and rental / repairs;
 - c. Contractor's yard; and
 - d. Motor vehicle repairs.
 3. Such home industry may be located in part of a dwelling, or in any accessory building or structure located on a lot on which a dwelling is in existence, provided the total gross floor area utilized by the home industry does not exceed a maximum of 50 m². (By-law No. 2976-2003)
 4. The outdoor storage of goods, materials, or articles shall comply with the Property Standards By-laws.
 5. Only currently licensed motor vehicles, associated with the home industry may be parked or stored on the lot within an interior side or rear yard, in accordance with **Section 3.19.10 Use of Parking Spaces and Areas** of this By-law and the Property Standards By-law. (By-law No. 2976-2003)
 6. Where a home industry involves repair of motor vehicles, a maximum of two (2) motor vehicles awaiting service or customer pick-up may be parked on the lot.
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3.12 Micro-Breweries, Wineries or Distilleries

1. No person shall construct, permit to construct, or operate a brewery, winery, or distillery of any scale, including a micro-brewery, winery, or distillery, unless it complies with all applicable Federal, Provincial and Municipal law and statutes.



2. All micro-breweries, wineries, or distilleries shall comply with **Section 3.17 Noxious Trade** of this By-law.
3. The following accessory uses shall be permitted for the principal micro-brewery, winery, or distillery use:
 - a. An area where products made on the premises and products made off the premises, or by in collaboration with another brewery, winery, or distillery, are sold to the general public for consumption on the premises;
 - b. A private hospitality area for tasting and dining where products made on the premises are provided to private groups;
 - c. Special events and tours; and
 - d. An office for administration purposes.

3.13 Minimum Opening Elevation

No habitable building located adjacent to Wabigoon Lake or Thunder Lake shall have any building opening below the following elevations:

- a. Thunder Lake – 375.5 m Geodetic Survey of Canada (GSC); and
- b. Wabigoon Lake – 370.2 m GSC.

3.14 Multiple Zones on One Lot

Where a lot is divided into more than one (1) Zone under the provisions of this By-law, each portion of such lot shall be used in accordance with the provisions of this By-law for the applicable Zone where such portion of the lot is located. Each portion of the lot shall be considered as a separate lot for the purpose of applying yard and setback provisions of the applicable Zone.

3.15 Non-Conforming Uses

3.15.1 Continuation of Existing Uses

1. The provisions of this By-law shall not apply to prevent the use of any existing lot, building, or structure for any purpose prohibited by this By-law if such existing lot, building, or structure

was lawfully used for such purposes, prior to the effective date of this By-law and provided that the lot, building, or structure continues to be used for that purpose.

2. The use of any existing lot, building, or structure which is not permitted in the Zone in which it is located shall not be changed except to a use which is listed as a permitted use in such Zone. Expanding a legally non-conforming use shall require the authorization of the Committee of Adjustment, and the introduction of a new use shall require the authorization of Council through an amendment to this By-law.
3. Where the existing use ceases to exist for a period of one (1) year, the use will be deemed to have been discontinued.

3.15.2 Permitted Exterior Extension, Alteration and Reconstruction

The exterior of any building or structure which was lawfully used prior to the effective date of this By-law for a purpose which is not permitted within the Zone in which it is located, prior to the effective date of this By-law, shall not be enlarged, extended more than 0.2 m, reconstructed or otherwise structurally altered, unless such building or structure is thereafter to be used for a purpose permitted within such Zone.

3.15.3 Permitted Interior Alteration

The interior of any building or structure which was lawfully used for a purpose not permissible within the Zone in which it is located prior to the effective date of this By-law, may be reconstructed or structurally altered, in order to render the same more convenient for the existing purpose for which such building or structure was lawfully used.

3.15.4 Restoration to a Safe Condition

Nothing in this By-law shall prevent the strengthening or restoration to a safe condition of any existing, legal non-conforming building or structure or part thereof, provided that the strengthening or restoration does not increase the building height, size, or volume or change the existing, lawful use of such existing building or structure unless these changes are necessary to provide for floodproofing of the building.



3.15.5 Building Permit Issued

The provisions of this By-law shall not apply to prevent the erection or use, for a purpose prohibited by this By-law, of any building or structure, the plans for which have, prior to the date of passing of this By-law, been approved by the Chief Building Official, so long as the building or structure, when erected, is used and continues to be used for the purpose for which it was erected.

3.16 Non-Complying Lots, Buildings, Structures and Uses

3.16.1 Permitted Buildings or Structures

1. Where a building or structure was lawfully used on the day of the passing of this By-law, but the building or structure did not meet the requirements of this By-law with respect to provisions other than use on that day, and its use is permitted by the Zone in which the building or structure is located, nothing in this By-law shall prevent the continued use or occupancy of such building or structure.
2. Where a building or structure is located on a lot having less than the minimum frontage and/or lot area, and/or having less than the minimum setback and/or side yard and/or rear yard required by this By-law, the said building or structure may be enlarged, reconstructed, repaired and/or renovated provided that:
 - a. The enlargement, reconstruction, repair and/or renovation does not further increase non-compliance with any of the applicable provisions of this By-law;
 - b. The building or structure is being used for a purpose which is permitted within the Zone in which it is located;
 - c. Where the building or structure is located on a lot that does not have piped municipal services, the lot has a minimum lot size of 1,393.5 m² By-law No. 2976-2003); and
 - d. All other applicable Zone provisions of this By-law are complied with.
3. Any building or structure that legally existed as of the date of passing of this By-law that encroached on any required yard or setback a distance of 0.1 m or less or exceeds maximum lot coverage by 1% or less shall be deemed to comply with the requirements of this By-law.

3.16.2 Reconstruction of Existing Building

Nothing in this By-law shall apply to prevent the reconstruction of any permitted building which is accidentally damaged or destroyed by causes beyond the control of the owner. Such permitted building may be reconstructed in accordance with the previously existing standards, even if such did not comply with one or more of the provisions of this By-law, but the non-compliance may not be further increased.

3.16.3 Existing Undersized Lots of Record

1. Where a lot, having a lesser lot area and/or lot frontage than required herein, existed on the date of passing of this By-law, or where such a lot is created by a public authority such smaller lot may be used and a permitted building or structure may be erected, altered, and/or used on such smaller lot, provided that all other applicable Zone provisions of this By-law are complied with.
 2. Lots which have been increased in size following passing of this By-law may also be used in accordance with this provision.
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3.17 Noxious Trade

Except as may otherwise be specifically permitted under this By-law, no use shall be permitted which, from its nature or the materials used therein, is defined as a noxious trade, business or manufacture under the Health Protection and Promotion Act, R.S.O. 1990, c. H.7, as amended..

3.18 Outdoor Storage

In Zones where outdoor storage is a permitted use, outdoor storage shall be in accordance with the following provisions:

1. Outdoor storage shall only be permitted as an accessory use where it is permitted in this By-law.
2. Except within the Light Industrial (M1) and General Industrial (M2) Zones, outdoor storage shall not be permitted on a vacant lot.
3. Outdoor storage shall not be permitted closer than:



- a. Five (5) m to an interior side lot line where the lot line abuts a lot within a Commercial, Institutional, or Industrial Zone;
 - b. Within the Rural (RU) Zone, 1 m to an interior side lot line where the lot line abuts a lot within the RU Zone.
4. Outdoor storage shall be subject to the maximum lot coverage requirements in the applicable Zone.
5. Outdoor storage shall not obstruct any required parking space, loading space, or parking aisle.

3.19 Parking and Loading Area Regulations

3.19.1 Parking Space Requirements

1. The owner of land or of every building or structure erected or used for any of the purposes hereinafter set forth shall provide and maintain off-street parking spaces for the sole use of the owner, occupant, or other persons entering upon or making use of the said premises, from time to time.
2. Parking spaces shall have a minimum width of 2.75 m and have a minimum length of 5.5 m .
3. Parking spaces are required under this By-law, in accordance with **Table 3-2**. Where the calculation of required spaces exceeds a whole space of more than 0.25 spaces, the required spaces shall be the next whole number.
4. When a building or structure accommodates more than one (1) type of use, the following provisions apply:
 - a. The parking space requirement for the whole building shall be the sum of the requirements for the separate parts of the building occupied by the separate types of uses; and
 - b. Parking spaces required for each use shall be clearly identified and demarcated. For mixed-use buildings containing residential uses, visitor parking shall be provided in accordance with **Section 3.19.2 Visitor Parking** of this By-law.

Table 3-2: Parking Space Requirements

Use	Minimum Off-Street Parking Requirements
Residential Uses	
Additional Residential Unit	1 space per dwelling unit
Apartment Dwelling	1 spaces per dwelling unit
Boarding House	1 space per boarding room/unit
Duplex Dwelling	1 space per dwelling unit
Dwelling Units within a Mixed Use Building	1 space per dwelling unit
Garden Suite	1 space per dwelling unit
Group Home	2 spaces, plus 0.5 spaces per room
Home Occupation Home Industry	1 space per home occupation or home industry where clients or customers are attended or served on site, in addition to 1 space per non-resident employee of a home occupation or home industry, which may be provided as a tandem parking space
Mobile Home Park	1 space per mobile home site
Modular Dwelling	1 space per dwelling unit
Quadruplex Dwelling	1 space per dwelling unit
Semi-Detached Dwelling	1 space per dwelling unit
Seniors' Residence	0.5 spaces per dwelling unit
Single Detached Dwelling	1 space per dwelling unit
Tiny Home Dwelling	1 space per dwelling unit
Triplex Dwelling	1 space per dwelling unit



Use	Minimum Off-Street Parking Requirements
Townhouse Dwelling	1 space per dwelling unit
Workforce Lodging	0.5 spaces per room, plus required parking for provided accessory uses
Other Residential Uses	1 space per dwelling unit
Non-Residential Uses	
Agricultural Use Agriculture-related Use	No minimum requirement; Where applicable, parking for a single detached dwelling shall be provided
Animal Hospital	1 space per 30 m ² of gross floor area with a minimum of 3 spaces
Art Gallery	1 space per 50 m ² of gross floor area
Assembly Hall	5 spaces per 100 m ² of gross floor area of assembly space
Bed and Breakfast	1 space per guest room, in addition to the spaces required for the principal dwelling unit
Bar	1 space per 5.5 m ² devoted for patron use, or 1 space per 6 seats of approved or licensed patron use, , whichever is greater
Building Supply and Lumber Outlet	1 space per 50 m ² of gross floor area
Bulk Sales and Storage Yard	1 space per 50 m ² of gross floor area
Cannabis Production and Processing Facility	1 space per 100 m ² of gross floor area
Cemetery Crematorium	No requirement
Commercial Greenhouse	1 space per 50 m ² of gross floor area



Use	Minimum Off-Street Parking Requirements
Commercial Dry Cleaning and Laundry Facility	1 space per 100 m ² of gross floor area
Community Centre Community Facility	The greater of: • 1 space for every 6 fixed seats or fraction thereof; or • 1 space for every 9 m² of gross floor area
Community Garden	No requirement
Conservation Use	No requirement
Contractor's Yard	No requirement
Day Care Centre	1 space per 100 m ² of gross floor area
Emergency Service	Minimum 1 space, plus 1 space per 50 m ² of gross floor area
Equestrian Facility	1 space per 100 m ² of gross floor area
Equipment Sales and Rental, Light Equipment Sales and Rental, Heavy	1 space per 100 m ² of sales/showroom gross floor area, plus 1 space per service bay and 1 space per 100 m ² of other gross floor area
Financial Institution	1.25 spaces per 100 m ² of gross floor area
Food Bank	1 space per 100 m ² of gross floor area
Funeral Home	1 space per 8 seats in a chapel or parlour, but not less than 10 spaces total
Golf Course	0.5 spaces per 100 m ² of gross floor area, plus 2 spaces per hole or 1 space per stall for a driving range, but no less than 25 spaces in total



Use	Minimum Off-Street Parking Requirements
Hospice	1 space per 100 m ² of gross floor area
Hospital	1 space per 100 m ² of gross floor area
Hotel	1 space per guest room, plus 1 space for every 10 m ² of gross floor area devoted to public use (e.g., dining room, restaurant, lounge, conference rooms, banquet) but exclusive of any lobby
Hunt Camp	No requirement
Industrial Use, Light (Class I) Industrial Use, Medium (Class II) Industrial Use, Heavy (Class III)	1 space per 50 m ² of gross floor area, plus 1 additional space for every 200 m ² of gross floor area in excess of 260 m ²
Kennel	1 space per 50 m ² of gross floor area
Library	1 space per 50 m ² of gross floor area
Long-Term Care Facility	1 space per 4 beds or fraction thereof, plus 1 space per two (2) staff persons
Manufactured / Prefabricated Housing Sales Establishment	1 space per 100 m ² of sales/showroom gross floor area, plus 1 space per 100 m ² of other gross floor area
Manufacturing, Light	1 space per 50 m ² of gross floor area, plus 1 additional space for every 200 m ² of gross floor area in excess of 260 m ²
Marina	1 space per 100 m ² of gross floor area, plus 1 space per boat slip and 2 spaces per boat launch
Marine Facility	1 space
Medical Facility	1 space per 30 m ² of gross floor area

Use	Minimum Off-Street Parking Requirements
Micro-Brewery, Winery or Distillery	1 space per 100 m ² of gross floor area of the production area, plus 3 spaces per 100 m ² of gross floor area dedicated to accessory tasting and dining facilities or accessory retail sales
Mineral Exploration or Prospecting	1 space per 30 m ² accessory office space, otherwise no requirement
Mineral Mining Operation	1 space per 30 m ² accessory office space, otherwise no requirement
Motel	1 space per guest room, plus 1 space for every 10 m ² of gross floor area devoted to public use (e.g., dining room, restaurant, lounge, conference rooms, banquet) but exclusive of any lobby
Motor Vehicle Fuel Bar	0.5 spaces per 100 m ² of gross floor area or 1 per service space, which is greater
Motor Vehicle Sales Establishment	1 space per 100 m ² of sales/showroom gross floor area, plus 1 space per service bay and 1 space per 100 m ² of other gross floor area
Motor Vehicle Service Station	1 space per 100 m ² of gross floor area, plus 1 space per service bay
Museum	1 space per 50 m ² of gross floor area
Office	1 space per 28 m ² of gross floor area
On-Farm Diversified Use	1 space per 40 m ² of gross floor area
Park, Private Park, Public	4 spaces per playground, sportsfield or swimming pool or 1 space per 5 fixed seats,



Use	Minimum Off-Street Parking Requirements
	whichever is greater; other cases – no requirement
Personal Service Establishment	1 space per 30 m ² of gross floor area
Pit or Quarry Pit, Wayside or Quarry	1 space per 30 m ² accessory office space, otherwise no requirement
Place of Entertainment	1 parking space for each four (4) persons that may be legally accommodated at any one time, or each 9 m ² , whichever is greater
Place of Recreation	1 parking space for each four (4) persons that may be legally accommodated at any one time, or each 9 m ² , whichever is greater
Place of Worship	The greater of: • 1 space for every 6 fixed seats or fraction thereof; or • 1 space for every 9 m² of gross floor area
Private Club	1 parking space for each four persons that may be legally accommodated at any one time, or each 9 m ² , whichever is greater
Portable Processing Plant	No requirement
Recreational Vehicle or Marine Sales and Service Establishment	1 space per 100 m ² of sales/showroom gross floor area, plus 1 space per service bay and 1 space per 100 m ² of other gross floor area
Recycling Facility	No requirement
Cabin Establishment Camping Establishment Resort	1 space for each guest room, cabin, or camp site, plus 1 space for each 9 m ² dedicated to a public use



Use	Minimum Off-Street Parking Requirements
Tourist Establishment	
Resource Management Use	No requirement
Restaurant	Minimum of 2 spaces, plus 1 space per 15 m ² of gross floor area
Restaurant, Drive-Through	1 space per 20 m ² or fraction thereof of gross floor area
Retail Store	1 space per 20 m ² gross floor area
Salvage or Wrecking Yard	No requirement
School, Commercial	Commercial school – 1 space per 30 m ² gross floor area and accessory offices, plus 1 space for every 15 students
School, Public School, Private	Elementary school – 1 space per classroom or 1 space per 9 m ² of gymnasium or auditorium floor space, whichever is greater Secondary school – 2 spaces per classroom, or 1 space per 9 m ² of gymnasium or auditorium floor space, whichever is greater University/College – 1 space per 100 m ² gross floor area, plus additional spaces for any assembly hall as required. A student residence shall require 1 space per 4 beds
Self-Storage Facility	1 space per 100 m ² of gross floor area, plus 1 additional space per 300 m ² of gross floor area in excess of 2,800 m ²
Service Shop	1 space per 50 m ² of gross floor area, plus 1 additional space for every 200 m ² of gross floor area in excess of 260 m ²



Use	Minimum Off-Street Parking Requirements
Sewage Services or Facility	No requirement
Shelter	1 space, plus 1 per 100 m ² of gross floor area
Transportation Depot	1 space per 100 m ² of gross floor area, plus 1 additional space per 300 m ² of gross floor area in excess of 2,800 m ²
Warehouse	1 space per 100 m ² of gross floor area, plus 1 additional space per 300 m ² of gross floor area in excess of 2,800 m ²
Waste Disposal Area	No requirement
Workshop	1 space per 50 m ² of gross floor area, plus 1 additional space for every 200 m ² of gross floor area in excess of 260 m ²
Other Permitted Non-Residential Uses	1 space per 35 m ² of gross floor area.

