



PUBLIC MEETING CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT

Application ZBA 01/24
31395 Talbot Line

W. Noorloos Farms Inc (Property 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, February 28, 2024, 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, the Municipal Office, for information on how to access the public meeting.**

The subject parcel is legally described as Concession 8 Part Lots 19 and 20, RP;11R7877 Part 1 and RP;11R8217 Parts 1 and 3 and locally known as 31395 Talbot Line, Municipality of Dutton Dunwich (see attached Key Map).

The subject property is the remnant farmland and residential lot in the application for Severance E 24-22 to the Elgin County Land Division Committee (LDC), which was conditionally approved; no appeals were received.

The proposed severed parcel will have an area of 7,425 m², a depth of 75 m, and a frontage of 99 m. The proposed severed parcel has one house and accessory structures with municipal water and private septic services (see attached Sketch).

The proposed retained parcel will have an area of 59 ha, an irregular depth, and a frontage of approximately 559 m. The proposed retained land is used for agricultural uses with accessory structure and no services (see attached Sketch).

As a condition of severance, a Zoning By-law Amendment (ZBA) is required to rezone the severed and retained parcels.

The subject lands are currently zoned site specific Special Agricultural (A2-9) Zone and Large Lot Agricultural (A3) Zone on Map 11, Schedule 'A' with a portion of land to the southeast corner of the parcel subject to the LTVCA Regulation Limit.

The severed parcel will be rezoned to a Special Rural Residential (RS) Zone to permit non-farm residential uses. The retained parcel will be rezoned to a Special Agricultural (A2) Zone to prohibit all residential uses. The existing A2-9 Zone will remain on a portion of the subject lands.

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.

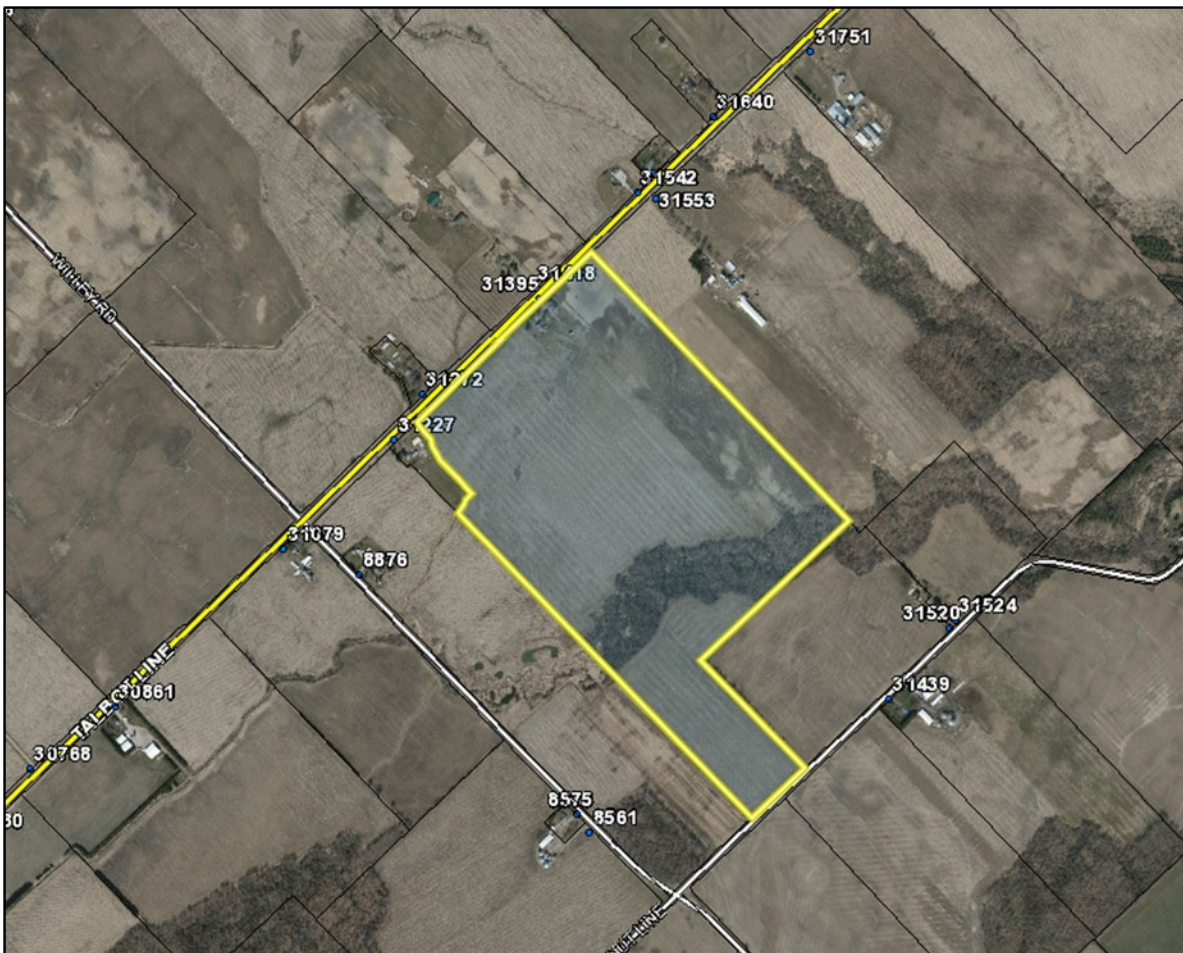
If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Dutton Dunwich before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before OLT unless, in the opinion of the Tribunal,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

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 **31st day of January 2024**.

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

KEY MAP



SKETCH

