



PUBLIC MEETING CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT

Application ZBA 11/21
29600 Thamesview Line
Jonathan Giret

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, November 24th, 2021, at approximately 6:45 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 A, Part Lot 12, locally known as 29600 Thamesview Line, Municipality of Dutton Dunwich. (see area in blue on the attached Key Map).

The subject property is the remnant farmland and residential lot in Application for Severance E80/21 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 5. 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 0.812 ha, a depth of 120.551 m and a frontage of 68.751 m. Access to the subject property will be from a municipal road. The proposed severed parcel is used for rural residential purposes, has 1 dwelling and 3 accessory buildings and is serviced by a private well and private septic services (see attached Sketch).

The proposed retained parcel will have an area of 39.659 ha, a depth of 678 m and a frontage of 527 m. Access to the subject property will be from a municipal road. The proposed retained parcel is used for agricultural purposes and has 4 accessory buildings and has 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.

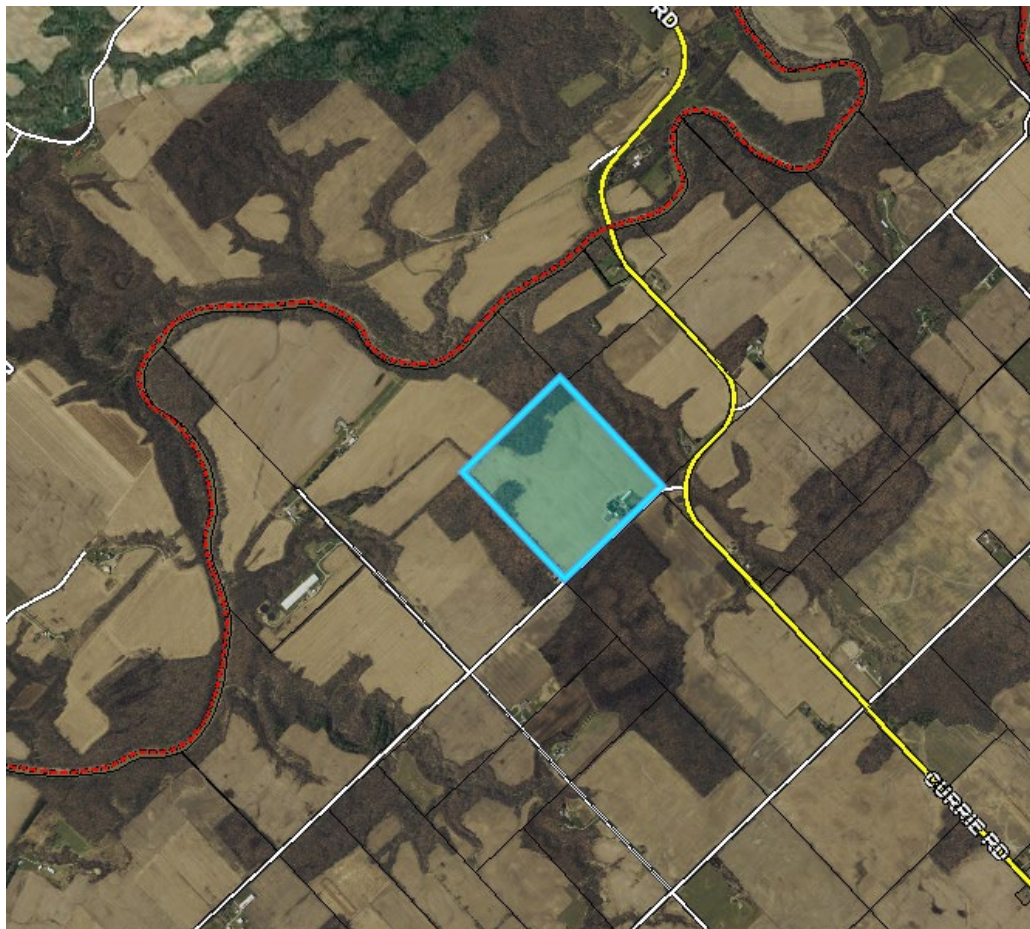
If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Dutton Dunwich before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before OLT unless, in the opinion of the Tribunal, 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.

