



DRYDEN

ZONING BY-LAW AMENDMENT INFORMATION & APPLICATION

INTRODUCTION:

The City of Dryden Council is the approval body for Zoning Amendments. Section 34 of the *Planning Act* sets out the process and requirements for Zoning Amendment applications.

The City of Dryden's current Comprehensive Zoning By-law is No. 2740-2000, as amended. The zoning by-law regulates the use of lands in the city. The zoning by-law contains maps and schedules which identify all properties and the zone in which they are located. Each zone contains a list of permitted uses and regulations which control the size of lots, minimum frontages, parking requirements, etc.

If a use proposed for a property is not permitted by the existing zoning, approval of a Zoning By-law Amendment will be required by the City of Dryden Council prior to establishing the use.

The attached zoning by-law amendment application is to be completed and returned to the City of Dryden building and planning department for processing. Please note an application for a zoning by-law amendment generally requires approximately 2 to 4 months to process.

You are strongly encouraged to consult with the City of Dryden planning staff for guidance prior to making any formal submission.

FEES:

The attached application form must be completed and submitted with the required application fee as outlined on Schedule "1" attached. (Any cheques are to be made payable to the City of Dryden)

APPLICATION REQUIREMENTS:

No applications shall be officially received and processed unless the building & planning staff are satisfied that it is complete.

A complete application consists of the following:

1. A complete and signed application form together with the prescribed application fee.
2. A signed letter of authorization from the owner(s) of the property for those applications submitted by an agent.
3. Four (4) copies of all supporting technical and background information reports as required.



DRYDEN

File No: _____

The Corporation of the City of Dryden
Application for Zoning By-Law Amendment

PLEASE NOTE:

In accordance with Section 34(10.1) of The Planning Act and Ontario Regulation 545/06, the attached information must be provided. Should this Application not be completely filled out and the required fee and information not be provided, the Application shall be returned.

GENERAL INFORMATION

Owner's Name:	
The Corporation of the Town of Dryden	
Address:	
30 Van Horne Ave., Dryden, ON, P8N 2A7	
Phone Number:	Fax Number:
807-223-2225	807-223-3999
E-mail:	
Applicant's Name (if different than above):	
0865894 B.C. LTD. dba AgriTech North	
Address:	
31 Airport Rd., Site 118, Comp. 19, RR #4, Dryden, ON, P8N 0A2	
Phone Number:	Fax Number:
807-323-2246	807-789-9800
E-mail:	
ben@agritech-north.ca	
Agent's Name (if any):	
Address:	
Phone Number:	Fax Number:
E-mail:	

To Whom is all Information to be sent?

☒ Applicant
 ☒ Owner
 ☐ Agent
 ☐ All

DESCRIPTIVE INFORMATION

1. Location of Property:

PIN: 420840155

Legal Description:

PCL 19244, SEC DKF; LT 7, PL M318; Dryden

Municipal Address:

250 Duke St., Dryden, ON, P8N 1H3

2. Size of Property:

(Correct civic address is 65 Rourke Ave) BR

Frontage:

131.99'

40.230 m

Lot Depth:

155.00'

47.244 m

Lot Area:

20,268.42'²

1,900.626 m²

3. Are there any existing buildings or structures on the subject property? Yes ☒ No ☐

If YES, please identify the type of building and dimensions or floor area of each building

18.3m x 22.6m = 413.58m² Single Story

60' x 74' = 4440'²

If YES, please identify the setbacks of each building from the front, side and rear lot lines. (If available, please submit copy of survey)

Front +/- 9.5 m, Interior lot line 18.0 m, Ext +/- 4.0 m, Rear 16.3 m

Correct Exterior yard setback - 5.0m (GIS error) BR

4. Existing use of the subject property? Public Works City of Dryden

5. How long have the existing uses of the subject property continued? +/- 25 years

6. Type of access to subject lands?

- ☐ Provincial highway ☐ Other public road ☐ Water access
- ☒ Municipal road maintained all year ☐ Right-of-way

7. Type of water servicing of subject lands?

- ☒ Municipal Piped Water System ☐ Private Well ☐ Other _____

8. Type of sewage disposal to the subject lands?

- ☒ Municipal Sanitary Sewer ☐ Individual Septic System
- ☐ Other (please explain) _____

9. Storm drainage is provided by?

- ☒ Municipal Storm Sewer ☐ Ditch or swale ☐ Other _____

PURPOSE OF THE APPLICATION

1. Existing Zoning Category of the subject property? R2
2. Requested Zoning category: CA, retail store, agricultural use
3. Reason why the zoning amendment has been requested: Please see attached Rationale.
4. Proposed Land Use: (Please be specific – i.e. commercial, retail, office, restaurant, residential – number of units, apartments; industrial – warehouse, manufacturing. Also include any details of proposed buildings including setbacks, building height, building floor area, etc.) Please attach any drawings, proposed site plans, etc.)
Please see attached Rationale.

