



Municipality of
Dutton Dunwich

PUBLIC MEETING CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT

Application ZBA 16/20
Review of Definitions (Yards and Lots)

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, December 16th, 2020, at approximately 5:15 p.m.** 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. **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.**

It is proposed to update the definition sections of the Zoning By-law as it pertains to 'Yards' and 'Lots' (Section 2). The purpose of the review is to provide specific clarity to the definitions as it pertains to rear yards for irregularly shaped lots and when an interior yard for a lot that abuts a rear yard. The review applies to the entire municipality. Various options are being considered:

Rear yards for irregular shaped lots:

Option 1a – Do nothing. Continue to use the definitions in the current zoning by-law.

Option 1b – Clarify the existing definition of 'rear lot line' for irregular shaped lots (that it does not have a rear lot line).

Option 1c – Create a rear yard on lots that do not have a rear lot line (by adding specific requirements).

Interior yards for lots that abut a rear yard:

Option 2a – Do nothing. Continue to use the definitions in the current zoning by-law.

Option 2b – Require an increase in setback when a rear yard is located along an interior side yard (treat it as an exterior side yard).

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 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 Council 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 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 LPAT 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 **25th day of November, 2020.**

Clerk, Municipality of Dutton Dunwich
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Dutton, Ontario N0L 1J0
(519) 762-2204
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