



**THE CORPORATION OF THE CITY OF DRYDEN
NOTICE OF PUBLIC HEARING
FOR A CONSENT 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 Consent application. A Public Hearing will be held for the Consent application in accordance with the requirements of Section 53 of the Planning Act, R.S.O. 1990, c. P.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 2nd DAY OF APRIL 2026, AT 11:00 A.M. VIA A VIRTUAL HEARING THROUGH MICROSOFT TEAMS. PLEASE CONTACT THE UNDERSIGNED FOR INSTRUCTIONS ON HOW TO ATTEND.

THE SUBJECT PROPERTY is municipally known 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. The subject property is shown on the key map included with this Notice.

THE PURPOSE AND EFFECT of the proposed Consent Application is to sever a portion of the subject property to create a new residential lot. The severed parcel is proposed to be developed for residential purposes. The retained parcel contains an existing seniors apartment building.

A related Zoning By-law Amendment application has been submitted to remove a site-specific condition requiring the subject property to maintain a minimum frontage of 190 metres.

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. The existing frontage was determined through evaluation as adequate for the development.

The lands are now zoned R3 - Medium High Density Residential. Both the severed and retained parcels would exceed the minimum lot frontage requirements under the City of Dryden Comprehensive Zoning By-law.

COPIES of the proposed application and additional information related to the application are available upon request. Questions relating to the application should be directed to Matthew Bagshaw, Planner, (807) 223-2225, Ext. 521.



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) 223-2225 (Extn. 521). Voicemails received at least 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 Matthew Bagshaw, Planner, to receive instructions.**

If a person or public body would otherwise have the ability to appeal the decision of the City of Dryden in respect of the proposed Consent to the Ontario Land Tribunal but does not make written submissions to the City of Dryden before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

If you wish to be notified of the decision of the City of Dryden on the proposed Consent Application, you must make a written request to Allyson Euler, City Clerk.

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 17th DAY OF MARCH 2026.

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



KEY MAP - 285 ARTHUR STREET



PROPOSED SEVERANCE – 285 ARTHUR ST