3.19.2 Visitor Parking

1. In addition to the minimum parking space requirements of this By-law, off-street visitor parking must be provided for the land uses at the rates specified in **Table 3-3** and shall be clearly demarcated.

Table 3-3: Minimum Visitor Parking Requirements

Land Use	Minimum Number of Visitor Parking Spaces
Apartment Dwelling	0.25 spaces per dwelling unit
Hospice	0.25 spaces per room
Long-Term Care Facility	0.25 spaces per room

Land Use	Minimum Number of Visitor Parking Spaces
Dwelling Units in a Mixed-Use Building or Development	0.25 spaces per dwelling unit
Mobile Home Park	0.25 spaces per mobile home site
Seniors' Residence	0.25 spaces per dwelling unit
Townhouse Dwelling	0.25 spaces per dwelling unit

2. Notwithstanding provision (1) of this Section:

- a. No visitor parking spaces are required for the first 10 dwelling units on a lot, and no more than 30 visitor parking spaces are required per building; and
- b. In the case of a townhouse dwelling, where each dwelling unit has a driveway accessing a garage or carport located on the same lot as the dwelling unit, no visitor parking is required for that dwelling unit.

3.19.3 Barrier-Free Parking

1. Where parking spaces are required in **Section 3.19.1 Parking Space Requirements** of this By-law for any non-residential use, barrier-free parking spaces shall be provided in accordance with **Table 3-4**. Barrier-free parking spaces shall not be required in addition to those parking spaces required in **Section 3.19.1** of this By-law, but rather, these barrier-free parking spaces shall contribute to the total number of parking spaces required.

Table 3-4: Barrier-Free Parking Requirements

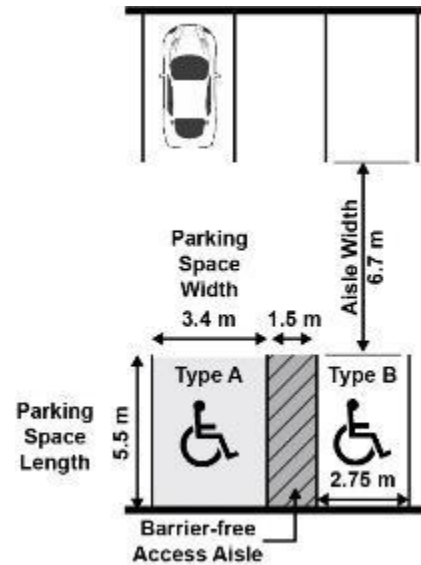
Minimum Number of Parking Spaces Required under Section 3.19.1	Corresponding Minimum Number of Barrier-Free Parking Spaces Required
1 – 12	1
13 – 100	4% of the total number of parking spaces required
101 – 200	1, plus an additional 3% of the total number of parking spaces required



Minimum Number of Parking Spaces Required under Section 3.19.1	Corresponding Minimum Number of Barrier-Free Parking Spaces Required
201 – 1,000	2, plus an additional 2% of the total number of parking spaces required
1,001 or more	11, plus an additional 1% of the total number of parking spaces required

2. The minimum number of barrier-free parking spaces shall be calculated and provided for the total number of parking spaces on the lot, and shall not solely be based on the minimum number of parking spaces required. The calculation of the total minimum number of barrier-free parking spaces required shall be in accordance with the following:
 - a. Where an even number of barrier-free parking spaces are required, an equal number of Type A and Type B barrier-free parking spaces shall be provided. Type A and Type B barrier-free parking spaces differ in their minimum width dimensions, as specified in the Accessibility for Ontarians with Disabilities Act, 2005 and its Regulations, as amended.
 - b. Where an odd number of barrier-free parking spaces are required, the number of barrier-free parking spaces must be divided equally between a Type A and a Type B barrier-free parking space, while the remainder may be provided as a Type B barrier-free parking space.
3. Where Type A barrier-free parking spaces are required, each barrier-free parking space shall be designated by a sign mounted on a post or wall that is visible during the winter months. Such sign shall be mounted at least 1.5 m above grade and shall identify the space as being “van accessible”.
4. Barrier-free parking spaces shall not be required in association with any parking spaces required and provided for emergency service vehicles, motor vehicles displayed for sale, or any other vehicles associated with outside storage.
5. Barrier-free parking spaces shall be paved with hard surface materials, shall be reasonably level, and as accessible to the building entrance(s) as possible.
6. Barrier-free parking spaces shall have the following:
 - a. Type A - A minimum width of 3.4 m and a minimum length of 5.5 m;
 - b. Type B – A minimum width of 2.75 m and a minimum length of 5.5 m; and

- c. Access provided by a barrier-free access aisle with a minimum width of 1.5 m which extends the full length of the parking space, and which is marked with high tonal contrast diagonal lines (i.e. hatching) on a hard surface. Two (2) barrier-free parking spaces which are adjacent to one another may share one (1) barrier-free access aisle.



3.19.4 Parking Area Surface

1. Parking spaces, parking areas, driveways, and access aisles for non-residential uses and residential uses, including multiple dwelling units, shall be constructed of asphalt or concrete or similar material and shall include drainage facilities, as required.
2. Parking spaces, parking areas, driveways, and access aisles for more than four (4) motor vehicles shall be maintained with a concrete, asphalt, or brick. (By-law No. 2976-2003)
3. Parking spaces, parking areas, driveways, and access aisles for single detached, duplex, or semi-detached dwellings may be surfaced with crushed stone or gravel. (By-law No. 2976-2003)

3.19.5 Ingress and Egress

1. Ingress and egress to and from the required parking spaces and areas shall be provided by means of unobstructed driveways or passageways with a minimum width of 3 m, but not more than 9 m in perpendicular width, except for:
 - a. Within a Low Density Residential (R1) and Low-Medium Density Residential (R2) Zone, in the front yard or exterior side yard, the maximum width of a driveway or parking area shall be 7 m.



2. The maximum width of any joint ingress and egress driveway ramp measured along the street line shall be 9 m, excluding curb ramps.
3. The minimum distance between any two (2) driveways on one (1) lot or between a driveway and an intersection of street lines measured along the street line intersected by such driveway shall be 7.5 m.
4. The minimum angle of intersection between a driveway and a street line shall be 60 degrees.
5. Every lot shall be limited to the following number of driveways, in accordance with **Table 3-5**:

Table 3-5: Number of Driveways Permitted on a Lot

Lot Frontage	Permitted Number of Driveways
a. Up to 15 m lot frontage	1
b. 15 m – 30 m lot frontage	Up to two (2) driveways, with a combined width no greater than 30% of the lot frontage
c. Greater than 30 m lot frontage	1 per each 30 m additional lot frontage

6. The length of a required parking space and the width of the adjacent parking aisle shall be in accordance with **Table 3-6**:

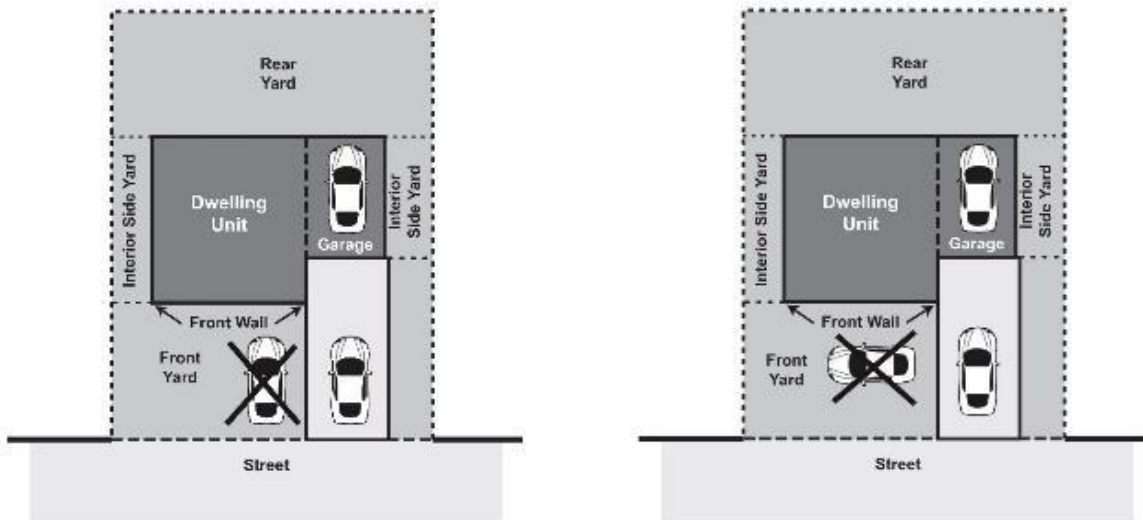
Table 3-6: Driveway Requirements

Angle of Parking Space Perpendicular with Aisle	Minimum Length of Parking Space	Minimum Width of Aisle
a. 60 to 90 degrees	6.2 m	6.9 m
b. 45 to 59 degrees	6.2 m	5.2 m
c. 30 to 44 degrees	6.2 m	3.7 m

3.19.6 Parking Area Location on Lot

1. Except as otherwise provided in this By-law, parking shall not be permitted in a required front yard or side yard, other than in a permitted driveway. The following provisions shall apply:

- a. In Residential Zones, no part of a driveway may be located between the front wall of the residential use building and the street.



- b. Where a Commercial Zone abuts a Residential Zone, parking shall not be located in the required yard between the two (2) Zones.
2. All of the area in a required yard not legally used for parking shall be landscaped.
 3. Horseshoe driveways may be provided in a required front yard and/or exterior side yard, provided that the foregoing provisions can be met and the driveway is paved with a suitable hard surface material or decorative pavers.
 4. No required parking spaces or storage of vehicles shall be permitted in any sight triangle, landscaped area (including lawns), planting strip, or any non-allocated parking area.

3.19.7 Landscaping Requirements for Parking Lots

In any Zone, where a parking area or parking lot of three (3) or more parking spaces abuts a street or a residential use, then a landscaped open space with a minimum width of 1.5 m shall be provided along the lot line abutting the street or the residential use, and the landscaped open space shall be continuous except for parking aisles and driveways required for access to the parking area.



3.19.8 Snow Storage

Where an outdoor parking area or outdoor parking lot is provided to accommodate five (5) or more parking spaces, a snow storage area comprising a minimum of 2% of the area for the total parking spaces, loading spaces, and aisles shall be provided for permitted commercial, industrial, institutional, and multi-residential uses.

3.19.9 Additions to, or Changes in, the Use of Existing Buildings and Structures

1. The parking space requirements referred to herein shall not apply to any building or structure lawfully in existence on the date of passage of this By-law, so long as the gross floor area is not increased and the use or number of dwelling units does not change.
2. If any addition is made to a building or structure which increases its gross floor area, then parking spaces for the addition shall be provided as required in **Table 3-2 Parking Space Requirements**.
3. Where a change in use occurs, parking spaces shall be provided for such new use in accordance with the requirements of **Table 3-2 Parking Space Requirements**.

3.19.10 Use of Parking Spaces and Areas

1. Parking spaces and areas required in accordance with this By-law shall be used for the parking of operative, currently licensed vehicles only and for vehicles used in an operation incidental to the permitted uses in respect of which such parking spaces and areas are required or permitted.
2. Notwithstanding provision (1) of this Section, the owner or occupant of any lot, building, or structure in any Residential Zone may use the lot, building or structure for the parking, storing, or housing of one (1) commercial motor vehicle or trailer provided that such vehicle does not exceed a 1,000 kg capacity. (By-law No. 2976-2003)
3. Commercial motor vehicles used in conjunction with an agricultural use and one (1) commercial truck or school bus shall be permitted to be parked on a lot in the Rural (RU) and Rural Residential (RR) Zones, provided that such vehicle shall be parked in the side yard or rear yard, unless it is parked interior to a building on the lot.

3.19.11 Parking in the Downtown Commercial (CD) Zone

1. Within the Downtown Commercial (CD) Zone shown on the **Zoning Schedules**, the required parking spaces may be provided on another lot within 200 m of the boundary of the lot for which parking is required, provided that there is a legal agreement between the owners of said lands providing the parking, the owner of the use requiring the parking, and the City of Dryden, that ensures that the parking will continue to be available as long as the use is in operation.
2. Within the Downtown Commercial (CD) Zone, parking spaces shall only be required for commercial uses where those uses exceed 900 m² in gross leasable area.

3.19.12 Queuing Lanes

1. Where drive-through service facilities are permitted as an accessory use in **Section 3.2.8 Drive-Through Service Facilities** of this By-law, queuing lanes are required and shall be exclusive of any other parking space and aisle requirements contained within this By-law, and shall be provided in accordance with the provisions of this Section.
2. A drive-through service facility shall include ten (10) designated queuing spaces for a drive-through service facility associated with a restaurant, and a minimum of four (4) designated queuing spaces for a drive-through service facility associated with any other use.
3. A queuing space shall be a minimum width of 3 m and a minimum length of 5.5 m.
4. Queuing spaces shall not be included in the calculation of required parking spaces and shall not be located within any street, parking aisle, loading space, or driveway.
5. A queuing lane shall not be permitted within 15 m of any Residential Zone.

3.19.13 Loading Space Requirements

1. Loading spaces are required for certain permitted uses in accordance with **Table 3-7**, and the owner of every building or structure erected for any purpose involving the receiving, shipping, loading or unloading of persons, animals, goods, wares, merchandise or raw materials shall provide and maintain loading and unloading spaces on the lot accordingly.
2. For dwellings in a mixed use building or workforce housing, loading spaces will be provided for any provided accessory uses in accordance with **Table 3-7**.



3. For the purposes of this By-law, required loading spaces shall be 15 m in length, 3.5 m in width, and have a vertical clearance of at least 4.3 m.

Table 3-7: Loading Space Requirements

Gross Floor Area of Building	Number of Loading Spaces Required
a. Residential Uses	None required
b. Funeral Home	1 space
c. Hotel Motel	2 spaces
d. Other Non-Residential Uses	1 space for every 2,800 m ² of gross floor area or part thereof, but no greater than 6 loading spaces shall be required

4. Access to loading spaces shall be by means of a driveway of at least 3.5 m in width contained on the lot, on which the spaces are located and leading to an improved public road.
5. Driveways, loading spaces, and related aisles and turning areas shall be maintained with a stable surface that is treated to prevent the raising of dust. Such loading facilities shall, before being used, be surfaced with asphalt, concrete or brick and shall include provisions for drainage facilities. In Industrial Zones, a crushed stone or gravel surface shall be permitted except where such a use is abutting a Residential Zone or in a front yard.
6. The loading spaces required shall be located in the interior side or rear yard, unless such space or spaces are removed from the street line a minimum distance of 15 m.
7. The loading space requirements referred to herein shall not apply to any building in existence at the date of passing of this By-law, so long as the gross floor area, as it existed at such date, is not increased by more than 300 m². If an addition is made to the building or structure which increases the gross floor area, then additional loading spaces shall be provided as required in this Section, in accordance with the provisions of **Table 3-7** for such addition.

3.20 Peat Extraction, Pits and Quarries

1. The extraction of peat, establishment, or operation of pits or quarries is prohibited within the area covered by this By-law, except in the locations permitted by this By-law, and in accordance with the provisions of this By-law.
2. No person shall use land or erect any building or structure for the purpose of processing, washing, screening, sorting or crushing rock, sand and/or gravel, and or peat, except as expressly provided for in this By-law.

3.21 Permitted Encroachments

1. Accessory buildings and structures and ornamental features for principal buildings and structures may only encroach into the required yard in a Zone as outlined in **Table 3-8 Permitted Encroachments**. Where a required yard, structure, or feature is not referred to in **Table 3-8**, the minimum required yard in the applicable Zone shall be provided.
2. For the purposes of this Section, where the exterior side lot line of a lot abuts a public laneway, the side yard abutting that lot line shall be deemed an interior side yard for the purposes of determining compliance with this Section.

