



**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 an 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, April 13, 2026, at 5:00 p.m.

THE LOCATION of the lands affected by the proposed amendment are 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 Zoning By-law Amendment is to remove a site-specific condition requiring the subject property to maintain a minimum frontage of 190 metres.

The applicant intends to sever a portion of the property through a separate consent application to create a new residential lot. Removal of the frontage condition would 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.

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 Hearing. You may also provide verbal comments by calling the following number and leaving a voicemail message: 807-223-2225 ext. 521. 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 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, 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 17 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

