



PUBLIC MEETING CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT

Application ZBA 08/19
13069 Cowal Road
Mike and Cindy Campbell

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 a Public Meeting on **Wednesday, November 27th, 2019, at approximately 5:00 p.m.** in the Council Chambers at the Municipal Office located at 199 Currie Road to consider an application for a Zoning By-law Amendment to the Municipality of Dutton Dunwich Comprehensive Zoning By-law 2004-24.

The purpose of the Public Meeting is to afford any person that attends, an opportunity to make representation with respect to the proposed Amendment.

The subject property is locally known as 13069 Cowal Road and is the remnant farmland and residential lot in Application E 49/19 to the Elgin County Land Division Committee (LDC). The property is legally described as Concession 3, Part Lot 23, located on the south side of Cowal Road (see Key Map).

The proposed severed parcel will have an area of 0.792 ha (1.957 ac), depth of 99 m (324.80 ft) and frontage of 80 m (262.467 ft) along the west side of Cowal Road. The proposed severed parcel has 1 house with municipal water and private septic services (see area in green on the attached Sketch).

The proposed retained parcel will have an area of 41 ha (101.31 ac), depth of 715 m (2,345.80 ft) and frontage of 590 m (1,935.69 ft) on the west side of Cowal Road and the south side of Duff Line. The proposed retained land is used for agricultural uses with 1 house and accessory structures with municipal water and private septic services (see area in yellow on the attached Sketch).

The owners are requesting to rezone the proposed severed parcel (residential lot) from Agricultural (A3) Zone to Special Rural Residential (RS) Zone on Map 4 to permit residential use and to rezone the proposed retained parcel (farm lot) from Agricultural (A3) Zone Special Agricultural (A2) Zone on Map 4 to prohibit new residential uses.

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 a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the Municipality of Dutton Dunwich before the by-law is passed, the person or public body is not entitled to appeal the decision of the Municipal Council to the Local Planning Appeal Tribunal (LPAT).

If a person or public body does not make oral submissions at a public meeting, or make written submissions to Council of 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 LPAT unless, in the opinion of LPAT, there are reasonable grounds to do so.

ADDITIONAL INFORMATION relating to the proposed Zoning By-law Amendment is available for inspection daily, **Monday to Friday, 8:30 A.M. to 4:30 P.M.** at the Municipality of Dutton Dunwich Municipal Office.

DATED at the Municipality of Dutton Dunwich, this **6th day of November, 2019.**

