

**CORPORATION OF THE TOWNSHIP OF RYERSON**

**SPECIAL MEETING  
AGENDA**

Monday December 20, 2021 - **1:00 p.m.**

THIS WILL BE AN ELECTRONIC MEETING via ZOOM

**Members of the Public must register** with the Ryerson Township Clerk's Office prior to the meeting for phone-in access.

To Members of the Public: If you have trouble with your connection during the meeting, you may notify the Host by e-mail at: [treasurer@ryersontownship.ca](mailto:treasurer@ryersontownship.ca)

**Members of the Public are not permitted in the Closed meeting.  
Meeting will be recorded**

A special meeting of Council has been scheduled for Monday December 20, 2021 at 1:00 p.m., for a closed meeting of Council: pursuant to the Municipal Act 2001, c. 25, Section 239 (2) (f) as the subject matter being considered is regarding advice that is subject to solicitor-client privilege, including communications necessary for that purpose. The general nature of the closed meeting is to receive information regarding Peggs Mountain pit/quarry.

Members of Council were notified of this special/closed meeting by e-mail on December 14, 2021. The public was notified of this meeting by posting of this special meeting agenda December 15, 2021.

1. Call the meeting to order.
2. Attendance, in person and electronic.
3. This meeting is being recorded.
4. Declaration of Pecuniary Interest and the general nature thereof (if any).
5. Resolution to move to closed session.
6. Return to open meeting.
7. Direction from the closed meeting, if any.
8. Adjournment.

**CORPORATION OF THE TOWNSHIP OF RYERSON**

**SPECIAL MEETING**

**AGENDA**

Monday December 20, 2021 - **2:00 p.m.**

THIS WILL BE AN ELECTRONIC MEETING via ZOOM

**Members of the Public must register** with the Ryerson Township Clerk's Office prior to the meeting for phone-in access.

To Members of the Public: If you have trouble with your connection during the meeting, you may notify the Host by e-mail at: [treasurer@ryersontownship.ca](mailto:treasurer@ryersontownship.ca)

**Meeting will be recorded**

A special meeting of Council has been scheduled for Monday December 20, 2021 at 2:00 p.m., to receive a Housekeeping Amendment Report for Zoning By-law 56-14 from the Panner Rick Hunter, Planscape.

Members of Council were notified of this special/closed meeting by e-mail on December 14, 2021. The public was notified of this meeting by posting of this special meeting agenda December 15, 2021.

1. Call the meeting to order.
2. Attendance, in person and electronic.
3. This meeting is being recorded.
4. Declaration of Pecuniary Interest and the general nature thereof (if any).
5. Presentation from Rick Hunter.
6. Direction or resolutions.
7. Adjournment.



## Staff Report

To:	Council
From:	Deputy Clerk, Nancy Field
Date of Meeting:	December 20, 2021
Report Title:	Zoning By-law - Housekeeping
Report Date:	December 14, 2021

**Recommendation:** Zoning By-law 56-14 was adopted on October 21, 2014. There has not been a housekeeping amendment done since the adoption. Staff have been working together with Rick Hunter reviewing the current zoning by-law. We attended an in-person meeting on March 3, 2020, before the Covid-19 Emergency was declared. The intended purpose of the meeting was to discuss a range of issues and to create a list of items that could be updated, clarified, added and/or removed. On December 20<sup>th</sup>, 2021 Rick will present to Council a draft report created for us from that meeting, for your review and discussion.

**Information:** The fundamentals of land use planning start with the province providing the legislative framework that is required to be followed for planning applications and preparing the official plans. It is noted, a municipality is a “creature of the province”, which means that a municipality only has those powers that have been delegated to it by the province.

In the planning context, the province has delegated significant authority to municipalities through the planning act and the Municipal Act, 2001, along with a lot of other laws and regulations.

The province has retained authority over several matters that are related to planning. Under section 3 of the *Planning Act* the province has the power to issue policy statements about matters that are deemed of provincial interest such as public health and safety, orderly development of safe and healthy communities, appropriate location of growth and development, protection of agricultural resources and the conservation and management of natural resources. The Provincial Policy Statement is the primary planning document. You can access a copy of this document on the Ministry of Municipal Affairs and Housing website at: <https://www.ontario.ca/page/ministry-municipal-affairs-housing> and also you can refer to your notes from the 2019 AMO workshop – Beyond the Basics, Land Use Planning and the Provincial Policy Statement.

Opportunities for public input/involvement is an important piece of the system and is obtained by required public meetings.