Table 3-8: Permitted Encroachments

Permitted Structure or Feature	Applicable Required Yard(s)	Required Setback or Permitted Encroachment
Structural and Ornamental Features		
a. Bay windows, excluding eaves and cornices	Front, rear, and exterior side yards	May encroach 0.6 m into the required yard for a maximum width of 3 m, but no closer than 1.2 m to a lot line
b. Canopies, porticos	Any yards	May encroach 1.2 m into the required front, rear and exterior side yards



Permitted Structure or Feature	Applicable Required Yard(s)	Required Setback or Permitted Encroachment
		May encroach 0.6 m into the required interior side yard
c. Balconies, fire Escapes	Front, rear, and exterior side yards only in Residential Zones Any yards in all other Zones	May encroach 1.8 m into the required yard
d. Steps in Residential Zones providing access to either a basement or the ground floor of a dwelling	Any yards	No closer than 0.6 m to the applicable lot line or building wall
e. Uncovered decks – 0.3 m to 1.2 m in height above finished grade	Interior, front, and exterior side yards	May encroach 1.2 m into the required yard, but no closer than 1.2 m to the interior side lot line. The setback shall not apply where a side lot line extends from a common wall dividing attached dwelling units
	Rear yard	No closer than 1.2 m to the rear lot line
f. Uncovered decks, patios – greater than 1.2 m in height above finished grade	Interior side yard	May encroach 1.2 m into the required yard, but no closer than 1.2 m to the interior side lot line. The setback shall not apply where a side lot line

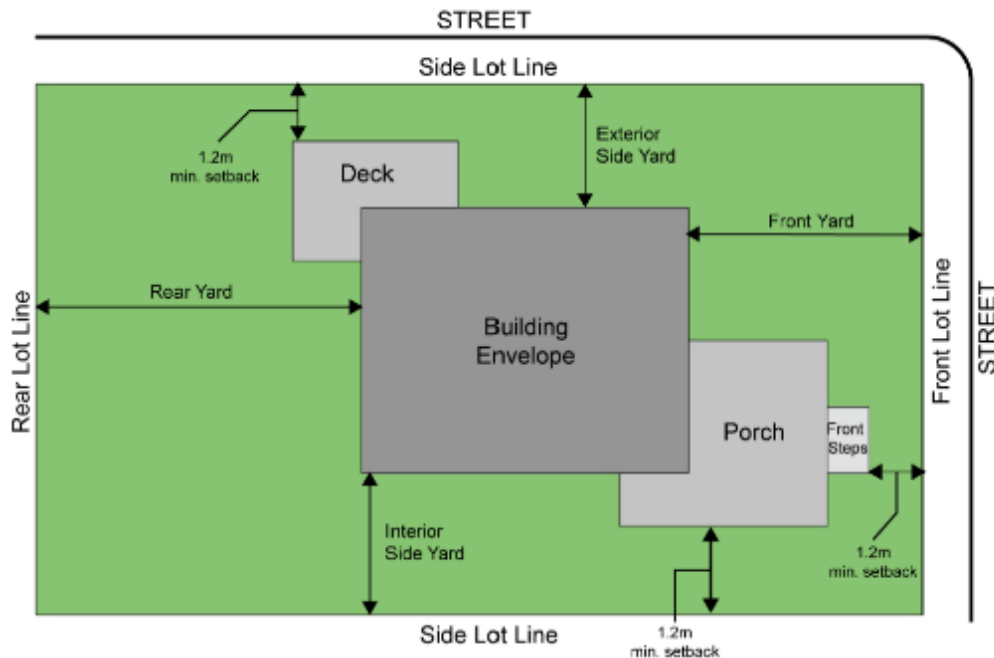


Permitted Structure or Feature	Applicable Required Yard(s)	Required Setback or Permitted Encroachment
		extends from a common wall dividing attached dwelling units
	Front and exterior side yard	No encroachment permitted
	Rear yard	May encroach 3.6 m into the required rear yard, but no closer than 3 m to the rear lot line
g. Open roofed porches	Front, rear, and exterior side yards	May encroach 2.4 m into the required yard
h. Sills, cornices, parapets, pilasters, gutters, or other similar ornamental structures	Any yard	May encroach 0.6 m into the required yard
i. Eaves	Front, rear, and exterior side yards	May encroach 1.2 m into the required yard, but no closer than 0.6 m to the lot line
	Interior Side Yard	May encroach 0.6 m into the required yard, but no closer than 0.6 m to the lot line
j. Chimneys	Any yard	May encroach 0.6 m into the required yard



Permitted Structure or Feature	Applicable Required Yard(s)	Required Setback or Permitted Encroachment
k. Functional and ornamental roofless structures including, but not limited to drop awnings, clothes poles, flag poles, lighting fixtures, mailboxes, fountains, statues, monuments, benches, cenotaphs, memorials, planters, garden trellises, walkways, retaining walls less than 1 m in height, other similar accessory structures	Any yard, except where excluded in a sight triangle	No limit
l. Fences	As permitted in the Municipal Fence By-law	
m. Retaining walls – greater than 1 m	Rear, side yards	No limit
	Front yard	May be located in the front yard, but outside of the required front yard
n. Steps, landings, and ramps for accessibility	Any yard	No limit, but no closer than 1.2 m to a lot line
o. Air conditioners, condensers, heat pumps, generators, closed circuit vertical farming cooling tower, or similar mechanical equipment	Rear yard, interior side yard	May encroach 1 m into the required yard, but no closer than 1.2 m to a lot line

Examples of permitted encroachments:



3.22 Permitted Projections Above Maximum Building Heights

The maximum building height limits in each Zone do not apply to the structures listed below, or to any other similar structures that may require a height in excess of maximum building height limits in order to serve their intended purpose, unless otherwise specified in this By-law and provided these structures are erected only to such height or area as is necessary to accomplish the purpose they are to serve, and that is necessary to operate effectively and safely:

- a. Building and structure that is accessory to a permitted agricultural use (e.g., silos), provided that the accessory building or structure is not used for human habitation;
- b. Bridge;
- c. Chimney or smokestack;
- d. Clock or bell tower;
- e. Spire, steeple, or belfry associated with a place of worship;
- f. Temporary construction equipment during the construction process;



- g. Rooftop mechanical and service equipment or penthouse and elevator or stairway penthouses, to a maximum of 5.0 m in excess of the maximum building height permitted in the applicable Zone;
- h. Flag pole;
- i. Telecommunication transmission and distribution equipment forming part or all of a utility installation;
- j. Landscaped area, roof-top garden, and terrace, and associated safety guards and access structures;
- k. Ornamental architectural features such as, but not limited to, a dome, skylight, cupola or parapet;
- l. Solar panel;
- m. Utility pole; and
- n. Water tower.

3.23 Planting Strips

3.23.1 Location

Where a lot in the Medium-High Density Residential (R3), Institutional (I), or any Commercial or Industrial Zone abuts an interior side lot line or rear lot line of a lot in a Residential Zone or a residential use, a planting strip adjoining such abutting lot line, or portion thereof, shall be provided within the Medium-High Density Residential (R3), Institutional (I), Commercial, or Industrial Zone with a minimum width of 3 m.

3.23.2 Contents

1. A required planting strip shall be used for no other purposes than planting a continuous, unpierced hedgerow of trees, evergreens or shrubs, or solid fencing not less than 1.5 m high, immediately adjacent to the lot line, or portion thereof, where such planting strip is required.
2. The remainder of the planting strip shall be used for no other purpose than the planting of ornamental shrubs, flowering shrubs, flower beds, grass, or a combination thereof.

3.23.3 Driveways and Walkways

In all cases where ingress and egress, driveways, or walkways extend through a required planting strip, it shall be permissible to interrupt the planting strip within 3 m of the edge of such driveway or within 1.5 m of the edge of such walkway.

3.23.4 Landscaped Open Space

A planting strip or buffer screen referred to in this Section may form a part of any landscaped open space required by this By-law, but shall not form part of a required yard.

3.24 Public Uses and Public Utilities

1. Notwithstanding any other provisions of this By-law, the use of land, or the use, construction or re-construction of any building or structure for the purposes of a public use, including but not limited to an institutional use, housing, and supportive housing, but excluding a correctional facility, shall be permitted in all Zones.
2. Except as provided in **Section 3.24.1 Location Restrictions**, the provisions of this By-law shall not apply to prohibit the use of any lot or the erection or use of any building or structure for the purposes of public uses provided by the City, or any Public Authority including any Department or Ministry of the Government of Canada or Ontario or any Conservation Authority established by the Government of Ontario and, for the purposes of this Section, shall include Hydro One, any telephone, telegraph or cable TV company and any natural gas distribution system operated by a Company distributing gas to the residents of the City, which company possesses all the necessary powers, rights, licenses and franchises. (By-law No. 2976-2003)
3. Nothing in this By-law shall prevent land from being used as a street or highway, or prevent the installation of a watermain, sanitary sewer, storm sewer, gas main, pipeline, overhead or underground hydro, communication line or high voltage electrical facilities owned, operated and maintained by Hydro One or the Public Utilities Commission. (By-law No. 2976-2003)
4. The following additional provisions shall apply to public uses:
 - a. No goods, materials or equipment shall be stored outside the building or structure located on the lot, except as may otherwise be permitted under this By-law; and



- b. The provisions of the Zone in which the use is located shall be complied with except as otherwise provided in this By-law.

3.24.1 Location Restrictions

Notwithstanding any other provision contained in this By-law, where a public use, other than a public use associated with a Crown agency, is a permitted use within a specific Zone, then such public use shall only be permitted within that Zone or Zones and shall comply with the provisions of the Zone or Zones in which the public use is permitted, save and except that there shall be no minimum lot area or lot frontage requirement.

3.25 Recreational Vehicles and Mobile Homes

1. Parking and storage of recreational vehicles, operable boats, trailers, all-terrain vehicles, motorized snow vehicles or watercrafts, and mechanical equipment shall only be permitted in the Residential Zones or Rural (RU) Zone, or subject to the following provisions:
 - a. Recreational vehicles, operable boats, trailers, all-terrain vehicles, motorized snow vehicles or watercrafts, and mechanical equipment shall be permitted to be stored in the rear yard or interior side yard, or within an accessory building or structure.
 - b. The parking and storage of recreational vehicles, operable boats, trailers, all-terrain vehicles, motorized snow vehicles or watercrafts, and mechanical equipment must meet the setbacks required for an accessory building in **Section 3.2 Accessory Buildings, Structures, and Uses**.
 - c. Notwithstanding any other provision of this By-law, in the Shoreline Residential (RS) Zone, parking and storage of recreational vehicles, trailers, all-terrain vehicles, motorized snow vehicles, and mechanical equipment shall not be permitted in the rear yard between a dwelling and the shoreline of a waterbody or watercourse.
 - d. In the months of April to October, parking of recreational vehicles, operable boats, trailers, all-terrain vehicles, motorized watercrafts, and seasonal mechanical equipment shall also be permitted in a driveway.
 - e. In the months of November to April, parking of all-terrain vehicles, motorized snow vehicles, and seasonal mechanical equipment shall also be permitted in a driveway.

- f. Use, occupancy, parking and/or storage of recreational vehicles, trailers, all-terrain vehicles, motorized snow vehicles, and mechanical equipment shall not be permitted on a vacant lot.
 2. Mobile homes may be used as dwelling units only in a Zone which permits mobile homes, provided they have been constructed to CSA Standard Z240 or the equivalent, and shall, at minimum, be anchored per Ontario Building Code and manufacturer requirements on a compacted gravel pad or similar surface.
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3.26 Restrictions on Dwelling Units in Non-Residential Buildings

1. Notwithstanding any other provision of this By-law, no dwelling unit shall be located within a portion of a non-residential building, which has gasoline or other flammable fluids or hazardous materials stored in bulk for commercial purposes or in conjunction therewith.
 2. Without limiting the generality of the foregoing, a dwelling unit shall not be permitted within a building used for a motor vehicle service station, , or a marine service shop.
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3.27 Sight Triangles

1. On a corner lot fronting on two (2) streets or laneways, within the triangular space formed by the street lines and a line drawn from a point in one street line to a point in the other street line, each such point being 6 m measured along the street line from the point of intersection of the street lines, no motor vehicle, as defined in the Highway Traffic Act, R.S.O., 1990 C. h.8, as amended, shall be parked, no building or structure which would obstruct the vision of drivers of motor vehicles shall be erected, and no land shall be used for the purposes of growing shrubs or trees in excess of 1 m in height.
 2. Where the two (2) street lines do not intersect at a point, the point of intersection of the street lines shall be deemed to be the intersection of the projection of the street lines or the intersection of the tangents to the street lines.
 3. Where the lands are located in the Downtown Commercial (CD) Zone or abut streets where the posted speed limit is 40 KMPH or less, the sight triangle may be reduced to 3 m.
-

3.28 Signs

Unless otherwise specified, the provisions of this By-law shall not apply to prevent the erection, alteration, or use of any sign provided such sign complies with the By-laws of the City.



3.29 Special Setbacks

3.29.1 Crematoriums

1. Notwithstanding any other provisions of this By-law, a crematorium shall not be established within 300 m of the Hazard Lands (HZ) Zone, any wetland, or a lot containing a sensitive land use, including all residential uses, schools, hospices, hospitals, long-term care facilities, community centres, community facilities, and day care centres.
2. Where permitted by this By-law, a crematorium shall be buffered or screened to reduce the visual impact from any street, and any adjacent lot in the Residential or Institutional Zones using landscaping, landscaped berms, or fencing. A minimum 3 m planting strip or a landscaped feature or fence at least 1.5 m in height shall be maintained on the lot along any lot line abutting a Residential or Institutional Zone.
3. Outdoor storage shall not be permitted for a crematorium.

3.29.2 Highways

1. All buildings and structures located within the Ministry of Transportation's Permit Control Area shall comply with the specific setback requirements as determined by the Ministry of Transportation. Development permits for such lands shall be obtained from the Ministry of Transportation.
2. Wind turbines located adjacent to a provincial highway shall be set back a minimum distance from the limit of the highway property line equal to the distance of the height of the wind turbine structure, plus the length of one blade.

3.29.3 Industrial Uses

1. Class I Industrial (Light Industrial)
 - a. The minimum recommended influence area of a Class I Industry shall be 70 m;
 - b. No lands within the influence area of a Class I Industry shall be used for a sensitive land use; and vice versa. The influence area shall be calculated from property line to property line; and

- c. Where a reduced include area is determined, in accordance with the City of Dryden Official Plan, the separation distance between industrial uses and sensitive land use shall not be reduced by less than 20 m and shall be measured from property line to property line.
- 2. Class II Industries (Medium Industrial)
 - a. The minimum recommended influence area of a Class II Industry shall be 300 m;
 - b. No lands within the influence area of a Class II shall be used for a sensitive land use, and vice versa. The influence area shall be calculated from property line to property line; and
 - c. Where a reduced include area is determined, in accordance with the City of Dryden Official Plan, the separation distance between industrial uses and sensitive land use shall not be reduced by less than 70 m and shall be measured from property line to property line.
- 3. Class III Industries (Heavy Industrial)
 - a. The minimum recommended influence area of a Class III Industry shall be 1,000 m;
 - b. No lands within the influence area of a Class III shall be used for a sensitive land use, and vice versa. The influence area shall be calculated from property line to property line; and
 - c. Where a reduced include area is determined, in accordance with the City of Dryden Official Plan, the separation distance between industrial uses and sensitive land use shall not be reduced by less than 300 m and shall be measured from property line to property line.

3.29.4 Livestock Facilities

- 1. Notwithstanding any other yard or setback provisions in this By-law, no residential, institutional, commercial, industrial or recreational use, located on a separate lot and otherwise permitted by this By-law, shall be erected or altered unless it complies with the Minimum Distance Separation One (MDS I).
- 2. Notwithstanding any other yard or setback provision in this By-law, no livestock facility shall be erected or expanded unless it complies with the Minimum Separation Distance Two (MDS II).



3.29.5 Municipal Sewage Treatment Plan

A minimum separation distance of 150 m shall apply where residential or other sensitive land uses are proposed in proximity to a municipal sewage treatment plant.

3.29.6 Portable Asphalt Plants and Portable Concrete Plants

1. Notwithstanding any other provision of this By-law, a portable asphalt plant or portable concrete plant shall not be located:
 - a. In the Hazard Lands (HZ) Zone;
 - b. In any Residential Zone;
 - c. Closer than 90 m to any existing dwelling; or
 - d. Where severe environmental disruption will occur.
2. A portable processing plant or aggregate processing use shall be permitted as an accessory use to a wayside pit or quarry.
3. Portable asphalt plants or portable concrete plants used on public authority contracts shall be permitted without an amendment to this By-law provided that the City is given adequate notice and an opportunity to express concern regarding the opening of the plant.

3.29.7 Railways and Railyards

1. New residential development and other sensitive land uses shall have a minimum setback of 70 m from a rail yard or railway corridor.
2. Notwithstanding provision 1. of this Section, residential infill development on existing lots of record may be permitted within 70 m of a rail yard or railway corridor, provided that it has been demonstrated, in consultation with the railway authority, that there will be no negative impacts on the long-term function of the rail yard or railway corridor, to the satisfaction of the City.
3. Applications for new residential development or other sensitive land uses shall be required to be accompanied by a Noise and Vibration Study with recommended mitigation and safety measures, such as setbacks, berms, and security fencing, to the satisfaction of the City and the railway authority. Such development shall only be permitted if appropriate mitigation and safety measures can be implemented.

3.29.8 Street Centre Lines

Where a lot abuts a street right-of-way less than 20 m in width, the minimum setback from the street line shall be 10 m from the centre line of the street plus the required front yard or exterior side yard within the Zone.

3.29.9 Trans Canada PipeLines Limited

1. A minimum setback of 7 m shall be required from any part of a building or structure from the edge of the TransCanada PipeLines Limited (TCPL) pipeline right-of-way, as illustrated in the **Zoning Schedules**.
2. A minimum setback of 7 m from the nearest portion of a TCPL pipeline right-of-way shall also be required for any parking area or loading area, including any parking spaces, loading spaces, and any associated aisle or driveway.

3.29.10 Waste Disposal Areas

For any new development, a minimum separation distance of 500 m shall be required to current or former landfill sites and any lands in the Waste Disposal Industrial (MD) Zone.

