

THE CORPORATION OF THE CITY OF DRYDEN

BY-LAW NUMBER 2021-74

BEING A BY-LAW TO AMEND BY-LAW NUMBER 2740-2000, ZONING BY-LAW OF THE CORPORATION OF THE CITY OF DRYDEN.

WHEREAS Section 34 of the Ontario Planning Act, R.S.O. 1990, c.P.13, as amended, provides that the Council of a local municipality may by by-law, authorize the use of land, buildings or structures for any purpose set out therein that is otherwise prohibited by by-law; and

WHEREAS it is advisable and expedient to amend By-law Number 2740-2000, Zoning By-law of the Corporation of the City of Dryden.

AND WHEREAS Council has determined that no further public meeting is required.

NOW THEREFORE the Council of the Corporation of the City of Dryden enacts as follows:

1. THAT Schedule A2 of Zoning By-law 2740-2000 be amended by rezoning the property located on Duke Street, legally described as Plan M318 PT BLK B RP KR1013 REM Part 1 PCL 25313, from Residential Type Two (R2) Zone to Multiple Residential Exception Three Holding Three (RM-3 H3) Zone in accordance with Schedule 'A' to this By-law.
2. THAT Section 4.3.3 of Zoning By-law 2740-2000 be amended to add the following:
 - 4.3.3.1 In addition to the uses permitted by the Multiple Residential (RM) Zone, within the Multiple Residential Exception Three Holding Three (RM-3 H3) Zone, that four (4) separate buildings, each containing a 12-unit apartment building shall be permitted, and the following site-specific provisions shall apply:
 - A minimum lot frontage of 125 metres where 384 metres is required;
 - A rear yard setback of 4.5 metres where 10 metres is required; and,
 - No loading spaces shall be required.
3. THAT Table 4.23 of Zoning By-law 2740-2000 be updated to include H3 provisions, as follows:

Col. 1 Symbol	Column 2 Application	Column 3 Property/Legal Description	Column 4 Conditions for Removal	Col. 5 Date Enacted	Col. 6 Date Removed
H3	Duke Street Apartment Zoning By-law Amendment	Plan M318 PT BLK B RP KR1013 REM Part 1 PCL 25313	The H3 holding provision may be removed following the execution of a Site Plan Agreement between the owner and the City		

4. THAT this By-law conforms to the Official Plan for the City of Dryden which was approved by the Ministry of Municipal Affairs and Housing on September 19, 2013.
5. THAT this By-law shall come into force and take effect upon the final passage hereof subject to the issuance of a certificate by the Acting Clerk pursuant to Section 34(22) of The Planning Act, R.S.O. 1990, c.P.13, as amended, and, where applicable, subject to the approval of the Ontario Land Tribunal.

ENACTED AND PASSED THIS 23RD DAY OF AUGUST 2021, as witnessed by the Corporate Seal of the City of Dryden and the hands of its proper Officers duly authorized in that behalf.

THE CORPORATION OF THE CITY OF DRYDEN

Mayor

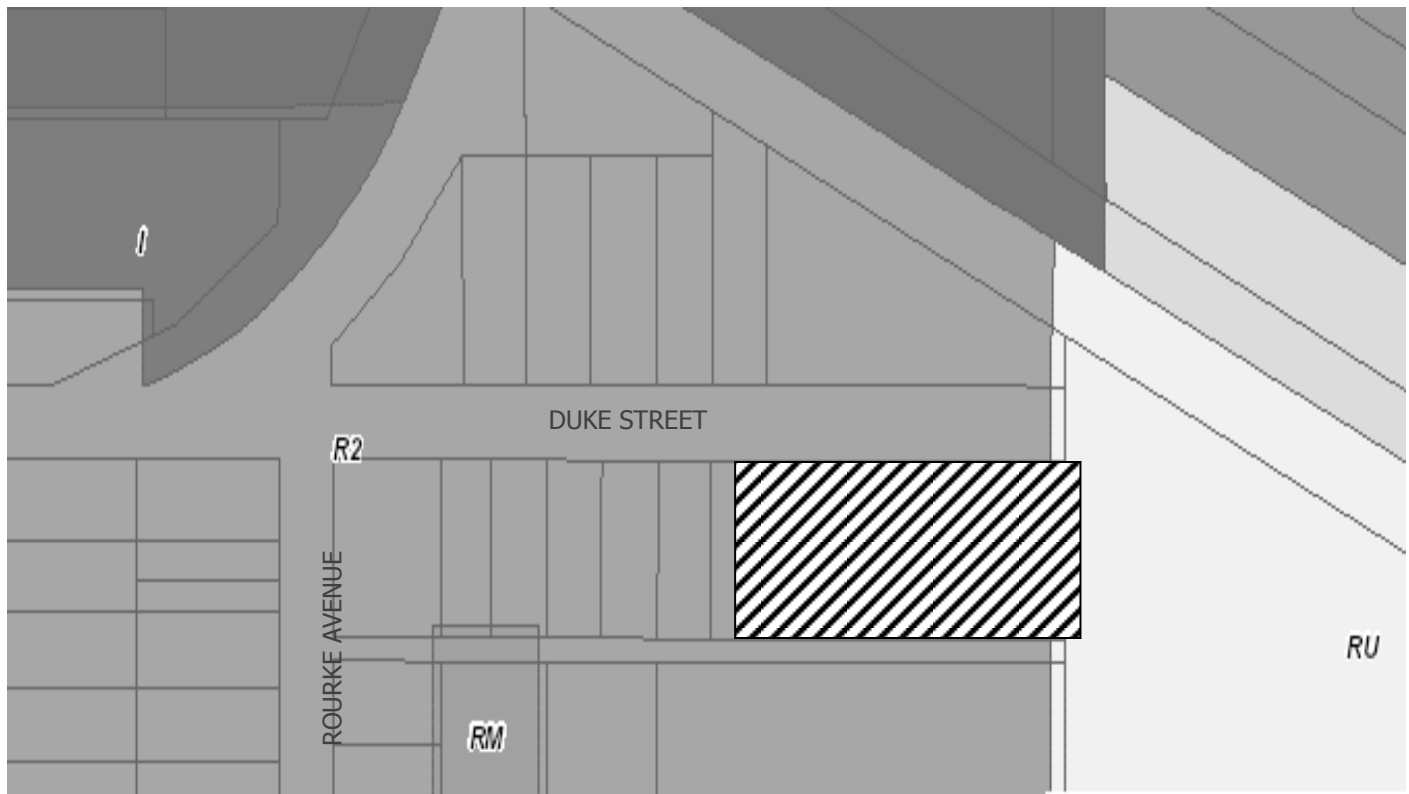
Clerk

READ A FIRST AND SECOND TIME THIS 23RD DAY OF AUGUST 2021.

READ A THIRD TIME AND PASSED AS READ THIS 23RD DAY OF AUGUST 2021.

SCHEDULE 'A'
to Zoning By-law 2021-74

Plan M318 PT BLK B RP KR1013 REM Part 1
PCL 25313
City of Dryden



Lands to be rezoned from the Residential Type Two (R2) Zone to the Multiple Residential Exception Three Holding Three (RM-3 H3) Zone

This is Schedule 'A' to Zoning By-law 2021-74 passed
this 23rd day of August, 2021

Mayor

Clerk