

**NOTICE OF PASSING OF A ZONING BY-LAW
THE CORPORATION OF THE CITY OF DRYDEN
BY-LAW 2026-24**

TAKE NOTICE THAT the Council of the Corporation of the City of Dryden passed By-law 2026-24 to amend Zoning By-law 2025-10, as amended, on the 27th day of April, 2026, under Section 34 of the Planning Act, R.S.O., 1990, c.P.13 as amended.

Explanatory Note of By-law:

By-law 2026-24 amends Zoning By-law 2025-10 and applies to those lands known municipally as 285 Arthur Street, legally described as PLAN M318 PT LOTS 15 AND 18; PT BLK B AND PT LANE KR1071; PART 1 RP 23R14598 PARTS 5; AND 8 and is to remove a site-specific condition requiring the subject property to maintain a minimum frontage of 190 metres.

The applicant submitted a separate consent application to sever a portion of the property to create a new residential lot which has since been approved. Removal of the frontage condition will permit development on the proposed severed parcel

The frontage condition was established through a previous zoning amendment that rezoned the property from Institutional to Multiple Residential to permit the development of a seniors apartment building. At that time, the minimum frontage requirements of the Zoning By-law exceeded the lot's existing frontage and the existing frontage was determined through evaluation as adequate for the development.

The seniors apartment building has since been constructed post approval of all planning processes. The lands are now zoned R3 - Medium High Density Residential, which has lower frontage requirements. The proposed severed parcel would exceed the minimum frontage required under the current zoning.

Written and Oral Submissions

Two (2) communications were received with concerns regarding future development on the site. Any future development proposal would be subject to separate review for compliance with the Official Plan, Zoning By-law, and other applicable municipal requirements

For questions related to the amending by-law please contact planning@dryden.ca or call (807) 223-2225 Ext 521, or at City of Dryden municipal office located at 30 Van Horne Avenue, Dryden, Ontario between 8:30 a.m. and 4:30 p.m. (Monday to Friday)

TAKE NOTICE THAT:

The last date and time for filing a notice of Appeal is **4:30 p.m. on May 20, 2026.**

- i. Only individuals, corporations and public bodies may appeal a by-law to the Ontario Land Tribunal (OLT). A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.
- ii. No person or public body shall be added as a party to the hearing of the appeal unless, before the decision was made, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party. Please note that third parties (anyone who is not a specified person or public body) do not have the right to appeal a decision to the Ontario Land Tribunal.

The City of Dryden is registered with the Ontario Land Tribunal's e-file portal. To appeal this decision to the Ontario Land Tribunal (OLT), please visit the OLT e-file portal at www.olt.gov.on.ca/e-file-service and follow

Distribution: City of Dryden Website, Dryden FB Page

the e-file instructions for public users along with the prescribed OLT fee. (first time users will need to register for a My Ontario Account) **Users are to select The City of Dryden ("Dryden")** as the approval authority no later than **4:30 p.m. on May 20, 2026**. The appeal fee prescribed by the OLT can be submitted after the appeal is filed. Fees submitted to OLT may be made by certified cheque/money order payable to the Minister of Finance, Province of Ontario, or electronic payment direct to OLT through the e-file portal.

The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day.

Should the e-file portal be down a notice of appeal may be filed with the Building and Planning Department of the City of Dryden at planning@dryden.ca or by mail to 30 Van Horne Avenue, Dryden, P8N 2A7, no later than **4:30 p.m. on May 20, 2026**, accompanied by the prescribed OLT fee in the form of a certified cheque/money order made payable to the Minister of Finance, Province of Ontario, as well as a municipal administrative fee for filing of \$390.00 payable online by credit card or in person by cheque, credit or debit. Please contact the above to receive online payment instructions.

PLEASE NOTE that one of the purposes of the Planning Act is to provide for planning processes that are open, accessible, timely and efficient. Accordingly, all written submissions, documents, correspondence, e-mails or other communications (including your name and address) form part of the public record and will be disclosed/made available by the City to such persons as the City deems appropriate, including anyone requesting such information. Accordingly, in providing any such information, you shall be deemed to have consented to its use and disclosure as part of the planning process.

DATED at the Corporation of the City of Dryden on the 30th day of April, 2026.

Allyson Euler, Clerk
City of Dryden
30 Van Horne Avenue
Dryden, Ontario. P8N 2A7