3.29.11 Waterbodies and Watercourses

1. Development, including the erection of buildings and structures and the septic system tile bed, shall require a minimum setback of 30 m from the normal high water mark of a watercourse or waterbody, or from the stable top of bank, whichever is greater, unless it can be demonstrated through the preparation of an Environmental Impact Study in accordance with the requirements of the Official Plan that there will be no negative impacts on the aquatic and fish habitat. Within the 30 m setback, a 15 m naturalized buffer, including 75% of the shoreline, shall be maintained, with non-disturbance of the native soils and very limited removal of shoreline vegetation.
2. For existing lots of record where it is demonstrated that a 30 m setback cannot be achieved, new development, including buildings, structures, and septic system tile beds, must be set back as far back as the lot permits, with non-disturbance of the native soils and very limited removal of shoreline vegetation and adherence to applicable zoning regulations, subject to the review of the City of Dryden.



3.29.12 Wayside Pits and Quarries

3. Notwithstanding any other provision of this By-law, a wayside pit or quarry shall not be located:
- In the Hazard Lands (HZ) Zone;
 - In any Residential Zone;
 - Closer than 90 m to any existing dwelling; or
 - Where severe environmental disruption will occur.

3.30 Storage Containers and Storage Trailers

1. Storage containers and storage trailers shall be permitted as an accessory use to a permitted principal use that is already in existence on the same lot, in certain Zones in accordance with **Table 3-9**.

Table 3-9: Storage Containers and Storage Trailers – Requirements

Zone where Use is Permitted	Minimum Lot Area	Number of Storage Containers and Storage Trailers Permitted
Rural (RU) Zone	0.4 ha	Residential uses – 1 storage container or storage trailer Non-residential uses – 1 storage container or storage trailer, plus 1 additional storage container or trailer for each additional 4 ha of lot area, to a maximum of 10 storage containers or storage trailers
Rural Residential (RR) Zone	0.4 ha	1 storage container; storage trailers not permitted
Highway Commercial (CH) Zone	0.4 ha	A maximum of 3 storage containers or storage trailers; however no limit where storage containers or storage trailers are used for the commercial display and sale of storage containers and storage trailers

Zone where Use is Permitted	Minimum Lot Area	Number of Storage Containers and Storage Trailers Permitted
Light Industrial (M1) Zone General Industrial (M2) Zone Extractive Residential (MX) Zone Mill Industrial (MM) Zone Waste Disposal Industrial (MD) Zone	N/A	A maximum of 3 storage containers or storage trailers, plus 1 additional storage container or storage trailer for each additional 4 ha of lot area, to a maximum of 10 storage containers or storage trailers
Institutional (I) Zone	N/A	A maximum of 3 storage containers or storage trailers
All Other Zones	N/A	Not permitted

2. Storage containers and storage trailers shall comply with the Ontario Building Code and shall be required to obtain a Building Permit from the City of Dryden.
3. Storage containers and storage trailers shall be included in the calculation of maximum lot coverage, as required by the Zone in which it is located.
4. Where permitted in accordance with **Table 3-9**, the following location provisions apply:
 - a. A storage container shall only be permitted within the rear yard of a lot, except that in an Institutional, Industrial, or Rural Zone, a storage container or storage trailer may be located within the front yard or side yard of a lot, provided it is located a minimum of 30 m from any lot line that abuts a street;
 - b. A storage container or storage trailer shall be located a minimum of 3 m from any principal building, or from a window or door of a dwelling; and
 - c. In an Institutional, Industrial, or Rural Zone, a storage container or storage trailer shall be located a minimum of 10 m from any lot line of abutting Residential Zone.
5. Notwithstanding the provisions of **Table 3-9**, this Section shall not prevent the use of a storage containers or storage trailers:
 - a. As a temporary use in any Zone where required for the storage of building materials and equipment, or use as a field office associated with the construction on the same lot provided a valid Building Permit is in place. Despite any location restrictions on such lots, storage containers and storage trailers as a temporary use may be located in any



- yard, except in a sight triangle and must be removed upon completion of construction or purpose of use; nor
 - b. As part of the operation of a permitted contractor's yard or self-storage facility as defined in this By-law, or as part of a processing or other operation of a permitted industrial use.
6. Notwithstanding the provisions of this Section, a storage container may be permitted within a Residential Zone for the purpose of loading or unloading household items during the process of moving or renovations. The storage container shall only be permitted in the driveway, and in no circumstance shall a storage container encroach onto a public sidewalk or be located closer than 0.3 m from the back of curb in situations where no sidewalks exist, or be located in a sight triangle. This allowance is for a maximum period of seven (7) days and the City of Dryden must be informed.
 7. Storage containers and storage trailers shall not exceed:
 - a. 2.5 m by 6.1 m and a maximum gross floor area of 15.3 m², where permitted in a Rural Residential (RR) Zone;
 - b. Storage containers – 2.5 m by 14.6 m and a maximum gross floor area of 36.5 m², where permitted in non-Residential Zones; and
 - c. Storage trailers – 2.5 m by 16.2 m and a maximum gross floor area of 48.6 m², where permitted in non-Residential Zones.
 8. A storage container shall not exceed a height of 2.9 m. No stacking of storage containers shall be permitted.
 9. Storage containers and storage trailers shall not be permitted to be placed on any required parking space, parking aisle, driveway, stacking lane, or in a required planting strip.
 10. Human habitation is prohibited in storage containers and storage trailers.
 11. The storage of any goods and materials shall not be permitted on the roof of any storage container or storage trailer.
 12. Ventilation shall be required for storage containers and storage trailers, and shall be subject to the following:
 - a. One (1) ventilation opening must be added within 150 mm off the floor in the container or trailer door most used;

- b. One (1) ventilation opening must also be added within 150 mm from the top of the container or trailer on the opposite end from the doors for cross ventilation; and
 - c. The ventilation opening must be an open gate, weather protected wire mesh, or approved equal.
13. The use of a storage container for the purpose of screening or fencing, or for surface advertising purposes is prohibited.
14. Any electrical changes shall require an electrical permit and Electrical Safety Authority inspection.
15. Despite the requirements of the Ontario Building Code, a foundation shall not be required for any storage unit with a gross floor area of less than 55 m².
16. Anchorage is required for any storage container or storage unit in accordance with the Ontario Building Code and must be approved by the Chief Building Official.
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3.31 Temporary Uses

- 1. A tool shed, construction trailer, scaffold, or other building or structure incidental to construction, including an office for the sale of residential lots or residential units, is permitted in all Zones within the City on the lot, or in the case of a dock, appurtenant to where it will be situated but only for so long as it is necessary for the work in progress and until the work is completed or abandoned. For the purpose of this Section, abandoned shall mean the discontinuation of work for more than 30 consecutive days and/or the failure to maintain a current Building Permit.
- 2. The minimum yard setback provisions of the applicable Zone and parking provisions do not apply to these temporary uses.
- 3. Where a temporary office for the sale of residential lots or residential units is located in a Zone where an office is not a permitted use, such office must not exceed the height limit applicable to that Zone.
- 4. Other temporary uses may be authorized from time to time by Temporary Use By-laws passed under Section 39 of the Planning Act, as amended, and shall be identified with the symbol “T” on the **Zoning Schedules**.



3.32 Through Lots

1. Where a lot, which is not a corner lot, has lot frontage on more than one (1) street, the front yard and setback requirements contained herein shall apply on each street in accordance with the provisions of the Zone or Zones in which such lot is located.
2. Accessory buildings on through lots shall not be closer than 6 m to the street.

3.33 Workforce Lodging

Workforce lodging shall be permitted in the Highway Commercial (CH) Zone and shall be subject to the applicable provisions of that Zone. The following additional provisions apply:

1. Workforce lodging may include the following accessory uses:
 - a. Restaurant and/or café;
 - b. Retail store, including a convenience store and retail food store;
 - c. Amenities such as laundry services, fitness centre, lounge, recreational hall, and personal storage; and
 - d. Office for administrative purposes associated with the workforce lodging use.
2. Parking and loading shall be provided in accordance with **Section 3.19 Parking and Loading Area Regulations** of this By-law.

4 Zones

4.1 Establishment of Zones

For the purposes of this By-law, the following Zones are established and they may be referred to by the name or by the Zone code set opposite the name of the Zone in **Table 4-1**.

Table 4-1: Establishment of Zones and Special Zones

Zone Code	Zone
Zones	
R1	Low Density Residential
R2	Low-Medium Density Residential
R3	Medium-High Density Residential
RMD	Residential Modular Dwelling (By-law No. 2976-2003)
RMH	Residential Mobile Home
RR	Rural Residential
RS	Shoreline Residential
CL	Local Commercial
CD	Downtown Commercial
CG	General Commercial
CH	Highway Commercial
CT	Tourist Commercial
WMU	Waterfront Mixed Use
M1	Light Industrial
M2	General Industrial
MX	Extractive Industrial
MM	Mill Industrial
MD	Waste Disposal Industrial
I	Institutional
RU	Rural
OS	Open Space
HZ	Hazard Lands



Zone Code	Zone
Zone Symbols	
(H)	Holding Zone
T	Temporary Use

4.2 Exception Zones

Where a Zone code is followed by a dash and a number, (e.g., CD-1) there are site-specific exception provisions that apply to specific properties within the Zone. These site-specific exception provisions are contained within the Section of the By-law that applies to the primary Zone.

4.3 Holding Zones

1. Where a Zone code is followed by a Holding Symbol, which is denoted by the letter "H" in brackets (e.g., R3-1(H)), the lands shall only be used for existing uses and the expansion of those uses which legally existed on the date of passing of this By-law.
2. Council may pass a By-law pursuant to Section 36 of the Planning Act to remove the Holding (H) Symbol, thereby placing the lands in the Zone indicated by the Zone code when all of the following applicable requirements have been met:
 - a. the appropriate sanitary services have been approved to service the land;
 - b. all conditions of consent or subdivision have been fulfilled;
 - c. a site plan agreement has been registered on the title of the lands;
 - d. the required permits from all other approval agencies have been issued; and
 - e. any other conditions related to the removal of the Holding (H) symbol, as included under any site-specific exception provisions for the property, have been fulfilled.

4.4 Low Density Residential (R1) Zone

The Low Density Residential (R1) Zone is intended to implement the Low-density Residential designation in the Official Plan.

All structures and buildings erected, altered, or used in the R1 Zone shall comply with the regulations of this Section, as well as other applicable provisions in this By-law.

4.4.1 Permitted Uses

1. No person shall within a Low Density Residential (R1) Zone, use any land or erect, alter, or use any building or structure except in accordance with the following:
 - additional residential unit
 - bed and breakfast
 - crisis centre
 - garden suite
 - home occupation
 - public use
 - semi-detached dwelling
 - single detached dwelling
2. The following uses are also permitted, subject to additional provisions:
 - a. A tiny home dwelling on existing undersized vacant lots of record, subject to servicing requirements and frontage on a public road;
 - b. A group home, provided it is located in a permitted dwelling type in the R1 Zone; and
 - c. A modular dwelling, provided it is installed on a permanent engineered foundation.

4.4.2 Zone Requirements

Provision	R1 Zone Requirement
1. Minimum Lot Area	
a. Semi-detached dwellings	200 m ² per dwelling unit
b. All other uses	465 m ²
2. Minimum Lot Frontage	
a. Semi-detached dwellings	9 m per dwelling unit



Provision	R1 Zone Requirement
b. All other uses	15 m
3. Minimum Yard Requirements	
a. Front Yard	7.5 m
b. Interior Side Yard	
i. With common wall	Nil
ii. Without common wall	1.5 m
c. Exterior Side Yard	5 m
d. Rear Yard	7.5 m
4. Maximum Lot Coverage	
a. All buildings	40% (By-law No. 2976-2003), or 45% where the lot contains one or more additional residential units
b. Accessory buildings	75% of principal building or maximum 10% lot coverage, whichever is greater
5. Maximum Building Height	2 storeys
6. Minimum Landscaped Open Space	20%

4.4.3 Exceptions

1. Low Density Residential Exception One (R1-1) Zone – 163 Mary Avenue (By-law No. 4776-2020)
 - a. In addition to the uses permitted in the Low Density Residential (R1) Zone, a duplex dwelling shall be permitted.
2. Low Density Residential Exception Two (R1-2) Zone – 185, 191, 193, 195, 199, 215, 219, 227, and 237 West River Road

- a. Permitted residential uses shall be limited to a single detached dwelling and any accessory buildings and structures.



4.5 Low-Medium Density Residential (R2) Zone

The Low-Medium Density Residential (R2) Zone is intended to implement the Medium-density Residential designation in the Official Plan.

All structures and buildings erected, altered, or used in the R2 Zone shall comply with the regulations of this Section, as well as other applicable provisions in this By-law.

4.5.1 Permitted Uses

1. No person shall within a Low-Medium Density Residential (R2) Zone, use any land or erect, alter or use any building or structure except in accordance with the following:
 - additional residential unit
 - bed and breakfast
 - boarding house
 - crisis centre
 - duplex dwelling
 - garden suite
 - home occupation
 - public use
 - quadruplex dwelling
 - semi-detached dwelling
 - single detached dwelling
 - townhouse dwelling
 - triplex dwelling
2. The following uses are also permitted, subject to additional provisions:
 - a. A tiny home dwelling on existing undersized vacant lots of record, subject to servicing requirements and frontage on a public road;
 - b. A group home, provided it is located in a permitted dwelling type in the R2 Zone; and
 - c. A modular dwelling, provided it is installed on a permanent engineered foundation.

4.5.2 Zone Requirements

Provision	R2 Zone Requirement
1. Minimum Lot Area	
a. Semi-detached and townhouse dwellings	200 m ² per dwelling unit
b. All other uses	465 m ²



Provision	R2 Zone Requirement
2. Minimum Lot Frontage	
a. Semi-detached and townhouse dwellings	9 m per dwelling unit
b. All other uses	15 m
3. Minimum Yard Requirements	
a. Front Yard	7.5 m
b. Interior Side Yard	
i. One or two storey building	Nil with common wall, 1.5 m on exterior wall
ii. Three or four storey building	Nil with common wall, 3 m on exterior wall
c. Exterior Side Yard	5 m
d. Rear Yard	7.5 m
4. Maximum Lot Coverage	
a. All buildings	50%
b. Accessory buildings	75% of principal building or maximum 10% lot coverage, whichever is greater
5. Maximum Building Height	4 storeys
6. Minimum Landscaped Open Space	20%

4.5.3 Exceptions

1. Low-Medium Density Residential Exception One (R2-1) – 107 and 109 Edgewater Drive (By-law No. 2023-40)
 - a. Standards:
 - i. A reduced rear yard of 5.2 m shall be required.



4.6 Medium-High Density Residential (R3) Zone

The Medium-High Density Residential (R3) Zone is intended to implement the Medium-density Residential and High-density Residential designations in the Official Plan.

All structures and buildings erected, altered, or used in the R3 Zone shall comply with the regulations of this Section, as well as other applicable provisions in this By-law.

4.6.1 Permitted Uses

1. No person shall within a Medium-High Density Residential (R3) Zone, use any land or erect, alter or use any building or structure except in accordance with the following:
 - additional residential unit
 - apartment dwelling
 - bed and breakfast
 - boarding house
 - home occupation
 - public use
 - quadruplex dwelling
 - seniors' residence
 - townhouse dwelling
2. The following uses are also permitted, subject to additional provisions:
 - a. retail store and personal service establishment located on the ground floor of a mixed use building; and
 - b. group home, provided it is located in a permitted dwelling type in the R3 Zone.

4.6.2 Zone Requirements

Townhouse dwellings and apartment dwellings shall meet the following regulations, and all other permitted uses shall meet the Zone requirements for permitted uses in the R2 Zone:

Provision	R3 Zone Requirement
1. Minimum Lot Area	
a. Townhouse dwelling	200 m ² per dwelling unit
b. Apartment dwelling	200 m ² per dwelling unit, plus 93 m ² per dwelling unit after 4 dwelling units



Provision	R3 Zone Requirement
2. Minimum Lot Frontage	
a. Townhouse dwelling	7.5 m per dwelling unit
b. Apartment dwelling and all other uses	20 m
3. Minimum Yard Requirements	
a. Front Yard	7.5 m
b. Interior Side Yard	
i. Townhouse dwelling	Nil with common wall, 3 m on exterior wall
ii. Apartment dwelling and all other uses	4.5 m
c. Exterior Side Yard	
i. Townhouse dwelling	5 m
ii. Apartment dwelling and all other uses	7.5 m
d. Rear Yard	7.5 m
4. Maximum Lot Coverage	50%
5. Maximum Building Height	8 storeys
6. Minimum Landscaped Open Space	20%

4.6.3 Additional Provisions

1. In the R3 Zone, apartment dwellings shall include an amenity area, which shall be 2.8 m² per dwelling unit or 5% of the lot area, whichever is greater.
2. Private outdoor space shall not be included in the calculation of the required amenity area in provision 1.
3. Required amenity areas shall not be located in the front yard.



