



**THE CORPORATION OF THE CITY OF DRYDEN  
NOTICE OF PUBLIC HEARING  
FOR A MINOR VARIANCE APPLICATION**

**TAKE NOTICE** that the Committee of Adjustment of the Corporation of the City of Dryden will hold a Public Hearing for the purpose of giving the public an opportunity to submit comments and make representations in respect of the Minor Variance application. A Public Hearing will be held for the Minor Variance application in accordance with the requirements of Section 45 of the Planning Act, R.S.O. 1990, cP.13, as amended. Please note that the Public Hearing will be held virtually. Alternative methods to provide comments and participate in the Public Hearing are included below.

**THE PUBLIC HEARING WILL BE HELD ON THE 16TH OF DECEMBER 2025, AT 11:00 AM VIA A VIRTUAL HEARING THROUGH MICROSOFT TEAMS. PLEASE CONTACT THE UNDERSIGNED FOR INSTRUCTIONS ON HOW TO ATTEND.**

**THE SUBJECT PROPERTY IS LOCATED AT 136 GRAND TRUNK AVENUE AND IS LEGALLY DESCRIBED AS PART OF LOT 13, PLAN 23M-209, DRYDEN.**

**THE PURPOSE AND EFFECT** of the application is to seek relief from the City of Dryden Zoning By-law:

- to reduce the requirement for queuing spaces to nine (9) where ten (10) are required by 3.19.12.2.
- to reduce the distance between any two (2) driveways on one (1) lot to 6.3m from the required 7.5m apart as per 3.19.5.3. A reduction of 1.2 metres.
- to increase the number of driveway entrances on a lot with a frontage of 30 metres from two (2) to four (4). An increase of two (2) driveways over the limit required by 3.19.5.5.
- to remove the requirement for a 1.5 metre landscaped open space along the South lot line that abuts First Street to zero (0) to accommodate sufficient parking and aisle space on property.

**COPIES** of the proposed Minor Variance and additional information related to the application are available upon request. **Questions relating to the application should be directed to Pam Skillen, CBO/Planning Administrator at (807) 223-1140 extn 1.**

**PLEASE NOTE:** Due to the virtual format of the Public Hearing, if you wish to provide comments on the application, please do so in writing to the City Clerk in advance of the Public Hearing. You may also provide verbal comments by calling the following number and leaving a voicemail message: (807) 223-1140 (Extn. 1). Voicemails received 24 hours before the hearing will be transcribed and read at the Public Hearing. **Further, if you wish to participate in the Public Hearing, please contact Pam Skillen, CBO/Planning Administrator to receive instructions.**

If you wish to be notified of the decision of the City of Dryden on the Minor Variance application, you must make a written request to Allyson Euler, City Clerk.

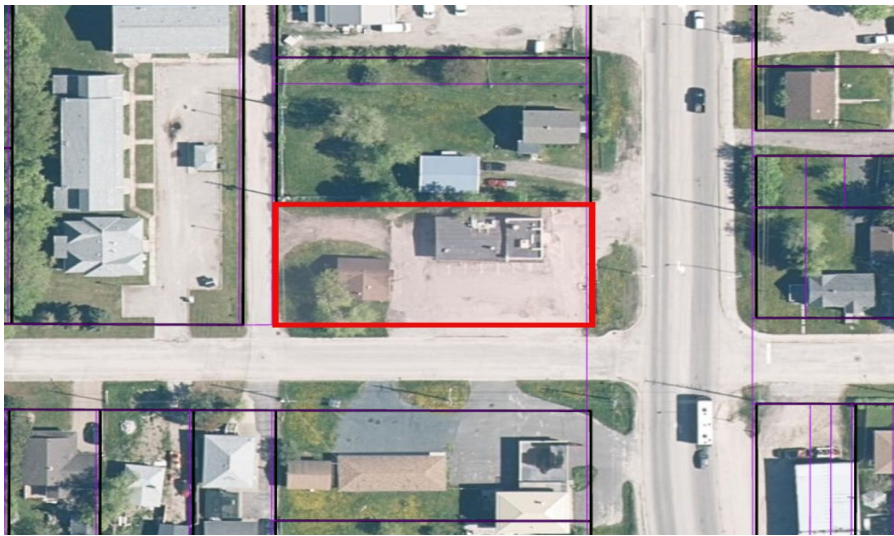
If a person or public body does not make oral submissions at a Public Hearing or otherwise make written submissions to the City of Dryden before the Minor Variance is approved, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

**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, correspondences, e-mails or other communications (including your name and address) form part of the public record and will be disclosed or made available by the City of Dryden to such persons as the City of Dryden deems appropriate, including anyone requesting such information. Accordingly, in providing such information, you shall be deemed to have consented to its use and disclosure as part of the planning process.

**DATED AT THE CITY OF DRYDEN THIS 2<sup>nd</sup> DAY OF DECEMBER 2025**

Allyson Euler, City Clerk  
30 Van Horne Avenue  
Dryden, Ontario, P8N 2A7  
Tel: (807)223-1432  
aeuler@dryden.ca

### KEY MAP



### PROPOSED SITE PLAN

