



**THE CORPORATION OF THE CITY OF DRYDEN
NOTICE OF COMPLETE APPLICATION & PUBLIC MEETING
FOR A ZONING BY-LAW AMENDMENT**

TAKE NOTICE that pursuant to the requirements of Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended, the Corporation of the City of Dryden advises that an application for amendment to Comprehensive Zoning By-law No. 2025-10 has been received and was deemed to be a complete application pursuant to the Planning Act.

AND FURTHER, TAKE NOTICE that the Council of the Corporation of the City of Dryden will hold a Public Meeting for the purpose of giving the public an opportunity to make representations in respect of the proposed Zoning By-law Amendment to Comprehensive Zoning By-law No. 2025-10 under Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended.

The meeting will be held in-person in the Council Chambers and virtually through Microsoft Teams by the Corporation of the City of Dryden Council on Monday, July 27, 2026, at 5:00 p.m.

THE LOCATION of the lands affected by the proposed amendment are municipally known as 233 Grand Trunk Avenue, legally described as CON 6 PT LOT 4 DES AS; 23R7825 PARTS 1 TO 5 REM PCL; 32765. The subject property is shown on the key map included with this Notice.

THE PURPOSE AND EFFECT of the proposed Zoning By-law Amendment is to permit a site-specific Parking Lot use on the subject property to support the adjacent K.K. Penner Tire Centres business. The proposed parking lot would be used as an overflow parking and operational storage area to assist with ongoing business operations.

The amendment would also provide site-specific relief from the Zoning By-law requirement that non-residential parking areas be surfaced with asphalt, concrete, or similar hard-surfaced material. Instead, a crushed stone or gravel surface would be permitted for the parking lot, subject to appropriate grading, drainage, and maintenance. The applicant has indicated that the long-term intention is to redevelop the property with an additional commercial building, which would be subject to any required building, planning, and site plan approvals.

COPIES of the proposed amendment material and additional information relating to the proposed Zoning By-law Amendment are available for inspection at the City's Building and Planning Department, 30 Van Horne Avenue, during regular office hours. **Questions relating to the application should be directed to Matthew Bagshaw, Planner.**

PLEASE NOTE: If you wish to provide comments on the application, please do so in writing to the City Clerk in advance of the Public Meeting. You may also provide verbal comments by calling the following number and leaving a voicemail message: 807-223-2225 ext. 521. Voicemails received at least 24 hours before the meeting will be transcribed and read at the Public Meeting. **Further, if you wish to participate in the Public Meeting, please contact Allyson Euler, City Clerk to receive instructions.**



If you wish to be notified of the decision of the City of Dryden on the proposed Zoning By-law Amendment, you must make a written request to Allyson Euler, City Clerk.

If a person or public body would otherwise have an ability to appeal the decision of the City of Dryden to the Ontario Land Tribunal but the person or public body does not make oral submissions at a Public Meeting or make written submissions to the City of Dryden before the By-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a Public Meeting or make written submissions to the City of Dryden before the By-law is passed, 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, correspondence, emails 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 6th DAY OF JULY 2026.

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

**KEY MAP
233 GRAND TRUNK AVENUE**