4.6.4 Exceptions

1. Medium-High Density Residential Exception One (R3-1(H)) Zone – 285 Arthur Street (Parts 5 and 8 Plan 23R14598 and Part 1 KR 1071) (By-law No. 4698-2019)
 - a. Permitted Uses:
 - i. In addition to the uses permitted in the Medium-High Density Residential (R3) Zone, a 41-unit seniors' apartment building shall be permitted.
 - ii. Ancillary uses to the apartment building shall be permitted, including business, professional, or administrative offices.
 - b. Standards:
 - i. Minimum lot frontage shall be 190 m.
 - c. Holding Provisions:
 - i. The Holding provision may be removed following the execution of a Site Plan Agreement between the owner and the City.
2. Medium-High Density Residential Exception Two (R3-2(H)) Zone – 276 Duke Street (By-law No. 2021-74)
 - a. Permitted uses:
 - i. In addition to the uses permitted in the Medium-High Density Residential (R3) Zone, four (4) separate buildings, each containing a 12-unit apartment building, shall be permitted.
 - b. Standards:
 - i. Minimum lot frontage shall be 125 m;
 - ii. A rear yard setback of 4.5 m shall be required; and
 - iii. No loading spaces shall be required.
 - c. Holding Provisions:
 - i. The Holding provision may be removed following the execution of a Site Plan Agreement between the owner and the City.

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.



4.7 Residential Mobile Home (RMH) Zone

The Residential Mobile Home (RMH) Zone is intended to implement the policies for Mobile Home Parks in the Official Plan.

All structures and buildings erected, altered, or used in the RMH Zone shall comply with the regulations of this Section, as well as other applicable provisions in this By-law.

4.7.1 Permitted Uses

1. No person shall within a Residential Mobile Home (RMH) Zone, use any land or erect, alter or use any building or structure except in accordance with the following:
 - mobile home dwelling
 - mobile home park
 - public use
 - tiny home dwelling

4.7.2 Zone Requirements

Provision	RMH Zone Requirement
1. Minimum Lot Area	
a. On municipal sewer and water	2 ha
b. On private services	8 ha
2. Minimum Lot Frontage	60 m per dwelling unit
3. Minimum Yard Requirements	
a. Front Yard	7.5 m
b. Interior Side Yard	7.5 m
c. Exterior Side Yard	7.5 m
d. Rear Yard	9 m
4. Maximum Lot Coverage	25%
5. Maximum Building Height	2 storeys

Provision	RMH Zone Requirement
6. Minimum Landscaped Open Space,	20%

4.7.3 Regulations for Individual Sites within a Mobile Home Park

Provision	RMH Zone Requirement
1. Minimum Mobile Home Site Area	335 m ²
2. Minimum Setback within a Mobile Home Site	1.5 m
3. Minimum Setback from Other Building or Trailers	3 m

4.7.4 Exceptions

Reserved for future use



4.8 Residential Modular Dwelling (RMD) Zone

The Residential Modular Dwelling (RMD) Zone is intended to implement the policies for Mobile Home Parks in the Official Plan, and to permit the development of modular homes.

All structures and buildings erected, altered, or used in the RMD Zone shall comply with the regulations of this Section, as well as other applicable provisions in this By-law.

4.8.1 Permitted Uses

1. No person shall within a Residential Modular Dwelling (RMD) Zone, use any land or erect, alter or use any building or structure except in accordance with the following:
 - mobile home dwelling
 - mobile home park
 - modular dwelling
 - public use
 - tiny home dwelling
2. A modular dwelling must be installed on a permanent engineered foundation.

4.8.2 Zone Requirements

Provision	RMD Zone Requirement
1. Minimum Lot Area	465 m ²
2. Minimum Lot Frontage	12 m
3. Minimum Yard Requirements	
a. Front Yard	5.5 m
b. Interior Side Yard	1.5 m
c. Exterior Side Yard	5 m
d. Rear Yard	1.5 m
4. Maximum Lot Coverage	50%
5. Maximum Building Height	2 storeys

Provision	RMD Zone Requirement
6. Minimum Landscaped Open Space	20%

4.8.3 Exceptions

Reserved for future use



4.9 Rural Residential (RR) Zone

The Rural Residential (RR) Zone is intended to implement the policies for residential uses in the Rural Area Designation of the Official Plan.

All structures and buildings erected, altered, or used in the RR Zone shall comply with the regulations of this Section, as well as other applicable provisions in this By-law.

4.9.1 Permitted Uses

1. No person shall within a Rural Residential (RR) Zone, use any land or erect, alter or use any building or structure except in accordance with the following:
 - additional residential unit
 - bed and breakfast
 - home industry
 - home occupation
 - public use
 - single detached dwelling
 - tiny home dwelling
2. The following uses are also permitted, subject to additional provisions:
 - a. A modular dwelling, provided it is installed on a permanent engineered foundation.

4.9.2 Zone Requirements

Provision	RR Zone Requirement
1. Minimum Lot Area	1.0 ha
2. Minimum Lot Frontage	60 m
3. Minimum Yard Requirements	
a. Front Yard	15 m
b. Interior Side Yard	7 m
c. Exterior Side Yard	15 m
d. Rear Yard	15 m
4. Maximum Lot Coverage	



Provision	RR Zone Requirement
a. On lots less than 1 ha	10%
b. On lots greater than 1 ha	5%
5. Maximum Building Height	2 storeys
6. Minimum Landscaped Open Space	20%
7. Notwithstanding Section 3.2 Accessory Buildings, Structures, and Uses of this By-law, accessory buildings shall not exceed 5% of the lot area or a maximum of 150 m ² , whichever is less.	

4.9.3 Exceptions

Reserved for future use



4.10 Shoreline Residential (RS) Zone

The Shoreline Residential (RS) Zone is intended to implement the policies for waterfront residential uses in the Official Plan.

All structures and buildings erected, altered, or used in the RR Zone shall comply with the regulations of this Section, as well as other applicable provisions in this By-law.

4.10.1 Permitted Uses

1. No person shall within a Shoreline Residential (RS) Zone, use any land or erect, alter or use any building or structure except in accordance with the following:
 - additional residential unit
 - bed and breakfast
 - home industry
 - home occupation
 - public use
 - single detached dwelling
 - tiny home dwelling
2. The following uses are also permitted, subject to additional provisions:
 - a. A modular dwelling, provided it is installed on a permanent engineered foundation.

4.10.2 Zone Requirements

Provision	RS Zone Requirement
1. Minimum Lot Area	0.8 ha
2. Minimum Lot Frontage	60 m
3. Minimum Yard Requirements	
a. Front Yard	7.5 m
b. Interior Side Yard	5 m
c. Exterior Side Yard	10 m
d. Rear Yard	30 m
4. Maximum Lot Coverage	



Provision	RS Zone Requirement
a. On lots less than 0.8 ha	10%
b. On lots greater than 0.8 ha	5%
5. Maximum Building Height	2 storeys
6. Minimum Landscaped Open Space	20%

4.10.3 Exceptions

Reserved for future use



4.11 Local Commercial (CL) Zone

The Local Commercial (CL) Zone is intended to permit small-scale neighbourhood-serving commercial uses.

All structures and buildings erected, altered, or used in the CL Zone shall comply with the regulations of this Section, as well as other applicable provisions in this By-law.

4.11.1 Permitted Uses

1. No person shall within a Local Commercial (CL) Zone, use any land or erect, alter or use any building or structure except in accordance with the following:
 - animal care establishment
 - emergency service
 - financial institution
 - library
 - medical facility
 - office
 - personal service establishment
 - public use
 - restaurant
2. The following uses are also permitted, subject to the following provisions:
 - a. retail store, not exceeding 185 m²; and
 - b. dwelling units located on the second storey or at the rear of the first storey of a commercial building.

4.11.2 Zone Requirements

Provision	CL Zone Requirement
1. Minimum Lot Area	
a. On full municipal services	280 m ²
b. On private services	0.4 ha
2. Minimum Lot Frontage	
a. On full municipal services	12 m



Provision	CL Zone Requirement
b. On private services	60 m
3. Minimum Yard Requirements	
a. Front Yard	9 m
b. Interior Side Yard	5 m
i. Abutting a Commercial Zone	Nil
ii. Abutting all other Zones	5 m
c. Exterior Side Yard	9 m
d. Rear Yard	
i. Abutting a Residential Zone	10.5 m
ii. Abutting all other Zones	7.5 m
4. Maximum Lot Coverage	40%
5. Maximum Building Height	2 storeys
6. Minimum Landscaped Open Space	
a. On lots less than 0.8 ha	10%

4.11.3 Exceptions

Reserved for future use



4.12 Downtown Commercial (CD) Zone

The Downtown Commercial (CD) Zone is intended to implement the policies for commercial uses in the Downtown Core Designation of the Official Plan.

All structures and buildings erected, altered, or used in the CD Zone shall comply with the regulations of this Section, as well as other applicable provisions in this By-law.

4.12.1 Permitted Uses

1. No person shall within a Downtown Commercial (CD) Zone, use any land or erect, alter or use any building or structure except in accordance with the following:
 - apartment dwelling
 - art gallery
 - animal care establishment
 - animal hospital
 - assembly hall
 - bar
 - commercial school
 - community centre
 - community facility
 - crisis centre
 - day care centre
 - emergency service
 - financial institution
 - food bank
 - funeral home
 - hotel
 - medical facility
 - micro-brewery, winery, or distillery
 - motel
 - motor vehicle fuel bar
 - motor vehicle sales establishment
 - motor vehicle service station
 - office
 - parking lot
 - personal services establishment
 - place of entertainment
 - place of recreation
 - place of worship
 - private club
 - public use
 - restaurant
 - retail store
 - seniors' residence
 - service shop
 - transportation depot
2. Accessory dwelling units on the upper storeys of a commercial building are also permitted, provided that the uses on the ground floor which are street facing are occupied by a commercial use.
3. In an apartment dwelling:

- a. dwelling units are permitted on the ground floor, provided that the street facing portion of the ground floor is occupied by a commercial use, and the dwelling units are located in the rear portion of the ground floor; and
- b. A minimum of 50% of the ground floor shall be occupied by commercial uses.

4.12.2 Zone Requirements

Provision	CD Zone Requirement
1. Minimum Lot Area	230 m ²
2. Minimum Lot Frontage	7.5 m
3. Minimum Yard Requirements	
a. Front Yard	Nil
b. Interior Side Yard	Nil
c. Exterior Side Yard	Nil
d. Rear Yard	Nil
4. Maximum Lot Coverage	100%
5. Minimum Building Height	2 storeys
6. Maximum Building Height	8 storeys
7. Notwithstanding the regulations in this Section, permitted existing dwellings shall meet the requirements of the Low-Medium Density Residential (R2) Zone.	

4.12.3 Exceptions

1. Downtown Commercial Exception One (CD-1) Zone (By-law No. 2777-2000) – 109 Duke Street
 - a. Permitted Uses:
 - i. An additional residential dwelling in an accessory building is permitted.



4.13 General Commercial (CG) Zone

The General Commercial (CG) Zone is intended to implement the Commercial Area Designation of the Official Plan.

All structures and buildings erected, altered, or used in the CG Zone shall comply with the regulations of this Section, as well as other applicable provisions in this By-law.

4.13.1 Permitted Uses

1. No person shall within a General Commercial (CG) Zone, use any land or erect, alter or use any building or structure except in accordance with the following:
 - apartment dwelling
 - bar
 - commercial school
 - crisis centre
 - day care centre
 - emergency service
 - funeral home
 - hotel
 - medical facility
 - micro-brewery, winery or distillery
 - motel
 - motor vehicle fuel bar parking lot
 - personal service establishment
 - place of assembly
 - place of entertainment
 - place of recreation
 - place of worship
 - private club
 - public use
 - restaurant
 - retail store
 - seniors' residence
 - service shop
 - transportation depot
2. Accessory dwelling units on the upper storeys of a commercial building are also permitted, provided that the uses on the ground floor which are street facing are occupied by a commercial use.

4.13.2 Zone Requirements

Provision	CG Zone Requirement
1. Minimum Lot Area	555 m ²
2. Minimum Lot Frontage	18 m

Provision	CG Zone Requirement
3. Minimum Yard Requirements	
a. Front Yard	Nil
b. Interior Side Yard	Nil
c. Exterior Side Yard	Nil
d. Rear Yard	7.5 m
4. Maximum Lot Coverage	60%
5. Maximum Building Height	4 storeys
6. Notwithstanding the regulations in this section, permitted existing dwellings shall meet the requirements of the Low-Medium Density Residential (R2) Zone.	

4.13.3 Exceptions

1. General Commercial Exception One (CG-1) Zone – North Portion of M389 Lot 1, 5, 6, & Pt Lots 2, 4, RP 23R10196, Pts 3, 4, 5, 7, PCL 24777 DKF (205 Duke Street) (By-law No. 2940-2002)
 - a. Permitted Uses:
 - i. In addition to the uses permitted in the General Commercial (CG) Zone, a self-storage facility shall be permitted.
2. General Commercial Exception Two (CG-2) Zone – 11 Casimir Avenue (By-law No. 3079-2003)
 - a. Permitted Uses:
 - i. In addition to the uses permitted in the General Commercial (CG) Zone, an animal care establishment shall be permitted.
3. General Commercial Exception Three (CG-3) Zone – 65 Rourke Avenue (By-law No. 2021-86)
 - a. Permitted uses:



- i. In addition to the uses permitted in the General Commercial (CG) Zone, a site-specific use of an indoor greenhouse operations for the production of produce shall be permitted.
- 4. General Commercial Exception Four (CG-4) - 205 Duke Street (By-law No. 2024-51)
 - a. Permitted uses:
 - i. In addition to the uses permitted in the General Commercial (CG) Zone, a motor vehicle repair garage shall be permitted.

4.14 Highway Commercial (CH) Zone

The Highway Commercial (CH) Zone is intended to implement the policies for commercial uses in the Regional Business Centre Designation of the Official Plan.

All structures and buildings erected, altered, or used in the CH Zone shall comply with the regulations of this Section, as well as other applicable provisions in this By-law.

4.14.1 Permitted Uses

1. No person shall within a Highway Commercial (CH) Zone, use any land or erect, alter or use any building or structure except in accordance with the following:

- one (1) accessory dwelling
- animal hospital
- bar
- building supply and lumber outlet
- commercial greenhouse
- commercial school
- drive-through service facility
- emergency service
- equipment sales and rental establishment, light
- financial institution
- food bank
- funeral home
- hotel
- manufactured / prefabricated housing sales establishment
- medical facility
- micro-brewery, winery, or distillery
- motor vehicle fuel bar
- motel
- motor vehicle sales establishment
- motor vehicle service station
- personal service establishment
- place of entertainment
- place of recreation
- public use
- recreational vehicle or marine sales and service establishment
- restaurant
- restaurant, drive-through
- self-storage facility
- service shop
- transportation depot
- warehouse
- workforce lodging

2. A retail store shall also be permitted, provided that it has a minimum gross floor area of 100 m².



4.14.2 Regulations for Permitted Uses

Provision	CH Zone Requirement
1. Minimum Lot Area	
a. On full municipal services	930 m ²
b. On private services	0.4 ha
2. Minimum Lot Frontage	30 m
3. Minimum Yard Requirements	
a. Front Yard	15 m
b. Interior Side Yard	6 m
c. Exterior Side Yard	15 m
d. Rear Yard	7.5 m
4. Maximum Lot Coverage	35%
5. Maximum Building Height	4 storeys
6. Minimum Landscaped Open Space	15%

4.14.3 Exceptions

1. Highway Commercial Exception One (CH-1) Zone – 249 Grand Trunk Avenue (By-law No. 4579-2018)
 - a. Permitted uses:
 - i. A funeral home / parlour shall be permitted.
2. Highway Commercial Exception Two (CH-2) Zone – 620 Government Street (By-law 4686-2019)
 - a. Standards:
 - i. Minimum lot frontage shall be 0 m.

3. Highway Commercial Exception Three (CH-3) Zone – 289 Grand Trunk Avenue (By-law No. 2024-30)
 - a. Permitted uses:
 - i. In addition to the permitted uses in the CH Zone, an animal care establishment shall be permitted.
4. Highway Commercial Exception Four (CH-4) Zone – 158 Grand Trunk Avenue (By-law No. 2024-47)
 - a. Standards:
 - i. Notwithstanding Section 3.19.1 Parking Space Requirements of this By-law, the minimum parking spaces for a food bank use shall be 13 parking spaces, 1 barrier-free parking space, and 1 loading space.
 - ii. Notwithstanding Section 3.19.4 Parking Area Surface of this By-law, the parking surface area for a food bank use may be crushed stone or gravel, excluding the barrier-free parking space and loading parking space.



4.15 Tourist Commercial (CT) Zone

The Tourist Commercial (CT) Zone is intended to implement the policies for tourist commercial uses within the Official Plan.

All structures and buildings erected, altered, or used in the CT Zone shall comply with the regulations of this Section, as well as other applicable provisions in this By-law.

4.15.1 Permitted Uses

No person shall within a Tourist Commercial (CT) Zone, use any land or erect, alter or use any building or structure except in accordance with the following:

- one (1) accessory dwelling
- art gallery
- bar
- bed and breakfast
- boarding house
- cabin establishment
- camping establishment
- camping site
- golf course
- hotel
- marina, including a float plane base
- marine facility
- motel
- park, private
- park, public
- place of entertainment
- place of recreation
- public use
- restaurant
- retail store
- tourist establishment

4.15.2 Zone Requirements

Provision	CT Zone Requirement
1. Minimum Lot Area	
a. On full municipal services	0.4 ha
b. On private services	2 ha
2. Minimum Lot Frontage	60 m



Provision	CT Zone Requirement	
3. Minimum Yard Requirements	On Private Services	On Full Municipal Services
a. Front Yard	30 m	15 m
b. Interior Side Yard	15 m	6 m
c. Exterior Side Yard	15 m	15 m
d. Rear Yard	15 m	7.5 m
4. Maximum Lot Coverage	50%	
5. Maximum Building Height	4 storeys	
6. Minimum Landscaped Open Space	20%	

4.15.3 Exceptions

Reserved for future use



4.16 Waterfront Mixed Use (WMU) Zone

The Waterfront Mixed Use (WMU) Zone is intended to implement the Mixed Use designation of the Official Plan.

