



PUBLIC MEETING CONCERNING A PROPOSED DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT

Application 34T-DD2001 and ZBA 05/20
Part of Lot 13, Concession A - Brokenshire Farms

TAKE NOTICE that pursuant to Sections 51(21) and 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, September 9th, 2020, at approximately 5:30 p.m. ELECTRONICALLY** to consider an application for a Zoning By-law Amendment to the Municipality of Dutton Dunwich Comprehensive Zoning By-law 2004-24 and a Draft Plan of Subdivision on behalf of the County of Elgin. **If you would like to participate in the Public Meeting please call the Municipal Office or email info@duttondunwich.on.ca for information on how to access the meeting.**

The purpose of the Public Meeting is to afford any person that attends, an opportunity to make representation with respect to the proposed Amendment and Draft Plan of Subdivision. The subject parcel is legally described as Part of Lot 13, Concession A, Municipality of Dutton Dunwich (see Key Map). The subject property is 9.73 ha in size with 20.117 m of frontage on each Nancy Street and Lila Street.

The Draft Plan of Subdivision proposes to create 72 single detached dwellings and 20 semi-detached dwellings for a total of 92 new residential dwelling units (see area in red on the Sketch). The subject property is designated Residential in the Official Plan and zoned Village Residential 1 Holding (VR1(h)) in the Zoning By-law for the Municipality of Dutton Dunwich.

The owner is requesting to rezone the subject parcel (Block 84) from Agricultural (A1) to Defined Area Agricultural (A1-13) on Schedule A, Map 10 of Zoning By-Law #2004-24, to allow the proposed 0.96 ha storm water management pond to be located outside of the development area (see area in blue on the Sketch). The subject property is designated Agricultural in the Official Plan for the Municipality of Dutton Dunwich.

ANY PERSON OR PUBLIC BODY may attend the Public Meeting **ELECTRONICALLY** 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 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 **19th day of August, 2020.**

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

KEY MAP



SKETCH

