



Municipality of
Dutton Dunwich

**NOTICE OF THE PASSING OF A ZONING BY-LAW
BY THE CORPORATION OF THE
MUNICIPALITY OF DUTTON DUNWICH**

Application ZBA 10/20
1 Bouw Place and 2 Bouw Place
Amjen Realty Inc. – Sandy Acchione

TAKE NOTICE that the Council of the Corporation of the Municipality of Dutton Dunwich passed **By-law No. 2020-65** on the **9th day of September, 2020**, pursuant to Section 34 of the Planning Act, R.S.O. 1990, as amended.

The effected properties are locally and legally known as 1 Bouw Place (Lot 72 on Plan 11M-210) and 2 Bouw Place (Lot 58 on Plan 11M-210), Municipality of Dutton Dunwich, County of Elgin, shown on this notice (see area in red on the Key Map).

The purpose of the approval to Zoning By-law No. 2004-24, as amended, is to further amend Map 2 of Schedule “B” of the By-law from Defined Area Village Residential 1 (VR1-5) Zone to Defined Area Village Residential 1 (VR1-6) Zone to reduce the required setback for the required exterior (corner) side yard for 1 Bouw Place and 2 Bouw Place from 4.5 m to 3.5 m (see area in red on the Sketch). This will result in the proposed residential dwellings to be located closer to Leitch Street by 1 m. All other (existing) Village Residential 1 and Defined Area Village Residential 1 (VR1-5) Zone regulation will apply.

The request for the properties locally and legally known as 245 Leitch Street (Lot 75 on Plan 11M-210), 243 Leitch Street (Lot 74 on Plan 11M-210) and 241 Leitch Street (Lot 73 on Plan 11M-210), which were subject to Part Lot Control has been formally **withdrawn by the applicant**. No further action of Council for the Municipality of Dutton Dunwich is required (see area in blue on the Sketch).

AND TAKE NOTICE that any person or public body may appeal to the Local Planning Appeal Tribunal (LPAT) with respect to the By-law by filing with the Clerk of the Municipality of Dutton Dunwich, not later than the **30th day of September, 2020**, a notice of appeal, setting out the reasons for the appeal. The appeal must be accompanied by the fee required by the Tribunal.

Only individuals, corporations and public bodies may appeal a zoning by-law to the LPAT. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or body made oral submissions at a public meeting or written submissions to the Council, or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

The complete By-law is available upon request by contacting the Municipal Office.

DATED at the Municipality of Dutton Dunwich, this **10th day of September, 2020**.

Clerk, Municipality of Dutton Dunwich
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KEY MAP



SKETCH