All structures and buildings erected, altered, or used in the WMU Zone shall comply with the regulations of this Section, as well as other applicable provisions in this By-law.

4.16.1 Permitted Uses

No person shall within a Waterfront Mixed Use (WMU) Zone, use any land or erect, alter or use any building or structure except in accordance with the following:

- apartment dwelling
- bar
- bed and breakfast
- cabin establishment
- camping establishment
- hotel
- marina, including a float plane base
- medical facility
- micro-brewery, winery or distillery
- motel
- personal service establishment
- place of entertainment
- place of recreation
- public park
- public use
- restaurant
- retail store
- seniors' residence
- tourist establishment
- townhouse dwelling

4.16.2 Zone Requirements

Provision	WMU Zone Requirement
1. Minimum Lot Area	0.4 ha
2. Minimum Lot Frontage	20 m
3. Minimum Yard Requirements	
a. Front Yard	15 m
b. Interior Side Yard	6 m

Provision	WMU Zone Requirement
c. Exterior Side Yard	15 m
d. Rear Yard	7.5 m
4. Minimum Building Height – Residential Uses	4 storeys
5. Maximum Building Height	8 storeys
6. Maximum Lot Coverage	50%
7. Minimum Landscaped Open Space	20%

4.16.3 Additional Provisions

1. Where residential and non-residential uses are combined within the same building, the following provisions shall apply:
 - a. Residential uses shall not be located on the ground floor;
 - b. Commercial uses shall be located on the ground floor and shall occupy the street facing portion of the building;
 - c. A minimum of 50% of the ground floor area shall be occupied by commercial uses;
 - d. Where a side or rear yard abuts a Residential Zone, a screening fence or planting strip at least 1.5 m in height shall be provided;
 - e. No waste receptacle or waste collection area shall be located within 9 m of a Residential Zone; and
 - f. Parking and loading areas, as well as snow storage areas, shall be provided for each residential and non-residential use on the lot in accordance with Section 3.19 Parking and Loading Area Regulations of this By-law.
2. Where a residential or mixed-use development includes open space, docks, or other marine facilities, such facilities shall be accessible to the general public for communal use.



4.16.4 Exceptions

Reserved for future use

4.17 Light Industrial (M1) Zone

The Light Industrial (M1) Zone is intended to implement the Industrial Area Designation of the Official Plan. Light industrial uses are generally uses with no detrimental physical or aesthetic impacts on the immediate environment.

All structures and buildings erected, altered, or used in the M1 Zone shall comply with the regulations of this Section, as well as other applicable provisions in this By-law.

4.17.1 Permitted Uses

1. No person shall within a Light Industrial (M1) Zone, use any land or erect, alter or use any building or structure except in accordance with the following:
 - building supply and lumber outlet
 - bulk sales and storage yard
 - cannabis production and processing facility
 - commercial dry cleaning and laundry facility
 - commercial greenhouse
 - commercial school
 - contractor's yard
 - crematorium
 - drive-through service facility
 - equipment sales and rental establishment, light
 - funeral home
 - industrial, light (Class I)
 - kennel
 - manufacturing, light
 - manufactured / prefabricated housing sales establishment
 - micro-brewery, winery, or distillery
 - motor vehicle fuel bar
 - motor vehicle sales establishment
 - motor vehicle service station
 - office
 - outdoor storage
 - public use
 - self-storage facility
 - service shop
 - warehouse
 - workshop
2. A retail store or wholesale component accessory to a permitted use shall also be permitted, provided that it does not exceed 35% of the total gross floor area of the permitted use.



4.17.2 Zone Requirements

Provision	M1 Zone Requirement
1. Minimum Lot Area	0.4 ha
2. Minimum Lot Frontage	18 m
3. Minimum Yard Requirements	
a. Front Yard	9 m
b. Interior Side Yard	6 m
c. Exterior Side Yard	9 m
d. Rear Yard	12 m
4. Maximum Lot Coverage	65%
5. Maximum Building Height	4 storeys
6. Minimum Landscaped Open Space	25%

4.17.3 Exceptions

Reserved for future use

4.18 General Industrial (M2) Zone

The General Industrial (M2) Zone is intended to implement the Industrial Area Designation of the Official Plan. Medium and heavy industrial uses are uses which have the potential to result in detrimental visual or physical effects on adjacent land uses, particularly residential uses.

All structures and buildings erected, altered, or used in the M2 Zone shall comply with the regulations of this Section, as well as other applicable provisions in this By-law.

4.18.1 Permitted Uses

1. No person shall within a General Industrial (M2) Zone, use any land or erect, alter, or use any building or structure except in accordance with the following:
 - aggregate recycling facility
 - building supply and lumber outlet
 - bulk fuel depot
 - bulk sales and storage yard
 - cannabis production and processing facility
 - commercial dry cleaning and laundry facility
 - contractor's yard
 - crematorium
 - drive-through service facility
 - equipment sales and rental establishment, light
 - equipment sales and rental establishment, heavy
 - emergency service
 - funeral home
 - industrial, light (Class I)
 - industrial, medium (Class II)
 - industrial, heavy (Class III)
 - kennel
 - manufacturing
 - manufacturing, light
 - micro-brewery, winery, or distillery
 - motor vehicle fuel bar
 - motor vehicle sales establishment
 - motor vehicle service station
 - office
 - outdoor storage
 - portable processing plant
 - public use
 - recreational vehicle or marine sales and service establishment
 - recycling facility
 - salvage or wrecking yard
 - self-storage facility
 - service shop
 - sewage services or facility
 - transportation depot
 - warehouse
 - workshop



2. The following uses are also permitted, subject to the following provisions:
- accessory office; and
 - retail store or wholesale component accessory to a permitted use, not exceeding 35% of the total gross floor area of the permitted use.

4.18.2 Zone Requirements

Provision	M2 Zone Requirement
1. Minimum Lot Area	
a. On private services	1 ha
b. On full municipal services	1,100 m ²
2. Minimum Lot Frontage	3 m
3. Minimum Yard Requirements	
a. Front Yard	9 m
b. Interior Side Yard	6 m
c. Exterior Side Yard	9 m
d. Rear Yard	12 m
4. Maximum Lot Coverage	60%
5. Maximum Building Height	4 storeys
6. Minimum Landscaped Open Space	20%
7. Buffering Requirements	
a. All outdoor storage uses shall be enclosed with a buffer strip or solid fence having a minimum height of 2.4 m.	

4.18.3 Exceptions

Reserved for future use

4.19 Extractive Industrial (MX) Zone

The Extractive Industrial (MX) Zone is intended to implement the Minerals and Mineral Aggregate or Extraction Designation of the Official Plan.

All structures and buildings erected, altered, or used in the MX Zone shall comply with the regulations of this Section, as well as other applicable provisions in this By-law.

4.19.1 Permitted Uses

No person shall within an Extractive Industrial (MX) Zone, use any land or erect, alter, or use any building or structure except in accordance with the following:

- aggregate recycling facility
- mineral exploration or prospecting
- mineral mining operation
- pit
- portable asphalt plant
- portable concrete plant
- portable processing plant
- quarry
- wayside pit or quarry

4.19.2 Zone Requirements

Provision	MX Zone Requirement
1. Minimum Lot Area	1 ha
2. Minimum Lot Frontage	100 m
3. Minimum Yard Requirements (from limit of extraction or buildings or structures)	
a. Front Yard	30 m
b. Interior Side Yard	15 m
c. Exterior Side Yard	30 m
d. Rear Yard	15 m
4. Minimum Setback from Residential Lot	120 m
5. Maximum Lot Coverage (Buildings and Structures)	10%



Provision	MX Zone Requirement
6. Maximum Building Height	2 storeys
7. Minimum Landscaped Open Space	10%
8. Notwithstanding the provisions in Section 3.23 Planting Strips of this By-law, all yards abutting a Residential Zone shall contain a planting strip with a minimum width of 30 m.	

4.19.3 Exceptions

1. Extractive Industrial Exception One (MX-1) Zone – 14887 Highway 17 (By-law No. 3379-2006)
 - a. Permitted uses:
 - i. In addition to the uses permitted in the Extractive Industrial (MX) Zone, uses permitted in the Rural (RU) Zone and wood handling, chipping, and wood staging area uses shall be permitted.
2. Extractive Industrial Exception Two (MX-2) Zone – Con 6 North Pt Lot 19 RP23R2865 Part 1PT REM PCL 28843 Zealand Township (By-law No. 3504-2007)
 - a. Permitted Uses:
 - i. In addition to the uses permitted in the Extractive Industrial (MX) Zone, one accessory dwelling unit located a minimum of 30 m from the extraction area of the pit shall be permitted.

4.20 Mill Industrial (MM) Zone

The Mill Industrial (MM) Zone is intended to implement the Industrial Designation of the Official Plan.

All structures and buildings erected, altered, or used in the MM Zone shall comply with the regulations of this Section, as well as other applicable provisions in this By-law.

4.20.1 Permitted Uses

- accessory office
- open storage of forests products, equipment, and vehicles
- paper products manufacturing and processing operation
- portable sawmill
- transportation depot
- warehouse

4.20.2 Zone Requirements

Provision	MM Zone Requirement
1. Minimum Lot Area	Nil
2. Minimum Lot Frontage	Nil
3. Minimum Yard Requirements	
a. Front Yard	9 m
b. Interior Side Yard	6 m
c. Exterior Side Yard	9 m
d. Rear Yard	12 m
4. Maximum Lot Coverage	Nil
5. Maximum Building Height	2 storeys



4.20.3 Exceptions

Reserved for future use

4.21 Waste Disposal Industrial (MD) Zone

The Waste Disposal Industrial (MD) Zone is intended to implement the Waste Disposal Sites designation of the Official Plan.

All structures and buildings erected, altered, or used in the MD Zone shall comply with the regulations of this Section, as well as other applicable provisions in this By-law.

4.21.1 Permitted Uses

No person shall within a Waste Disposal Industrial (MD) Zone, use any land or erect, alter or use any building or structure except in accordance with the following:

- recycling facility
- salvage yard
- sewage lagoon
- solid waste disposal or management facility

4.21.2 Zone Requirements

Provision	MD Zone Requirement
1. Minimum Lot Area	1 ha
2. Minimum Lot Frontage	100 m
3. Minimum Yard Requirements	
a. Front Yard	30 m
b. Interior Side Yard	20 m
c. Exterior Side Yard	30 m
d. Rear Yard	30 m
4. Maximum Lot Coverage	75%
5. Maximum Building Height	2 storeys
6. Minimum Landscaped Open Space	20%



4.21.3 Exceptions

Reserved for future use

4.22 Institutional (I) Zone

The Institutional (I) Zone is intended to implement the Institutional and Community Facilities designation of the Official Plan.

All structures and buildings erected, altered, or used in the I Zone shall comply with the regulations of this Section, as well as other applicable provisions in this By-law.

4.22.1 Permitted Uses

No person shall within an Institutional (I) Zone, use any land or erect, alter or use any building or structure except for one or more of the following uses:

- art gallery
- assembly hall
- cemetery
- community centre
- community facility
- day care centre
- emergency service
- funeral home
- hospice
- hospital
- library
- long-term care facility medical facility
- museum
- office
- place of recreation
- place of worship
- public use
- school, commercial
- school, public
- school, private
- seniors' residence

4.22.2 Zone Requirements

Provision	I Zone Requirement
1. Minimum Lot Area	
a. On full municipal services	550 m ²
b. On private services	1 ha
2. Minimum Lot Frontage	
a. On full municipal services	15 m



Provision	I Zone Requirement
b. On private services	60 m
3. Minimum Yard Requirements	
a. Front Yard	7.5 m
b. Interior Side Yard	7.5 m
c. Exterior Side Yard	7.5 m
d. Rear Yard	7.5 m
4. Maximum Lot Coverage	35%
5. Maximum Building Height	4 storeys
6. Minimum Landscaped Open Space	10%

4.22.3 Exceptions

1. Institutional Exception One (I-1) Zone – 35 Van Horne Avenue (By-law 2923-2002)
 - a. Standards:
 - i. Twenty-six (26) parking spaces shall be provided.
 - ii. Minimum required north side yard setback shall be 2.4 m.
 - iii. Minimum required south yard setback shall be 2.982 m.
 - iv. Minimum required west yard setback shall be 7.247 m.
 - v. Minimum required east yard setback shall be 2.4 m.
2. Institutional Exception Two (I-2) Zone – 161 Airport Road (By-law 3221-2004)
 - a. Permitted uses:
 - b. All uses permitted in the Institutional (I) Zone and in the Medium-High Density Residential (R3) Zone shall be permitted.

3. Institutional Exception Three (I-3) Zone – 91 Rourke Avenue (By-law No. 4509-2017)
 - a. Permitted Uses:
 - i. Fifteen (15) apartment dwellings units shall be permitted.
 - b. Standards:
 - c. Minimum lot frontage shall be 100 m.
 - d. Minimum required front yard shall be 7.0 m.
 - e. Minimum required parking for 15 apartment dwelling units, 370 m² daycare and office dedicated to the residential of the apartment unit shall be 29 parking spaces.
4. Institutional Exception Four (I-4) Zone – 280 Arthur Street (By-law No. 2022-33)
 - a. Standards:
 - i. Interior side yard setback shall be 3.5 m.



4.23 Open Space (OS) Zone

The Open Space (OS) Zone is intended to implement the Open Space designation of the Official Plan.

All structures and buildings erected, altered or used in the OS Zone shall comply with the regulations of this Section, as well as other applicable provisions in this By-law.

4.23.1 Permitted Uses

1. No person shall within an Open Space (OS) Zone, use any land or erect, alter, or use any building or structure except in accordance with the following:
 - camping establishment
 - camping site
 - cemetery
 - conservation use
 - crematorium (in conjunction with a cemetery)
 - golf course
 - marina
 - marine facility
 - park, public
 - park, private
 - place of recreation

4.23.2 Zone Requirements

Provision	OS Zone Requirement
1. Minimum Lot Area	2 ha
2. Minimum Lot Frontage	60 m
3. Minimum Yard Requirements	
a. Front Yard	7.5 m
b. Interior Side Yard	7.5 m
c. Exterior Side Yard	7.5 m
d. Rear Yard	7.5 m
4. Maximum Lot Coverage	5%

Provision	OS Zone Requirement
5. Maximum Building Height	2 storeys
6. Minimum Landscaped Open Space	50%

4.23.3 Lands Under Water

1. All lands situated below the surface of a waterbody or watercourse shall be deemed to be in the Open Space (OS) Zone. Notwithstanding the permitted uses in **Section 4.23.1 Permitted Uses**, the only permitted uses of such lands shall be marine facilities and boathouses accessory to permitted uses on the appertaining lands, where such a use is permitted in the appertaining Zone and in accordance with **Section 3 General Provisions**. In addition, the provisions in **Section 4.23.2 Zone Requirements** shall not apply to lands under water.
2. It is noted that approval from the Ministry of Natural Resources and/or Transport Canada may be required for marine facilities and boathouses. Work involving lands under water may require an authorization under the Lakes and Rivers Improvement Act (LRIA) and/or Public Lands Act (PLA), as amended. Consultation with the Ministry of Natural Resources is required before beginning any works.

4.23.4 Exceptions

1. Open Space Exception One (OS-1) Zone – 68 and 76 Barclay Hall Road
 - a. Permitted Uses:
 - i. Notwithstanding the provisions in the OS Zone to the contrary, permitted uses shall be limited to a gun club, a rifle and pistol range, and accessory uses.
 - b. Standards:
 - i. Minimum lot area shall be 1.6 ha;
 - ii. Minimum lot frontage shall be 152 m;
 - iii. Minimum front, side and rear yards shall be 30 m;
 - iv. Maximum gross floor area of the principal building shall be 40 m²; and
 - v. Minimum parking spaces required shall be 20.



4.24 Rural (RU) Zone

The Rural (RU) Zone is intended to implement the Rural Agricultural designation of the Official Plan. This Zone generally permits agricultural uses and a range of commercial uses that serve the need of the rural economy.

All structures and buildings erected, altered or used in the RU Zone shall comply with the regulations of this Section, as well as other applicable provisions in this By-law.

4.24.1 Permitted Uses

1. No person shall within any Rural (RU) Zone, use any land or erect, alter or use any building or structure except for one or more of the following uses:
 - additional residential unit
 - agricultural use
 - agriculture-related use
 - animal hospital
 - bed and breakfast
 - building supply and lumber outlet
 - camping establishment
 - camping site
 - cannabis production and processing facility
 - commercial greenhouse
 - equestrian facility
 - equipment sales and rental establishment, light
 - financial institution
 - forestry management activities
 - home industry
 - home occupation
 - hospice
 - hotel
 - hunt camp
 - kennel
 - mineral exploration or prospecting
 - mineral mining operation
 - motel
 - on-farm diversified use
 - outdoor storage
 - portable asphalt plant
 - portable concrete plant
 - portable processing plant
 - portable sawmill
 - retail store
 - resource management use
 - single detached dwelling
 - wayside pit or quarry
2. The following uses are also permitted, subject to additional provisions:
 - a. A dwelling accessory to an agricultural use, provided that the lot on which it is located has a minimum lot area of 30 ha; and

- b. A modular dwelling, provided it is installed on a permanent engineered foundation.

