



PUBLIC MEETING CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT

Application ZBA 03/23
28786 Aberdeen Line and 28800 Aberdeen Line
Carl McLeod & Sons Ltd.

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 4, Part Lots 8 and 9, and locally known as 28786 Aberdeen Line and 28800 Aberdeen Line, Municipality of Dutton Dunwich (see attached Key Map).

The subject property is the remnant farmland and residential lot in the Applications for Severance E88/22 and E92/22 to the Elgin County Land Division Committee (LDC), which was conditionally approved; no appeals were received.

As a condition of severance E88/22, 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 Agricultural (A2) Zone to prohibit new residential uses. The proposed severed parcel will have an area of 3,131.356 m², a depth of 82.5 m and a frontage of 37.0 m. The proposed severed parcel is used for residential use and has 1 house with municipal water and private septic services. The proposed retained parcel will have an area of approximately 150 ha, a depth of 1,372.51 m and a frontage of approximately 1,722.45 m. The proposed retained parcel is used for agricultural uses and has accessory structures with municipal water services (see attached Sketch).

As a condition of severance E92/22, 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 Agricultural (A2) Zone to prohibit new residential uses. The proposed severed parcel will have an area of 3,138.611 m², a depth of 82.5 m and a frontage of 39.0 m. The proposed severed parcel is used for residential use and has 1 house with municipal water and private septic services (see attached Sketch). The proposed retained parcel will have an area of approximately 150 ha, a depth of 1,372.51 m and a frontage of approximately 1,722.45 m. The proposed retained parcel is used for agricultural uses and has accessory structures with municipal water services (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.

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.

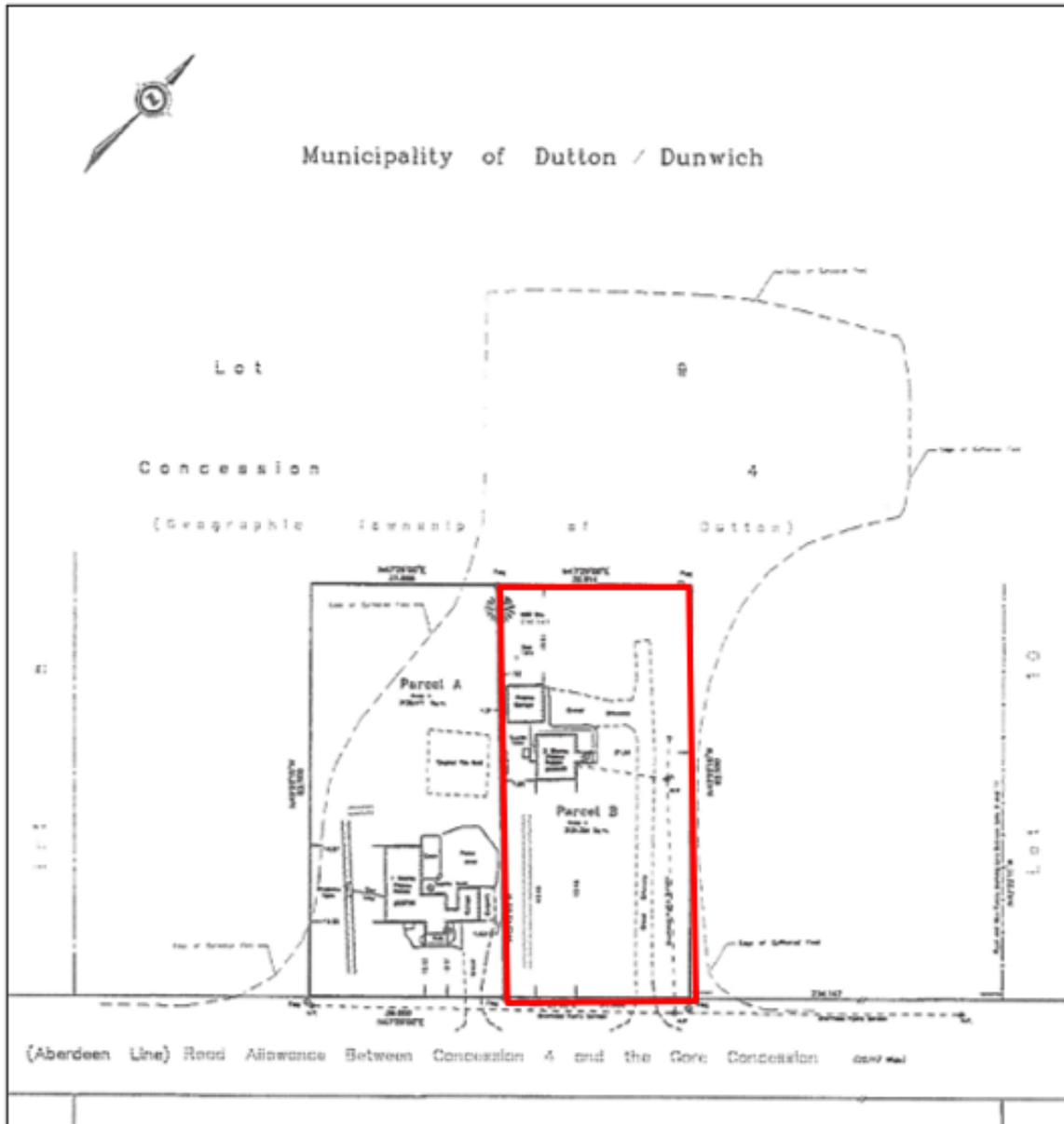
DATED at the Municipality of Dutton Dunwich, this **1st day of March 2023**.

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

KEY MAP



SKETCH - B 88/22



SKETCH - B 92/22

