



## PUBLIC MEETING CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT

Application ZBA 07/23  
14648 Currie Road and 14650 Currie Road  
MacDougall Family Farms (Applicant)  
on behalf of Charles and Louise Schultz (Owner)

**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, September 13, 2023, at approximately 5:30 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](mailto:info@duttondunwich.on.ca), the Municipal Office, for information on how to access the public meeting.**

The subject parcel is legally described as Concession BF Part Lots 13,14; RP11R6223 Part 1 and locally known as 14648 Currie Road and 14650 Currie Road, Municipality of Dutton Dunwich (see attached Key Map).

The subject property is the remnant farmland and residential lot in the Applications for Severance E51/23 and E52/23 to the Elgin County Land Division Committee (LDC), which were conditionally approved; no appeals were received.

As a condition of severance, an amendment is required to rezone the severed and retained parcels.

The severed parcel will be rezoned to the Special Rural Residential (RS) Zone to permit non-farm residential uses.

The retained parcel will be rezoned to the Exception Special Agricultural (A2-23) Zone to prohibit new residential uses and request relief to reduce the minimum lot area and minimum lot frontage of the proposed farm lot from the required 20.0 ha to 19.26 ha (see attached Sketch).

**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](mailto: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.

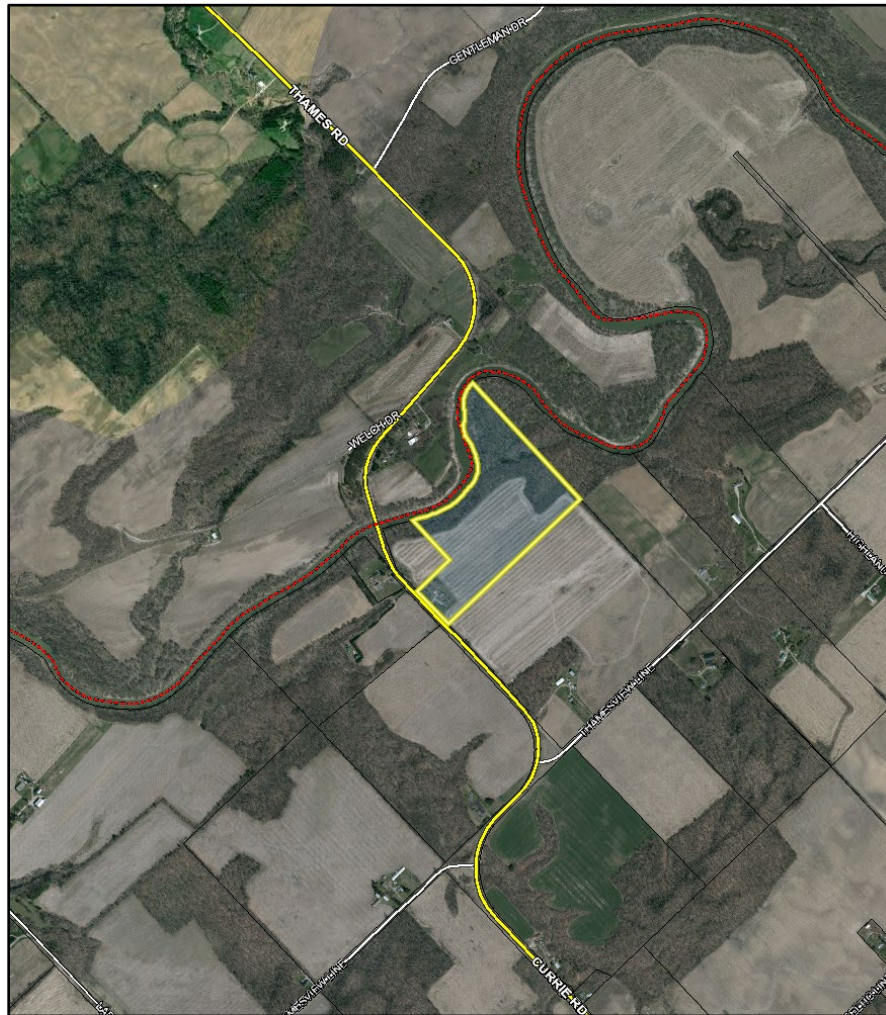
If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Dutton Dunwich before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before OLT unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

**ADDITIONAL INFORMATION** relating to the proposed Zoning By-law Amendment is available on the Municipal Web Page [www.duttondunwich.on.ca](http://www.duttondunwich.on.ca) or upon request by contacting the Municipal Office.