4.24.2 Zone Requirements

Provision	RU Zone Requirement
1. Minimum Lot Area	1 ha
2. Minimum Lot Frontage	100 m
3. Minimum Yard Requirements	
a. Front Yard	15 m
b. Interior Side Yard	7 m
c. Exterior Side Yard	15 m
d. Rear Yard	15 m
4. Maximum Lot Coverage	5%
5. Maximum Building Height	3 storeys
6. Notwithstanding Section 3.2 Accessory Buildings, Structures, or Uses , accessory buildings shall not exceed 5% of the lot area or a maximum of 600 m ² , whichever is less.	

4.24.3 Exceptions

1. Rural Exception One (RU-1) Zone – 237 Thunder Lake Road (By-law 3632-2008)
 - a. Permitted uses:
 - i. In addition to the uses permitted in the Rural (RU) Zone, a motocross raceway track shall be permitted.



4.25 Hazard Lands (HZ) Zone

The Hazard Lands (HZ) Zone is intended to implement the policies for hazard lands, as well as the Environmental Protection Area and Flood Plain Area Designations of the Official Plan. This Zone generally includes lands which are typically unsuitable for development or site alteration due to natural heritage features or areas, such as wetlands, and natural hazards.

All structures and buildings erected, altered, or used in the HZ Zone shall comply with the regulations of this Section, as well as other applicable provisions in this By-law.

4.25.1 Permitted Uses

No person shall within any Hazard Lands (HZ) Zone erect, alter, or use any building or structure except in accordance with the following provisions:

- agricultural use
- conservation use
- golf course
- forestry management activities
- marine facility
- park, public
- resource management use

4.25.2 Zone Requirements

1. No buildings or structures including accessory buildings or structures are permitted in the Hazard Lands (HZ) Zone, with the exception of pumphouses, docks, boathouses, and buildings and structures for flood and erosion control.
2. Public parks shall be limited to passive recreational uses, open space, and educational uses that do not adversely affect natural features or functions.
3. Notwithstanding any other provisions in this Section, no buildings or structures shall be located in the following areas, with the exception of docks, boat lifts, and boat ramps:
 - a. In the case of lands abutting Wabigoon Lake, development shall be setback a minimum of 15 m from the stable top of bank or elevation of 370.13 m GSC, whichever is greater;
 - b. In the case of lands abutting Thunder Lake, development shall be setback a minimum of 15 m from the stable top of bank or elevation of 374.59 m GSC, whichever is greater;

- c. No building or structure shall be located closer than 30 m to the normal high water mark or 15 m from the stable top of bank of any waterbody or watercourse, whichever is greater.
- 4. Development and site alteration shall not be permitted on lots in the HZ Zone where a floodway has been defined, with the exception of a boat launch and/or gazebo.
- 5. Development and site alteration, including the placement or removal of fill, on lots in the HZ Zone where a floodway has not been defined by engineered flood plain mapping, or is located within 30 m of the normal high water mark or 15 m from the stable top of bank of any waterbody or watercourse, shall require an amendment to this By-law.

4.25.3 Exceptions

Reserved for future use



5 Enactment

5.1 Force and Effect

This By-law shall come into force and effect on the date it is passed by the Council of the Corporation of the City of Dryden subject to the applicable provisions of the Planning Act, R.S.O., 1990, c.P13., as amended.

5.2 Readings by Council

This by-law enacted and passed on the 10th day of February, 2025.


Jack Harrison
Mayor

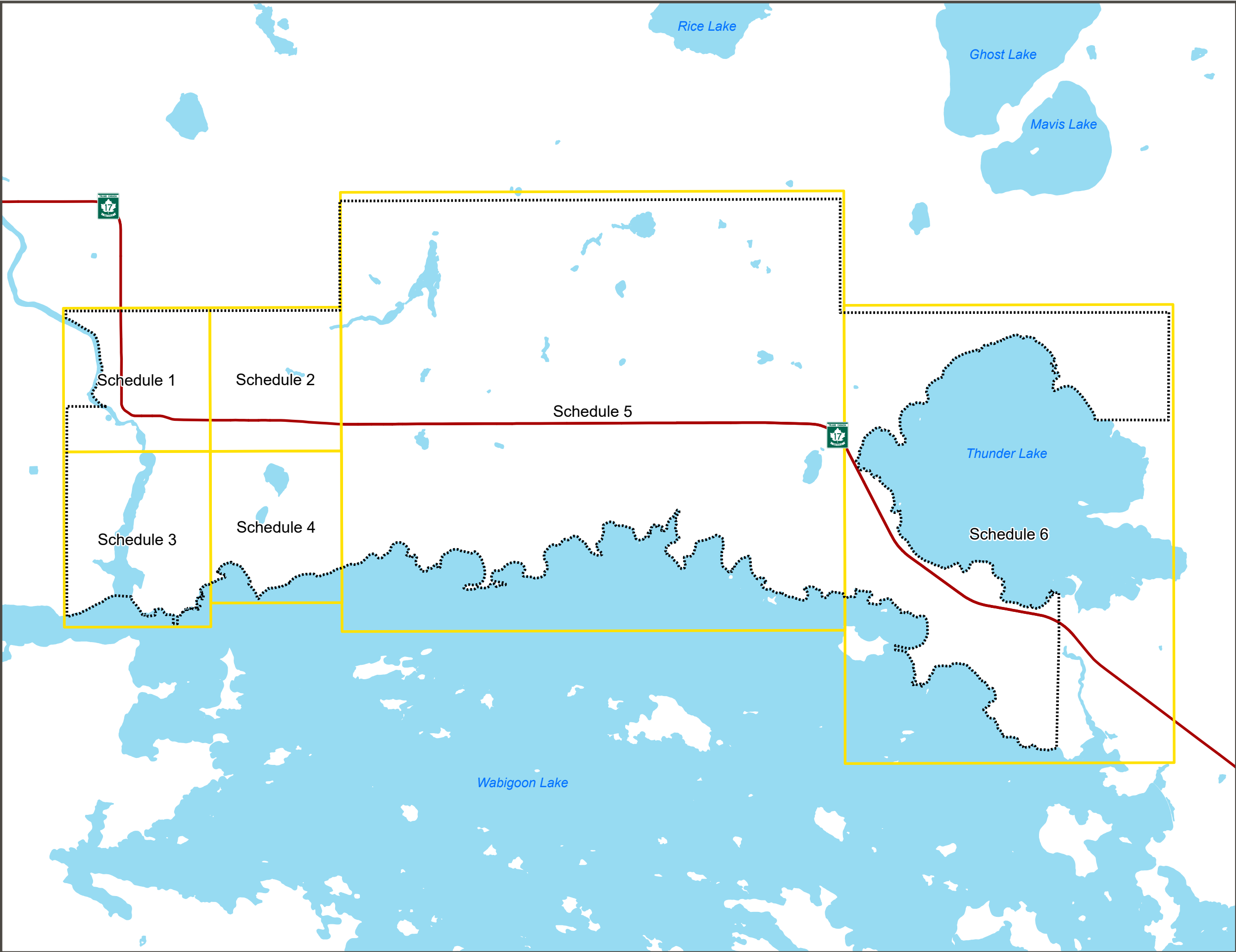

Allyson Euler
Clerk

5.3 Certification

I hereby certify that the foregoing is a true copy of Zoning By-law No. 2025-10 as enacted by the Council of the Corporation of the City of Dryden, on the 10th day of February, 2025.

<Clerk certification signature and stamp>

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DRYDEN

BLAZE YOUR TRAIL | MII-KIN-AA-KAN

City of Dryden
Final Zoning By-law
Council Adoption: February 10, 2025
Key Map

Features

Municipal Boundary

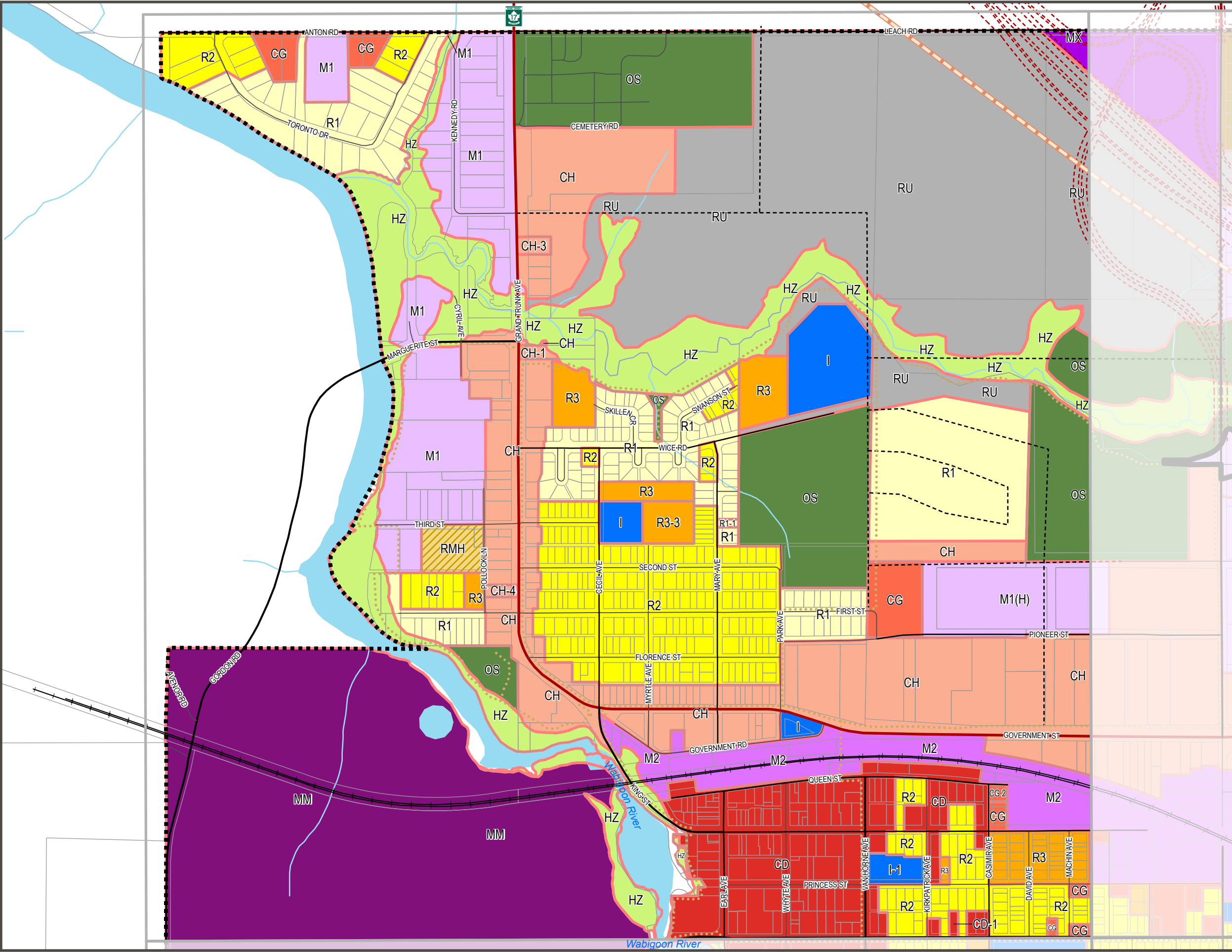
Zoning Schedule

TransCanada Highway

Waterbodies

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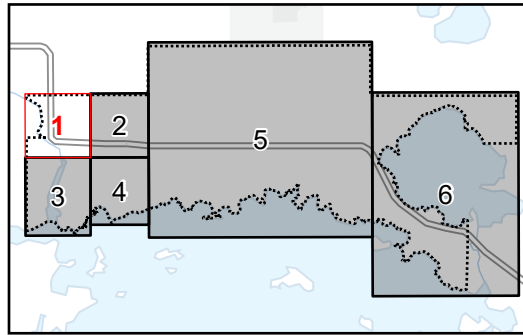




City of Dryden
Final Zoning By-law
Council Adoption: February 10, 2025
Schedule 1

- Zones**
- Zone Boundary
 - Subject to approval of a modification to land use designation in the Adopted Official Plan by MMAH
- Residential**
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 - Property Boundary
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Suffixes:
(H): Holding Zone provisions apply; refer to Zoning By-law text
#: Site-specific exception provisions apply; refer to the Exceptions subsection under the relevant Zone in the Zoning By-law text

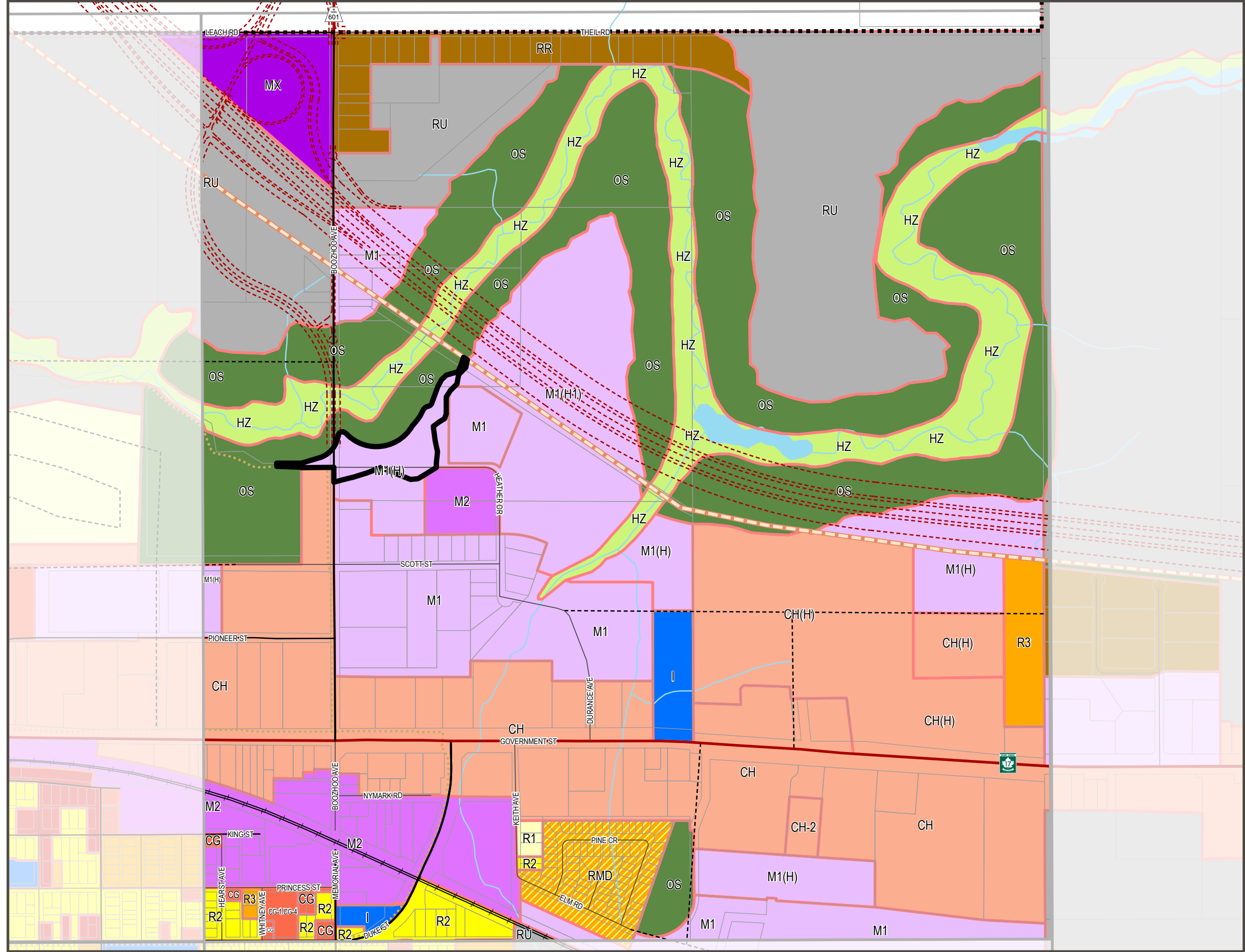
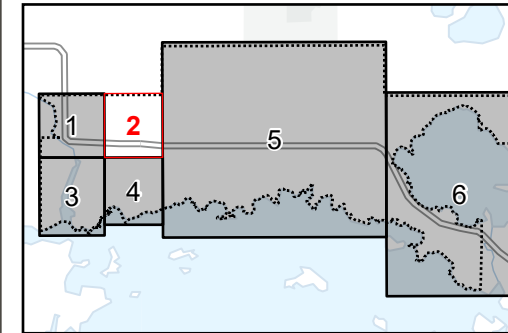