OTHER INFORMATION

1. What is the Current Official Plan Designation of the land and how does the application conform to the Official Plan?
Stable Areas.
Compatible Use (4.1.1, 4.1.5)
Improvement to Quality & Character (4.1.2)
2. Is the subject land the subject of an application for approval of:
 - a. A consent /
 - b. A plan of subdivision /
 - c. An Official Plan Amendment /
3. Has the subject property ever been the subject of a previous zoning by-law amendment application? /
5. This application must be accompanied by a sketch, survey or preliminary site plan showing the following:
 - i) The boundaries and dimensions of the subject land.
 - ii) The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line; rear yard lot line and the side yard lot lines.

- iii) The approximate location of all natural and artificial features or the subject land and on the land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include: buildings, railways, pipeline, roads, watercourse, drainage ditches, rivers, wetlands, wells and septic tanks, highways, roads, rights-of-way.
- iv) The current uses of land that is adjacent to the subject land.
- v) The location and nature of any easements affecting the subject land.

I hereby swear that the information provided by this application is true.

September 10, 2021
Date Submitted

Owner/Applicant Signature

Personal information contained in this application form (name, address, phone number, e-mail address) is part of the public record and by signing such application form the applicant acknowledges that such information can be disclosed to the public.

Owner's Authorization

If an agent is used, the owner must complete this section. If there is more than one owner, a separate authorization from each individual or corporation is required. Attach an additional page or pages in the same format as this authorization if necessary.

I, _____ being the registered owner of the subject lands, hereby authorize (print name of agent), _____ to submit the above application to the City of Dryden for approval thereof.

I understand that all the information, documents, drawings and planes provided with this application will be made available to the public, as required by the provisions of the Planning Act, R.S.O. 1990, c.P13, as amended.

Signature:

Date:

Printed Name of Signatory:

Title:

Attestation of the
City of Dryden
in and for the District of Kenora
in the Province of Ontario
The Official Municipal Clerk
Alicia J. Baker

Application Declaration

I, Benjamin Feagin Jr., of the (municipality) City of Dryden in the District of Kenora solemnly declare that I am (circle one of the following)

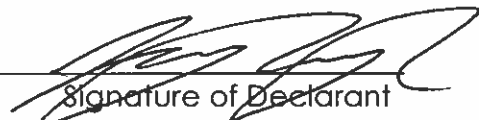
the Owner or the agent of the owner, or an officer of the owner, or an officer/employee of the agent of the owner, and that all the statements contained within this application are true and correct, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the Canada Evidence Act. I hereby make this application for Zoning Amendment acknowledging the City of Dryden will process the application based on the information provided.

Along with the application, I am submitting a processing fee of \$ 1590.00.

I understand that all the information, documents, drawings and plans provided with this application will be made available to the public, as required by the provisions of the Planning Act R.S.O. 1990, c.P13, as amended.

Declared before me at the City of Dryden in the District of Kenora this 13th day of September, 2021.


Signature of a Commissioner for Taking Affidavits


Signature of Declarant

Provincial Plans and Policy Statement Information

Is the application consistent with Policy Statements issued under Subsection

Yes ☒ No ☐

Is the subject land within an area of land designated under any provincial

Yes ☐ No ☒

If YES explain whether the application conforms to or does not conflict with the applicable provincial plan or plans:

**A Commissioner of Oaths
in and for the District of Kenora,
in the Province of Ontario
Ex Officio-A Municipal Deputy Clerk
Allyson J. Euler**

SCHEDULE "1"
CITY OF DRYDEN
BUILDING AND PLANNING DEPARTMENT

APPLICATION FEES & CHARGES - Effective January 1, 2021

Zoning By-law Amendment	\$ 1590.00
Official Plan Amendment	\$ 2305.00
Plan of Subdivision	\$ 3000.00
Site Plan Agreement Application	\$ 1000.00

Temp \$1145.00

