



PUBLIC MEETING CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT

Application ZBA 02/23
31492 Pioneer Line, 31556 Pioneer Line and
Vacant Land located on the north side of Pioneer Line
David Harold and Mary Helen Durham

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, March 22, 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 that 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 5, Part Lots 20 and 21, and locally known as 31492 Pioneer Line, 31556 Pioneer and Vacant Land (VL) on the north side of Pioneer Line, Municipality of Dutton Dunwich (see attached Key Map).

The subject property is the remnant farmland and residential lot in the Applications for Severance E100/22 and E101/22 to the Elgin County Land Division Committee (LDC), which was conditionally approved; no appeals were received.

As a condition of severance E100/22, an amendment is required to rezone the severed and retained parcels. A portion of the retained lands will be rezoned to the Agricultural (A2-12) Zone to prohibit new residential uses and maintain the required minimum 40 ha farm size. The proposed severed parcel will have an area of 41.214 ha, a depth of 625.403 m and a frontage of 594.26 m. The proposed severed parcel is used for agriculture and residential uses and has 1 house and accessory structures with municipal water and private septic service. The proposed retained parcel will have an area of 68.489 ha, a depth of 625.403 m and a frontage of 1,068.05 m. The proposed retained parcel is used for agricultural uses with no structures and no municipal services (see attached Sketch).

As a condition of severance E101/22, an amendment is required to rezone the severed and retained parcels. The severed parcel will be rezoned to the Exception Special Rural Residential (RS-27) Zone to permit non-farm residential uses. Relief for the maximum lot area of the proposed severed lot is required, as a condition of ZBA. The retained parcel will be rezoned to the Agricultural (A2-12) Zone to prohibit new residential uses and maintain the required minimum 40 ha farm size. The proposed severed parcel will have an area of 1.214 ha, a depth of 160 m and a frontage of 75.879 m. The proposed severed parcel is used for residential use and has 1 house and accessory structures with municipal water and private septic services. There is also a pond and solar panels located on the severed parcel. The proposed retained parcel will have an area of 40 ha, a depth of 625.403 m and a frontage of 518.381 m. The proposed retained parcel is used for agricultural uses and has accessory structures (grain bins) with no municipal services (see attached Sketch).

The applicant proposes to consolidate the holding into its farm operation.

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 **1st day of March 2023**.

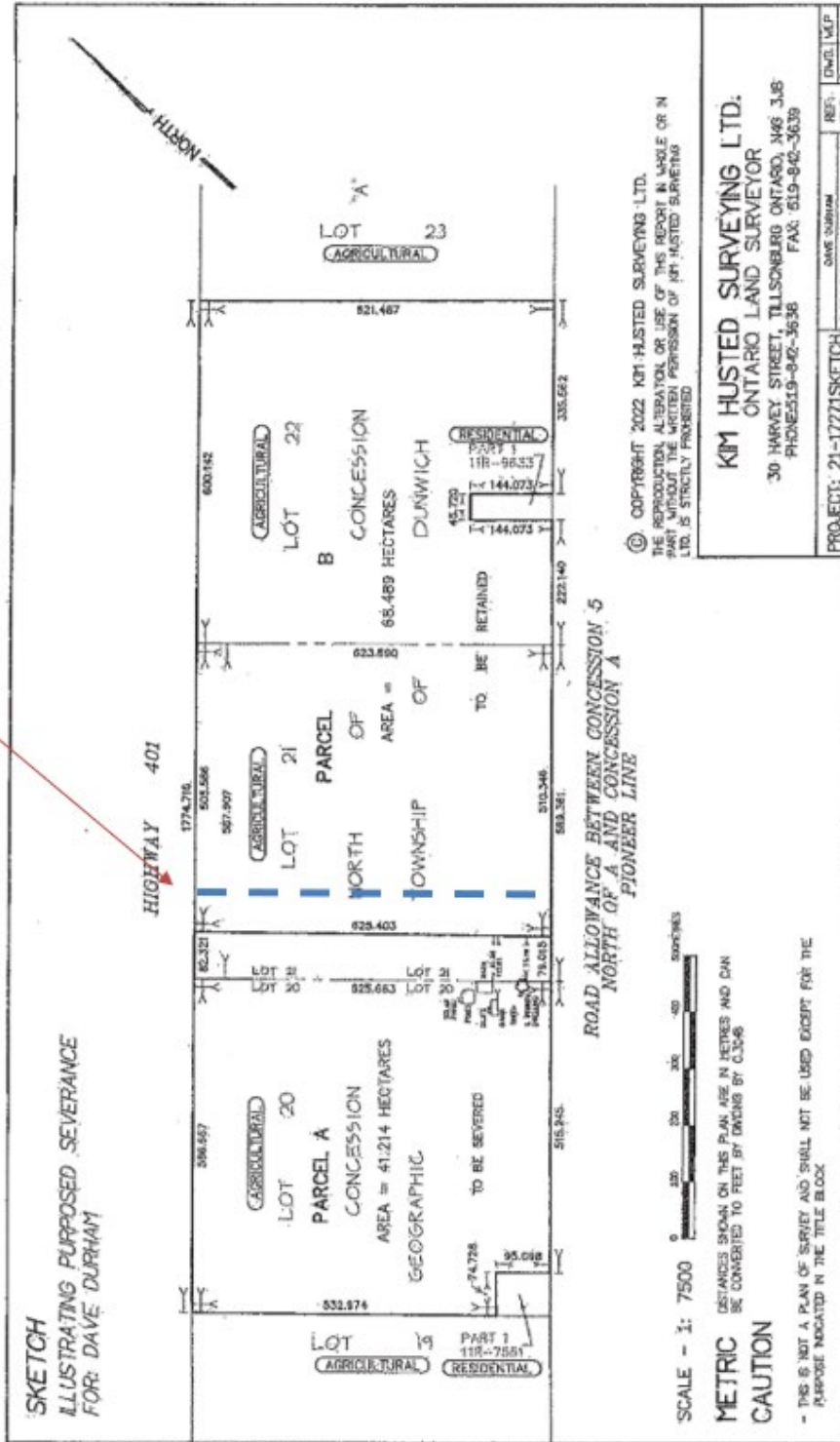
Clerk, Municipality of Dutton Dunwich
199 Currie Road,
Dutton, Ontario, N0L 1J0
(519) 762-2204
planning@duttondunwich.on.ca

KEY MAP



SKETCH - B 100/22

Proposed Split



SKETCH - B 101/22