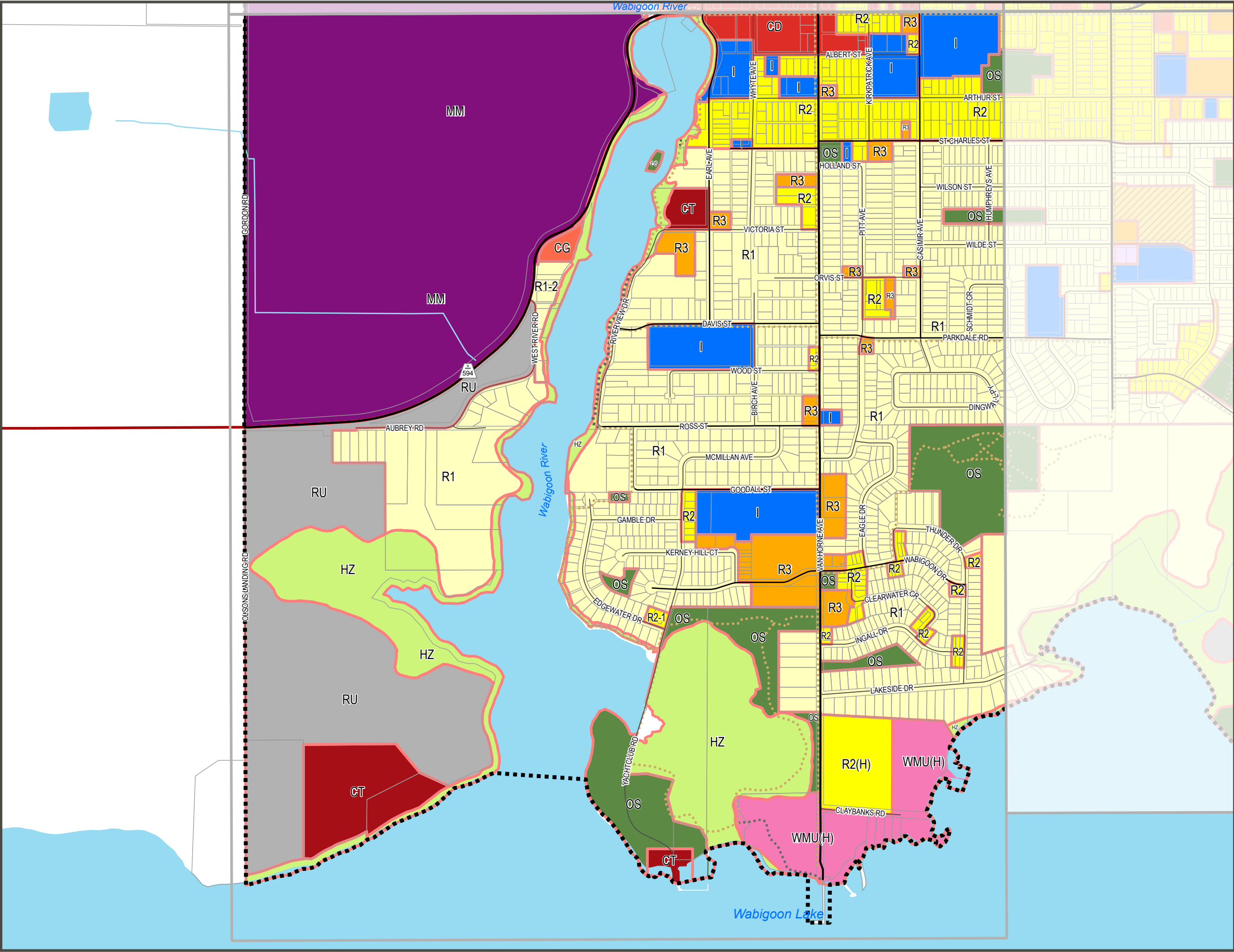


City of Dryden
Final Zoning By-law
Council Adoption: February 10, 2025
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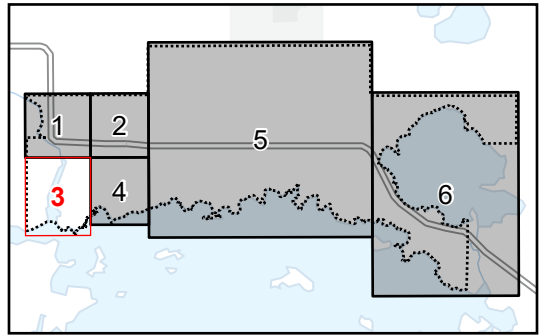


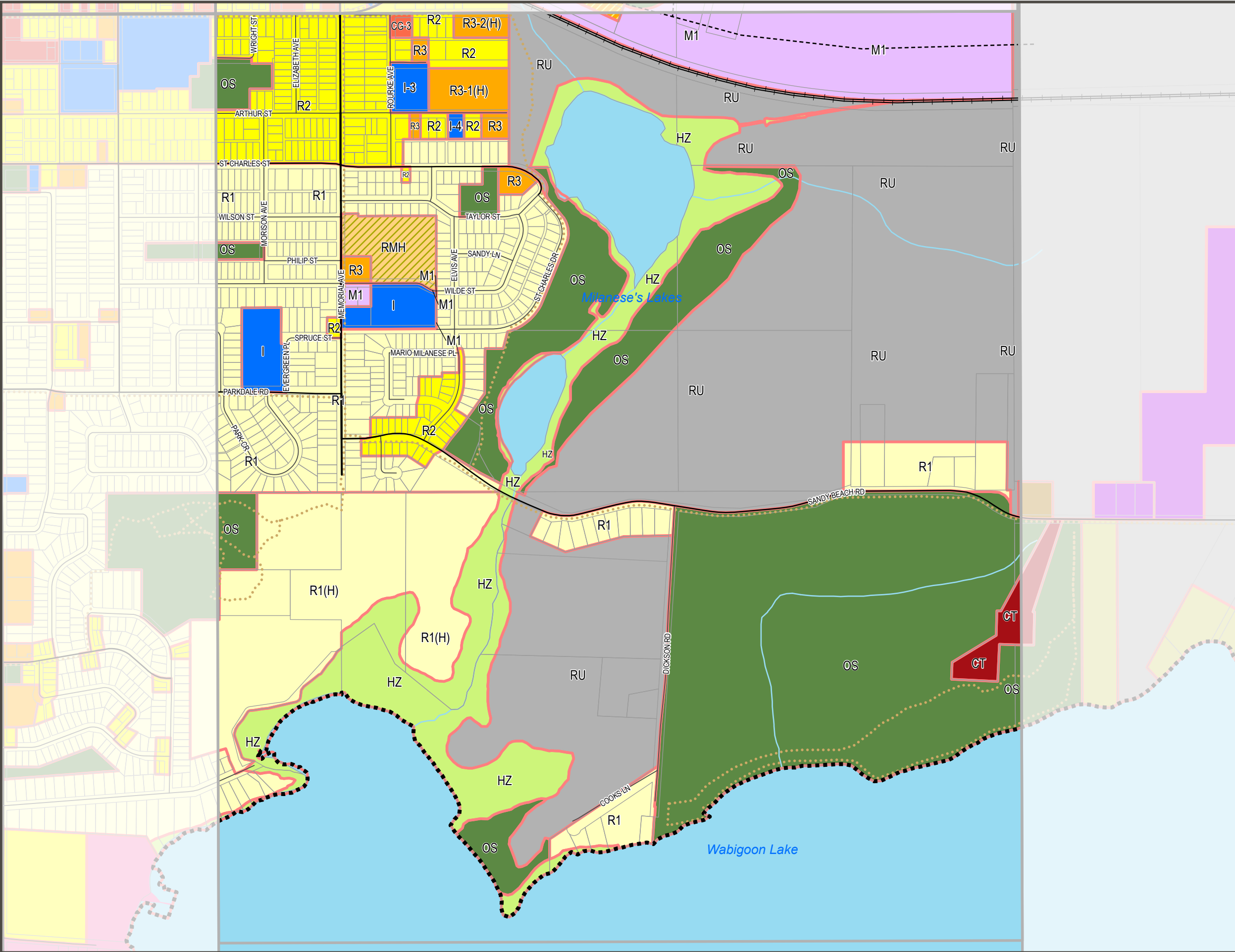


City of Dryden
Final Zoning By-law
Council Adoption: February 10, 2025
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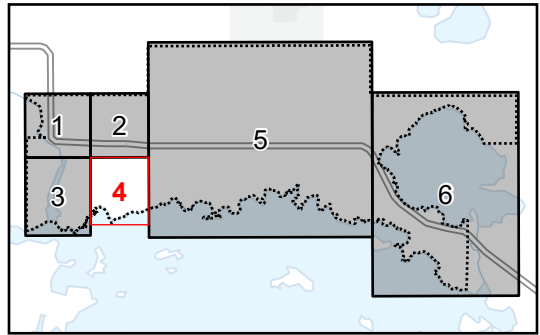


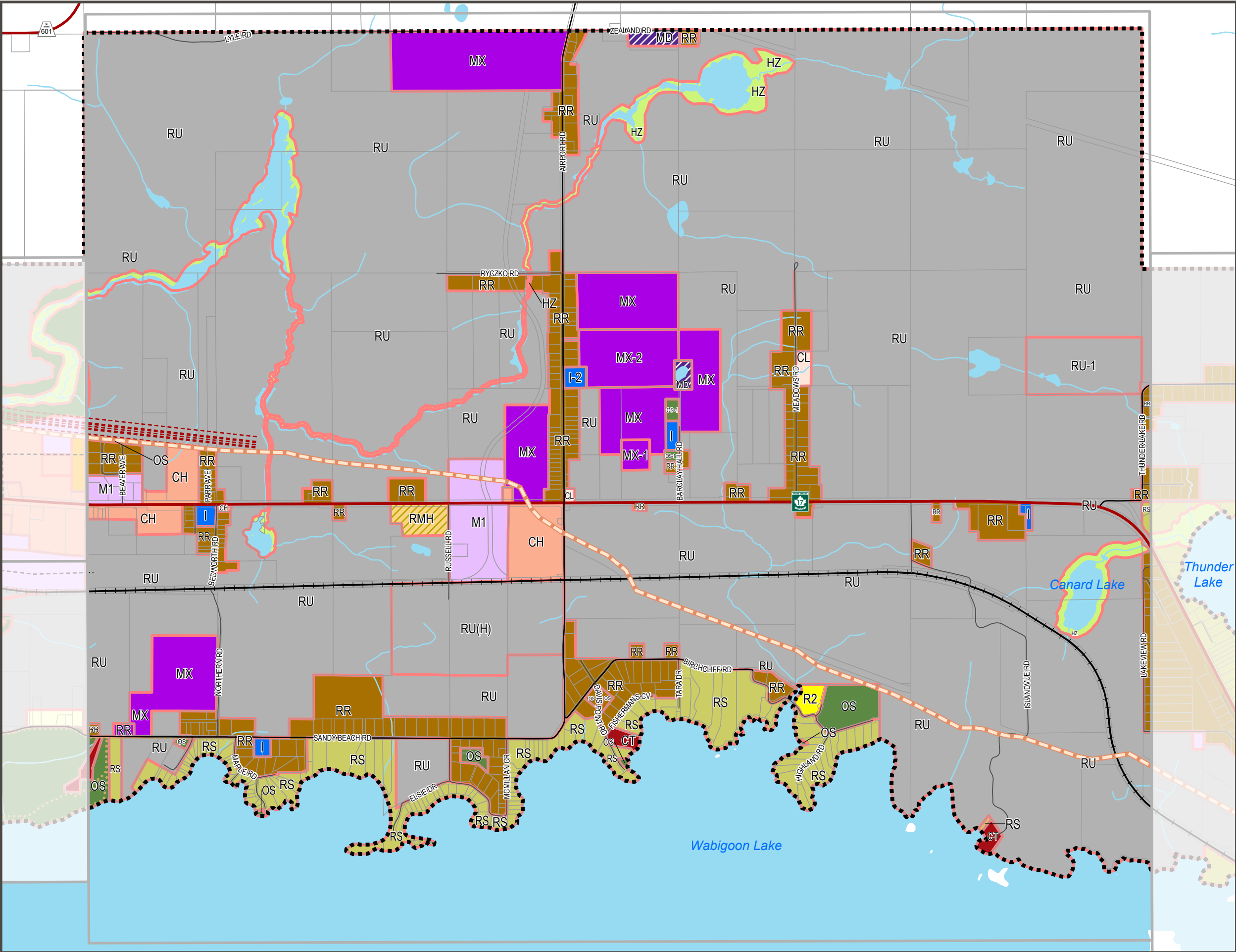


City of Dryden
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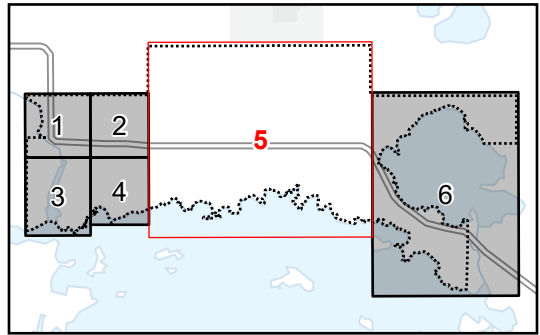


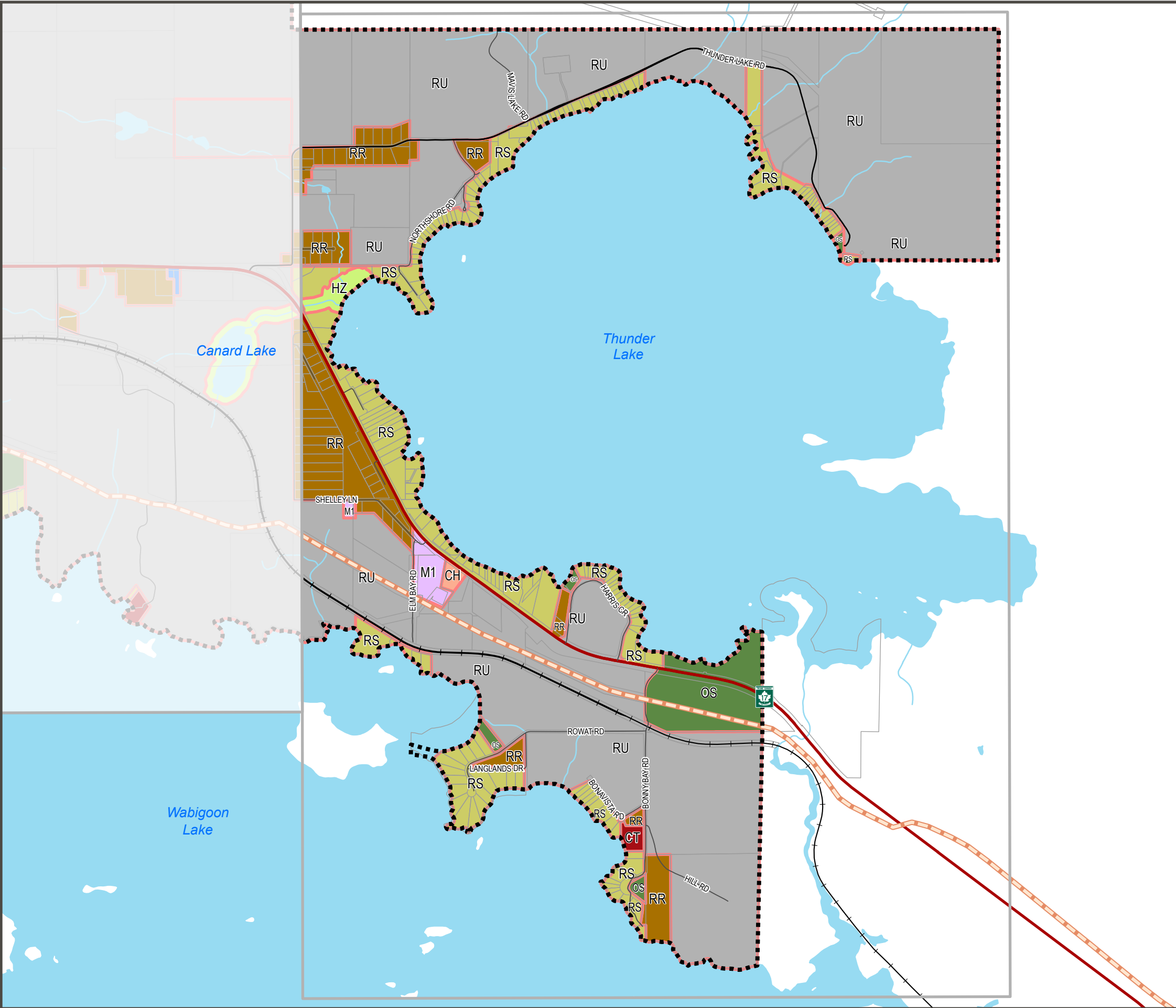


City of Dryden
Final Zoning By-law
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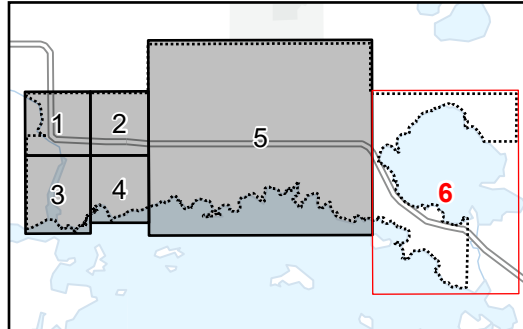




City of Dryden
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City of Dryden Comprehensive Zoning By-law No. 2025-10

