



Municipality of
Dutton Dunwich

**NOTICE OF PUBLIC HEARING
CONCERNING AN APPLICATION FOR A MINOR VARIANCE**

**Application No. MV 06/20
26779 Talbot Line**

TAKE NOTICE that an application has been made by **Samantha Keillor and Thomas Waite** for a Minor Variance, pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, as amended. The lands subject to the Minor Variance are known locally as **26779 Talbot Line**. The subject lands are outlined in yellow on the Key Map on the **back** of this notice.

The Committee of Adjustment for the Municipality of Dutton Dunwich will hold a public hearing on the **25th day of November, 2020** at approximately **5:00 pm** to consider the application. **If you would like to participate in the public meeting please call (519) 762-2204 or email info@duttondunwich.on.ca the Municipal Office for information on how to access the meeting.**

The subject property is designated Agriculture on Schedule 'A' of the Dutton Dunwich Official Plan and zoned Special Rural Residential (RS-25) on Schedule 'A', Map 13, of the Dutton Dunwich Zoning By-law. The parcel currently has a single detached dwelling and accessory building (308 m² barn) and is located on the south side of Talbot Line Street. A previous zoning amendment (ZBA 05/19) was approved to permit the use of the barn as an event centre.

The purpose of the minor variance application is to request relief from the requirements of Section 4 (General Provisions) of the Zoning Bylaw to permit the required parking (44 spaces) to be constructed for the event centre use on a grass surface as oppose to hard surface (S4.28), to permit the loading space and approaches to be located on existing gravel as oppose to hard surface (S4.32) and to permit the driveway leading to the loading area and parking area to be defined by railway ties as opposed to concrete curbs (S4.33). The proposed construction is also subject to Site Plan Control approval by Council for the Municipality of Dutton Dunwich.

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 Minor Variance application. If you wish to be notified of the decision of the Committee in respect of the Minor Variance, you must make 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 have an ability to appeal the decision of the Committee of Adjustment for the Municipality of Dutton Dunwich to the Local Planning Appeal Tribunal (LPAT) 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 decision is made, 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 decision is made, the person or public body may not be added as a party to the hearing of an appeal before LPAT unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

ADDITIONAL INFORMATION relating to the proposed Minor Variance 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 11th day of November, 2020.

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

KEY MAP



SKETCH