Municipalities implement policies that reflect local needs through their official plans, zoning by-laws and other planning decisions such as development control and land division.

Municipal zoning by-laws provide a legal means to limit and control land use. The Chief Building Official statutorily cannot issue a building permit that does not comply with the applicable zoning by-law. The zoning by-law provides the owner of the land with a measure of certainty regarding the permissible land use in their community and seeks to prevent incompatible land use from being in proximity that would negatively impact each other's property regulating the use and not the user of land.

## **MEMORANDUM**

**TO:** Judy Kosowan

**FROM:** Rick Hunter

**DATE:** **DRAFT** - December 7, 2021

**SUBJECT:** Township of Ryerson Zoning By-law 56-14  
Housekeeping Amendment Report for Council review/discussion

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Through ongoing discussion with Township staff, there are a number of revisions to the zoning by-law that Council may wish to consider, as part of a “housekeeping amendment” and by-law update and consolidation.

The following provides an overview of the potential revisions, as well as a table that highlights potential changes to the by-law, for review and discussion with Council.

### **Approach to regulating Cannabis**

Concerns have been expressed about the impacts of cannabis production facilities in the Township. Cannabis production is federally regulated. Growing cannabis would be considered an agricultural use, however, from a zoning perspective, the processing of cannabis products would be considered an industrial use/activity. It is proposed that the by-law be amended to add a definition on Cannabis Production Facility, and specify that it is an industrial use that would require an amendment to the zoning by-law in order to proceed.

The existing zoning by-law defined Medical Marihuana Production Facility (Section 2.71). Given the changes to the federal requirements for cannabis, this provision should be deleted from the by-law.

### **Garden Suites**

A garden suite is defined in the zoning by-law, but there are no specific provisions to deal with them. As such, they are not permitted “as of right”. Garden Suites are recognized through Section 36 of the Planning Act and are permitted through a Temporary Use Zoning By-law (with time limits), so any application can be tailored to the specific request. With the changes to the Planning Act regarding “second dwellings”, there is not likely to be much demand for garden suites.

No change required to the by-law, unless Council wishes to establish standards for them.

## **Tiny Homes**

The zoning by-law currently provides a minimum floor area of 74 square metres (796.5 square feet) in all residential and rural zones, with smaller minimums in the General Commercial zone (40 square metres – 630.6 square feet) and in the Tourist Commercial and General Industrial zones (56 square metres – 602.8 square feet).

Tiny homes may be considerably smaller than the minimums currently in the zoning by-law, and may be as small as 25 square metres (270 square feet). These types of homes are often modular in nature, and are offered as an affordable housing alternative.

It is not clear whether there has been demand for tiny homes in the Township, however, it may be more appropriate to consider the merits of a proposal for a tiny home on its merits, and through an amendment to the zoning by-law.

The minimum size of a second residential dwelling on the property could be reduced from the standard for the principal dwelling (see discussion below).

No change is proposed at this time to the minimum floor area sizes of dwellings in the By-law as it relates specifically to Tiny Homes.

## **Secondary Dwellings**

The Planning Act now permits up to two secondary units in association with a principal dwelling, and may permit them either as dwelling units within the main dwelling or in a separate building.

The current zoning by-law permits a secondary dwelling in the Rural zone, either as a unit within the main building, or as a separate unit. Table 4 currently limits the floor area of the secondary dwelling to be a maximum 25% of the floor area of the single detached dwelling, and shall only be permitted on a lot greater than 1 hectare (2.5 acres) in area.

The maximum size of the secondary dwelling in the existing by-law is quite restrictive, and consideration should be given to an increase in the minimum size, provided the unit remains accessory to the principal dwelling.

It is proposed that secondary dwellings continue to be permitted in the Rural Zone.

It is proposed to add a new Section 3.1.16 Secondary Dwellings to provide guidance on secondary units.

### **3.1.16 Secondary Dwellings**

Notwithstanding any other provisions of this By-law regarding the number of dwelling units on a single lot, a maximum of two secondary dwellings are permitted in the Rural (RU) Zone, subject to the following provisions:

- i) A maximum of two secondary dwellings are permitted on a lot, one of which may be located in a separate detached building;



- ii) The secondary dwelling shall have a minimum floor area of 30 square metres (323 square feet);
- iii) The maximum floor area of a secondary dwelling shall be less than the floor area of the principal dwelling;
- iv) A minimum of one parking space shall be provided for each secondary dwelling;
- v) Driveway access to the secondary dwelling shall be shared with the driveway for the single detached dwelling;
- vi) The appropriate approval authority has approved the private sewage disposal system to service the single detached dwelling and secondary dwellings; and
- vii) The accessory dwellings and single detached dwelling shall meet all applicable requirements of the Ontario Building Code, other provisions of this By-law and any other fire, health, safety, or occupancy regulations or by-laws.

