



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

Application ZBA 11/23  
9347 Currie Road

Cynthia and Gregory Monck (Property Owners)

**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, January 10, 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](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 8, North Part Lot 12, Part of Part 1 on RP11R6399, and locally known as 9347 Currie Road, Municipality of Dutton Dunwich (see the area in yellow on the attached Key Map).

The subject parcel is approximately 4.05 ha (10 acres) in size, with approximately 21.27 m (69.78 ft) frontage along the west side of Currie Road. The parcel currently has one single detached dwelling and one accessory dwelling. The subject lands have access to municipal water, private well and private sewage system (see Sketch).

The subject lands are currently designated 'Hamlet' shown on Schedule A Land Use Plan in the Dutton Dunwich Official Plan dated July 6, 2021, and currently zoned 'Hamlet Residential with Exception (HR-1) Zone' shown on Map 1, Schedule C in the Dutton Dunwich Zoning By-law #2022-50.

The HR-1 Zone currently permits one single detached dwelling on one lot and a home occupation. The special regulation for this exception is that no single detached dwelling shall be erected within 85 metres of any existing livestock buildings.

The applicant proposes to amend the zoning of the subject lands further to permit agricultural uses as an additional permitted use.

Section 2.9 of the Zoning By-law defines 'agricultural use' as the cultivation of land, the production of crops and the processing and selling of such produce on a lot, and the breeding, raising, and care of livestock, or the produce of such livestock raised on a lot and, without limiting the generality of the foregoing, may include animal husbandry, and the raising and harvesting of field, bush, tree or wineries, truck gardening, aquaculture, apiaries, agro-forestry, maple syrup production, tree farm, sod farming and mushroom farming.

**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 **13<sup>th</sup> day of December 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