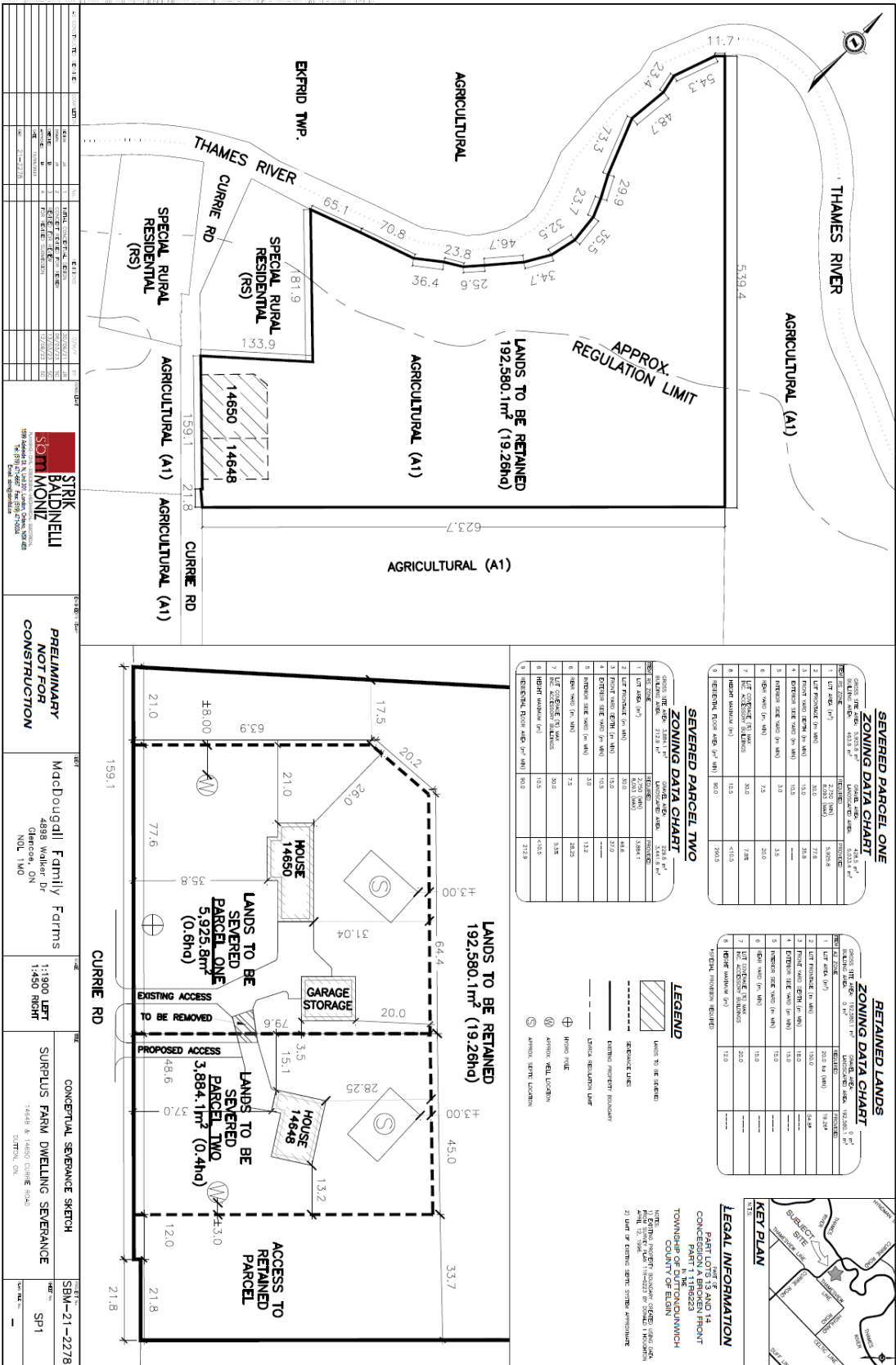
**DATED** at the Municipality of Dutton Dunwich, this **23<sup>rd</sup> day of August 2023**.

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

### KEY MAP



# SKETCH



STRK  
 BALDINELLI  
 SQUITMONIZ  
 1899 Main St. Unit 201, Oshawa, Ont. L1G 4C8  
 Tel: (905) 476-7700 Fax: (905) 476-7701

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

MacDougall Family Farms  
 4898 Walker Dr  
 Oshawa, ON  
 N1L 1W0

1:1450 LEFT  
 1:450 RIGHT

CONCEPTUAL SEVERANCE SKETCH  
 SBM-21-2278

SURPLUS FARM DWELLING SEVERANCE  
 14448 & 14600 CURRIE ROAD  
 OSHWA, ON

Sp1