### **Short Term Rentals (Vacation home rentals)**

The Township does not currently regulate short terms rentals (e.g., Air BNB). Zoning regulations would usually also work in conjunction with licensing and other regulatory requirements. Prior to providing zoning requirements, the Township should review the need for and scope of potential regulations, and would likely include this as part of the official plan review or as a separate study on short term rentals.

No change is proposed to the zoning by-law at this time as it relates to short term rentals.

### **Shipping (Cargo) containers**

The existing zoning by-law does not provide any regulation related to storage/cargo/shipping containers. These structures are becoming more popular for long term storage and conversion to other uses, including office facilities and in specific instances, for human habitation (as guest cabins and/or dwelling units).

A number of municipalities are currently regulating this type of container, often limiting them as accessory uses on commercial, industrial or rural properties, limiting their use to enclosed storage, and establishing specific setback requirements from property lines and roads. Most municipalities prohibit human habitation in shipping containers. An excerpt from the Armour Township zoning by-law respecting regulations for shipping containers is attached to this memo

If Council wishes to regulate and/or restrict the use of shipping containers, provisions can be included in the zoning by-law.

### **Travel trailers**

The Township is proposing to update its trailer licensing by-law and zoning by-law related to travel trailers/recreational vehicles, and to provide a consistent approach to the regulation of trailers.

The zoning by-law currently prohibits new trailer parks or mobile home parks in the Township. Existing trailer parks are permitted in the CT (Commercial Tourist) Zone.



Section 3.30 prohibits the use of tents, trailers and recreational vehicles for permanent or temporary human habitation, except for the following circumstances:

- a) For temporary human habitation on a lot in the Rural (RU), Waterfront Residential (WR) or Limited Services Residential (LR) zones, during the period of construction of a dwelling on the property;
- b) For the occasional accommodation of guests in any Rural (RU), Waterfront Residential (WR) or Limited Services Residential (LR) zones, where a detached dwelling exists on the property;
- c) For tents for special events/private functions; and
- d) On vacant lots, a maximum of one trailer is permitted, provided it is licensed. Trailers existing prior to the passage of the zoning by-law are permitted to continue provided they continue to be licensed. New trailers were permitted for a three year period (i.e., up to October, 2017), and beyond that, such trailer would need to be recognized through a temporary use zoning by-law. No such temporary use by-laws have been passed. This clause has not been enforced, and the Township continues to provide licenses for individual trailers.

Guidance is requested on how Council wishes to deal with the continued use and licensing of existing trailers on vacant lots.

The sections of the by-law should be updated to provide consistent wording related to travel trailers/recreational vehicles, and ensure that they are consistent with proposed revisions to the trailer by-law. This will include providing clarification between utility/storage trailers and recreational vehicles.

**Other revisions to the By-law**

The following table is in an initial draft form, and will be expanded to reflect all proposed amendments to the Zoning By-law in advance of the scheduling of a public meeting.

Section	Current Provision	Issue/Comment/Option
1	Interpretation and Administration	
1.6	Repeal of Existing By-laws “Should By-law 31-13 be approved by the Ontario Municipal Board, the By-law will be considered as an amendment to this By-law, and the necessary modifications shall be made to this by-law to incorporate the applicable provisions of By-law 31-13”	The By-law was approved by the OMB on April 7, 2015; this provision is no longer required.  The provisions of By-law 31-13 have been carried forward as EP-24 and AE-23 - H in Section 4.5. The Holding provisions have been added as Section 1.16.4
1.16	Holding Zones	Section 1.16.4 is added, as follows:  On the lands zoned Aggregate Extraction Exception 23 Holding (AE-23-H), the following provisions shall





