



PUBLIC MEETING CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT

Application ZBA 09/21
11232 Willey Road
John and Teresa Vanderdeen

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 an **ELECTRONIC** Public Meeting on **Wednesday, September 8th, 2021, 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.**

The subject parcel is legally described as Concession 5, North of A, South Part Lot 19, and locally known as 11232 Willey Road, Municipality of Dutton Dunwich (see area in yellow on the attached Key Map).

The subject property is the remnant farmland and residential lot in Application for Severance E20/21 to the Elgin County Land Division Committee (LDC), which was conditionally approved; no appeals were received.

As a condition of severance, a Zoning By-law Amendment (ZBA) is required to rezone the severed and retained parcels from Agricultural (A1) on Map 7. The severed parcel will be rezoned to a Special Rural Residential (RS) Zone to permit non-farm residential uses. The retained parcel will be rezoned to a Special Agricultural (A2) Zone to prohibit residential uses.

The proposed severed parcel will have an area of 0.84 ha (8,002 m²), depth of 114 m and frontage of 70.2 m along the east side of Willey Road. Access to the subject property will be from the municipal road. The proposed severed parcel is used for residential purposes, has 1 dwelling and accessory buildings serviced by private well and private septic services.

The proposed retained parcel will have an area of 36.6 ha, a depth of 593 m along the south side of Hwy 401 and north side of Pioneer Line and frontage of 560 m along the east side of Willey Road. Access to the subject property will be from the municipal road. The proposed retained parcel is vacant, used for agricultural purposes with no services (see attached Sketch).

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 Ontario Land Tribunal (OLT) 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 OLT 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 **18th day of August, 2021.**

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

KEY MAP



