



PUBLIC MEETING CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT

Application ZBA 07/24

269 Shackleton Street

Kevin Vanderveen (Vanderveen Acquisitions Inc)

TAKE NOTICE that pursuant to Section 34(12) of the Planning Act, R.S.O. 1990, as amended, the Council of the Corporation of the Municipality of Dutton Dunwich will hold an **ELECTRONIC AND IN PERSON** public hearing in the Dutton Dunwich Council Chambers at 199 Currie Road, Dutton, Ontario, on **Wednesday, November 27, 2024, at approximately 5:15 p.m.** to consider an application for a Zoning By-law Amendment to the Municipality of Dutton Dunwich Comprehensive Zoning By-law 2022-50.

The purpose of the public meeting is to afford any person who attends an opportunity to make representation with respect to the proposed Amendment. **If you would like to participate in the public meeting electronically, please call (519) 762-2204 or email info@duttondunwich.on.ca, the Municipal Office, for information on how to access the public meeting.**

The subject parcel is legally described as Plan 143, Block 4, Lot B and locally known as 269 Shackleton Street, Municipality of Dutton Dunwich (see area in **yellow** on the attached Key Map).

The lands are a corner lot on the north side of Shackleton Street and the east side of Charles Street and currently have a single detached dwelling and an accessory structure (shop) service by full municipal services.

The lands are currently designated Residential as shown on Schedule 'D' Dutton Land Use Plan in the Dutton Dunwich Official Plan (OP) and zoned Village Residential 1 (VR1) Zone on Map 2, Schedule 'B' in the Dutton Dunwich Zoning By-law 2022-50 (ZBL). The lands are also currently listed on the Dutton Dunwich Heritage Register.

The property subject to this application is the severed and retained lands of application E 84-24 to the Elgin County Land Division Committee (LDC) to create a new lot, which was conditionally approved; no appeals were received. The applicant proposes to sever a parcel with a frontage of 40.659 m (133.4 ft), a depth of 26.85 m (88.09 ft) and an area of 1089.59 m² (0.269 acres) to create a new residential lot. The applicant is retaining a lot with an area of 1091.87 m² (0.269 acres) proposed to remain in residential use (see attached Severance Sketch).

The purpose of the zoning application is to change the zoning from Village Residential 1 (VR1) Zone to site-specific exemption Village Residential 2 (VR2-6) Zone to permit the construction of two 8-unit apartment dwellings, 3 storeys in height (see attached Concept Plan). Relief is requested from Section 13.1.3 of the zoning by-law for the following:

1. Reduce the minimum lot area from 1,200 m² to 1,089.594 m² (severed) and 1,091.871 m² (retained)
2. Reduce the minimum lot frontage from 30.0 m to 26.586 m (severed), and
3. Reduce the minimum lot depth from 40.0 m to 26.850 m (severed).

ANY PERSON OR PUBLIC BODY may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Zoning By-law Amendment.

If you wish to be notified of the decision of the Municipality of Dutton Dunwich on the proposed zoning by-law amendment, you must make a written request to the Clerk, Municipality of Dutton Dunwich, 199 Currie Road, Dutton, Ontario, N0L 1J0, planning@duttondunwich.on.ca.

If a person or public body otherwise has the ability to appeal the decision of the Council for the Municipality of Dutton Dunwich to the Ontario Land Tribunal (OLT), but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Dutton Dunwich 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 Municipality of Dutton Dunwich 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 OLT unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Please note that third party appeals are restricted for this application as per Bill 185, Cutting Red Tape to Build More Homes Act, 2024. Planning Act appeals may be filed by the applicant, the Minister of Municipal Affairs and Housing, a “specified person” (as defined by the Planning Act 1(1)), and any “public body” (as defined by the Planning Act 1(1)).

ADDITIONAL INFORMATION relating to the proposed Zoning By-law Amendment is available on the Municipal Web Page www.duttondunwich.on.ca or upon request by contacting the Municipal Office.

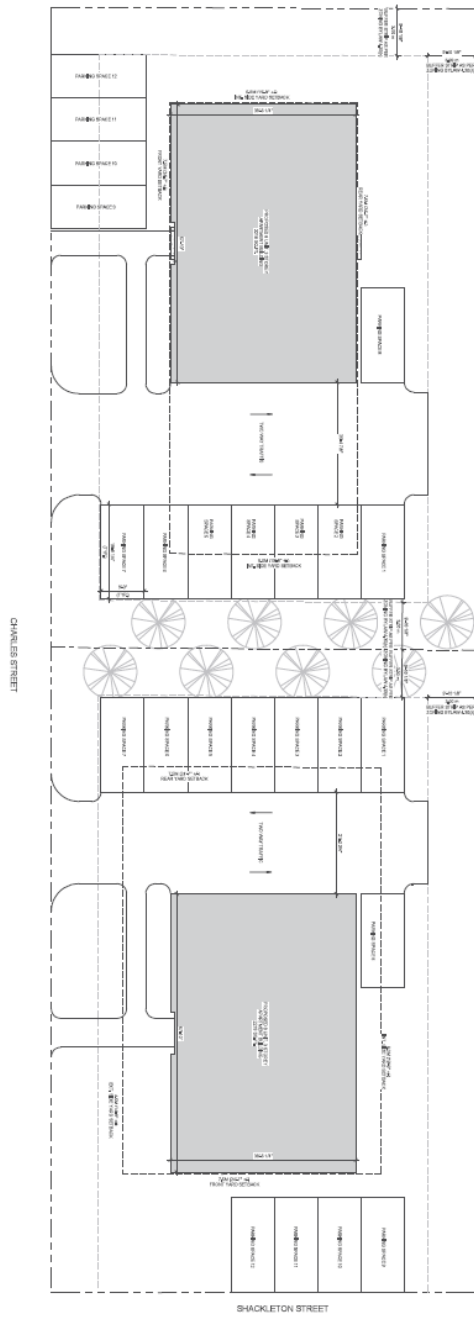
DATED at the Municipality of Dutton Dunwich, this **6th day of November 2024**.

Clerk, Municipality of Dutton Dunwich
199 Currie Road,
Dutton, Ontario, N0L 1J0
(519) 762-2204
planning@duttondunwich.on.ca

KEY MAP



SITE PLAN
COUNTY OF ELGIN
TOWN OF DUTTON
MUNICIPALITY OF DUTTON-DUNNICH

[illegible]

CONCEPTUAL
ONLY

[illegible]

**VANDERVEEN
ACQUISITIONS
NEW APARTMENT**

SITE PLAN

Address:	289 BRACKLETON ST DUTTON, ON
Project Number:	24005
Date:	OCT 8, 2024
Drawn By:	N.W.

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Date: 11/10/21 MEV: 1

SEVERANCE SKETCH