Section	Current Provision	Issue/Comment/Option
		<p>be satisfied prior to removal of the Holding Symbol: A road haulage agreement satisfactory to the Township of Ryerson has been entered into between the applicant and the Township(s), such agreements to specify the permitted haulage routes(s), times of haulage, any improvements required to the roadway, including any re-alignment and payment of the costs thereof.</p> <p>Until such time as the Holding (H) symbol is removed, the only permitted uses are those in Section 5B of General Standards By-law 6-91.</p>
2	Definitions	
(new) 2.11.1	Cannabis Production Facility	<p><b>CANNABIS PRODUCTION FACILITY:</b> A building or portion of a building used for processing or manufacturing cannabis related products. For the purposes of this By-law, a Cannabis Production Facility is considered an industrial use.</p> <p>The definition of Agricultural Use (Section 2.2) could be revised to add: “The growth and cultivation of cannabis shall be considered an agricultural use.”</p>
2.52	<p>Hunt Camp : a building with a maximum floor area of 60 square metres (645.8 square feet) occupied as a temporary base for hunting or fishing activities.</p>	<p>Consideration could be given to changing the definition of hunt camp to provide more guidance on the nature of the use. “A building or structure consisting of one or more rooms which are at least partially furnished and may include facilities for the preparation of food and overnight accommodation, for persons angling or hunting wildlife, on a temporary basis.”</p> <p>Standards would be provided in the general section of the by-law (see 3.7.5 and 3.11.1 below).</p>
2.71	Medical Marihuana Production Facility	Definition to be deleted from the by-law.



Section	Current Provision	Issue/Comment/Option
3	General Provisions	
3.1	Accessory Buildings, Structure and Uses	
3.1.3	Principal Building to be Erected First: No accessory building or structure shall be erected on any lot until the principal building has been erected, with the exception of: temporary construction uses during the term of an active building permit, or a septic system, a garage, or dock.	Requests have been made to recognize storage sheds (that would not be considered garages) on an otherwise vacant parcel of land. .  The definition could be revised to add a storage shed to the list of accessory uses, although the size of the storage shed should be limited and should not be able to be used as habitable space or as a guest cabin. A maximum size of 25 square metres (269 square feet) might a reasonable size, which is below the 50 square metres (538.2 square feet) maximum size of a guest cabin.
(new) 3.1.16		3.1.16 Secondary Dwellings (as per discussion above)
3.7	Frontage on a public road	
3.7.5	Hunt Camp	Clarify the wording of 3.7.5 regarding road access. Delete the final clause from 3.7.5, as it does not specifically relate to road access. The clause would now read: 3.7.5 Notwithstanding the provisions of Section 3.7.1, a Hunt Camp may be permitted on a lot without frontage on a year round maintained public road.
(new) 3.11.1 Hunt Camp		Following “home occupations”, add a new section: 3.11.1 <b>HUNT CAMP:</b> The following regulations apply to regulate a hunt camp where such use is permitted:  i) The maximum floor area for a hunt camp shall be 60 square metres (645.8 square feet); ii) The minimum floor area for a hunt camp shall be 11 square metres (118.4 square feet); iii) Only one hunt camp is permitted per lot;



Section	Current Provision	Issue/Comment/Option
		iv) A hunt camp may be constructed to the lesser requirements for cottages (seasonal recreational buildings) in the Ontario Building Code; v) A hunt camp is setback a minimum of 30 metres (32.8 feet) from any lot line; and. vi) A hunt camp is located over 120 metres (394 feet) from the nearest public road.
3.30	Trailers and Campers	(revisions to be determined)
4	Zone Provisions and Exceptions to Zones	
4.1	Zone Provisions	
Table 4	Rural Zone: Dwelling, Secondary	Rural Zone: Dwelling, Secondary Delete Note (10) from the by-law.
4.5	Exceptions to Zones	
	Table 8 lists exceptions to zones	The following exceptions have been added to the by-law consolidation (previously approved by-laws):  (special provisions to be listed)
By-law 31-13		Aggregate Extraction Exception 23 Zone (AE-23): Permitted Uses are limited to the following: <ul style="list-style-type: none"> <li>• Principal Uses:                             <ul style="list-style-type: none"> <li>○ Licensed Pit</li> <li>○ Licensed Quarry</li> </ul> </li> <li>• Uses accessory to a Licensed Pit or a Licensed Quarry:                             <ul style="list-style-type: none"> <li>○ Crushing</li> <li>○ Screening and washing</li> <li>○ Stockpiling</li> <li>○ Blending</li> <li>○ Storage</li> <li>○ Weigh scales</li> <li>○ Packing</li> <li>○ On-site office facility</li> </ul> </li> </ul> Minimum Lot Area: n/a



