



PUBLIC MEETING CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT

Application ZBA 1/22
30737 Silver Clay Line
Argyle Farms Brookwood Inc., and Argyle Hills Inc.

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, March 9th, 2022, 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 at the Municipal Office for information on how to access the meeting.**

The subject parcel is legally described as Concession 6, South ½ of Lot 17, locally known as 30734 Silver Clay Line, Municipality of Dutton Dunwich (see attached Key Map).

The subject property is the remnant farmland and residential lot in the Application for Severance E91/21 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 Large Lot Agricultural (A3) on Map 11. 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 0.447 ha, a depth of 80 m, and a frontage of 56 m along the north side of Silver Clay Line. The proposed severed parcel has 1 house and 2 accessory structures with municipal water and private septic services. The proposed retained parcel will have an area of 42.29 ha, a depth of 713.742 m, and a frontage of 598.769 m along the north side of Silver Clay Line. The proposed retained land is used for agricultural uses with no structure and 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 **17th day of February 2022**.

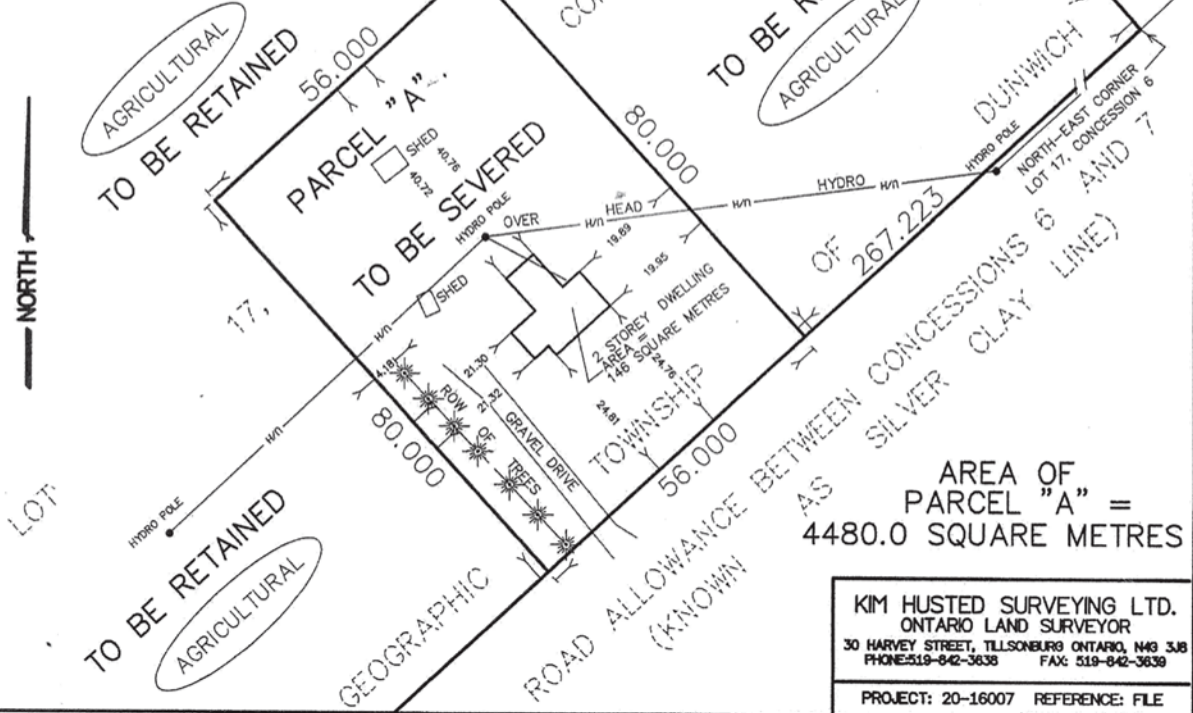
Clerk, Municipality of Dutton Dunwich
199 Currie Road,
Dutton, Ontario, N0L 1J0
(519) 762-2204
planning@duttondunwich.on.ca

KEY MAP



SKETCH

SKETCH FOR PROPOSED SEVERENCE
PART OF LOT 6
CONCESSION 17
GEOGRAPHIC TOWNSHIP OF DUNWICH
IN THE MUNICIPALITY OF DUTTON/DUNWICH
COUNTY OF ELGIN
NOT TO SCALE
KIM HUSTED SURVEYING LTD.



AREA OF
PARCEL "A" =
4480.0 SQUARE METRES

KIM HUSTED SURVEYING LTD.
ONTARIO LAND SURVEYOR
30 HARVEY STREET, TILSONBURG ONTARIO, N4G 3J8
PHONE: 519-842-3638 FAX: 519-842-3639
PROJECT: 20-16007 REFERENCE: FILE