Section	Current Provision	Issue/Comment/Option
		<p>Minimum Yards from the edge of the Environmental Protection Zone: None</p> <p>The following definitions shall apply:</p> <p><b>Licensed:</b> Means licensed by the Ministry of Natural Resources pursuant to the provisions of the Aggregate Resources Act;</p> <p><b>Pit:</b> land where unconsolidated mineral aggregate is being or has been removed by means of an excavation to supply materials for construction, industrial, manufacturing, and maintenance purposes, but does not include a wayside pt.</p> <p><b>Quarry:</b> Land where consolidated mineral aggregate is being removed or has been removed by means of an open excavation to supply materials for construction, industrial or manufacturing purposes, but does not include a wayside quarry or open pit mine.</p> <p><b>Mineral Aggregate:</b> Gravel, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the Aggregate Resources Act suitable for construction, industrial manufacturing and maintenance purposes.</p>
By-law 31-13		<p>Environmental Protection Exception 24 Zone (EP-24)</p> <p>Permitted Uses are limited to the following</p> <ul style="list-style-type: none"> <li>• Conservation</li> <li>• Non-disturbance of existing vegetation so as to preserve the traditional views of Pegg’s Mountain and screen the aggregate operations, except for removal of hazardous trees; and</li> <li>• Drainage works in conjunction with the operation of a Licensed Pit or Licensed Quarry on lands zoned Aggregate Extraction Exception 23 (AE-23)</li> </ul>



Section	Current Provision	Issue/Comment/Option
		<p>Prohibited Uses/activities:</p> <ul style="list-style-type: none"> <li>• No buildings or structures are permitted</li> <li>• No yard waste, debris, fill or mineral aggregate shall be placed except as required for the driveway and drainage works; and</li> <li>• No parking or use of a motorized vehicle is permitted.</li> </ul> <p>Minimum Lot Area, Minimum Lot Frontage and Minimum Yards: n/a</p> <p>The definitions applicable to the AE-23 zone apply to this zone.</p>

Respectfully submitted

Rick Hunter, MCIP RPP





## Township of Armour zoning regulations for Shipping Containers

**2.176.1 "Shipping Container"** means an enclosed metal structure designed to facilitate the transportation of goods by several different means of transportation, and shall include intermodal shipping containers, transport truck trailers, and straight truck boxes, but does not include any vehicle as defined herein. (26/2017)

### 5.24.1 "Shipping Containers" (26/2017)

Shipping containers are permitted in the Rural (Ru), Commercial (C), Recreational Commercial (RC), Rural Industrial (M), and Industrial Extractive (MX) Zones provided that:

- (a) Shipping containers all require a building permit and shall only be permitted as an accessory use on a lot where a principal use already exists;
- (b) Unless stated elsewhere in this By-law, shipping containers are only permitted for accessory storage purposes, based on lot area at a rate of one (1) shipping container per 0.4ha (1 ac.) or part thereof to a maximum of four (4). In no case is a shipping container permitted on a lot having an area of less than 0.4ha (1 ac.);
- (c) No shipping container shall be used for human habitation, home industry or any occupation or business;
- (d) Any change of use or exterior finishes for a shipping container shall require a building permit and site plan control under Section 41 of the Planning Act;
- (e) No shipping container shall exceed a height of 3m (10 ft.) or a total length of 16.76m (55 ft.);
- (f) A shipping container shall only be located in the rear yard and shall be located no closer than 30m (98 ft.) to any street line;
- (g) A shipping container is permitted in the driveway of a residential property for the purpose of temporary loading or unloading of household items during the process of moving and for a period not exceeding five (5) days. Such temporary shipping containers shall not exceed a maximum height of 3.0 m (10 ft.) and a maximum length of 6.1m (20 ft.). And no temporary shipping container shall encroach onto a public

sidewalk or locate closer than 0.3m (1 ft.) from the curb or shoulder in situations where no sidewalk exists, and no shipping container shall create a site line obstruction;

- (h) A shipping container shall be screened from view from the street and abutting properties and shall not encroach into any required landscaping buffer;
- (i) A shipping container shall be included in all calculations for the purpose of determining maximum lot coverage;
- (j) A shipping container shall not be located in a required parking area;
- (k) A shipping container shall not be placed for the purpose of display or advertising;
- (l) A shipping container shall not be used for the purpose of a commercial storage facility;
- (m) Notwithstanding any other provision of this By-law, a shipping container is permitted on a construction site being developed for a single structure or as a plan of subdivision/condo for temporary storage of equipment and materials incidental to construction only, and for a temporary period not to exceed one year.