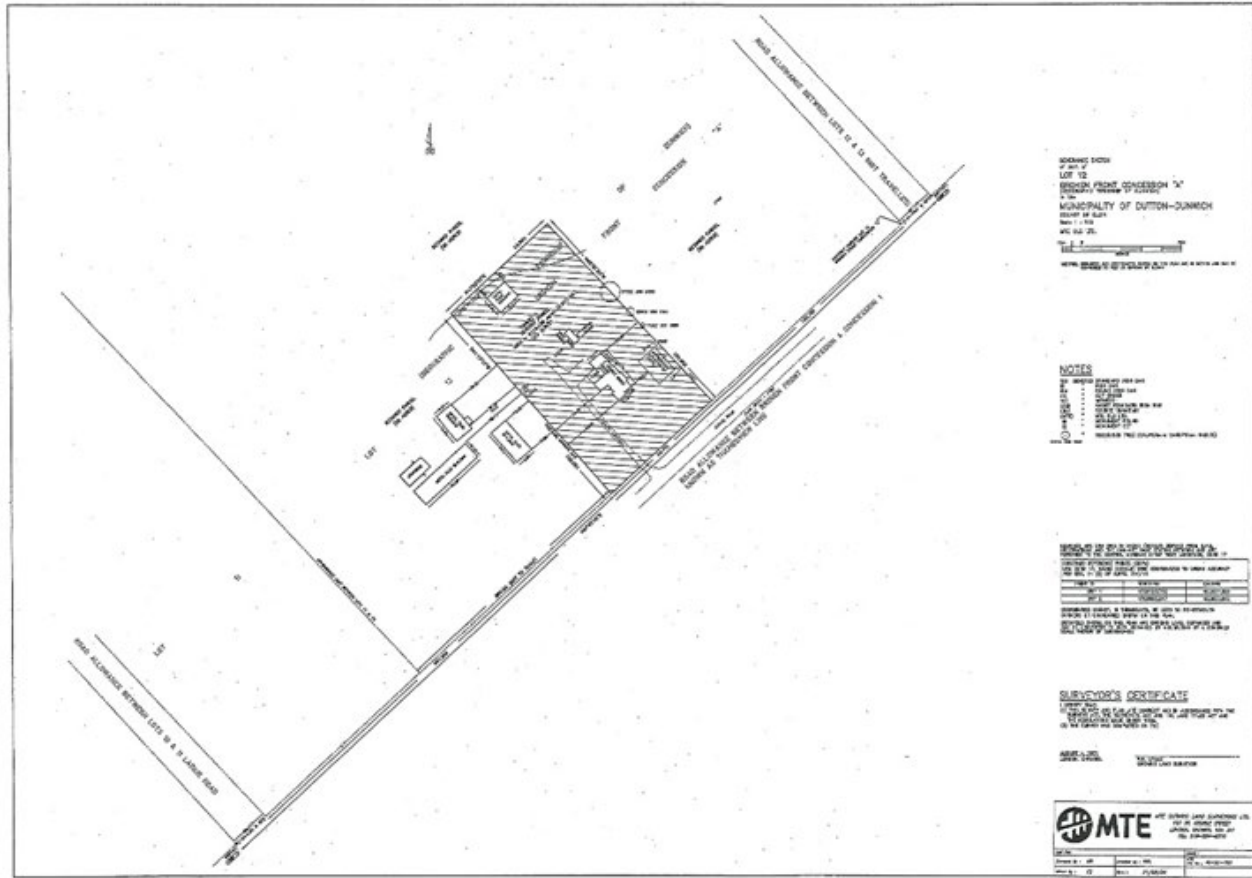
DATED at the Municipality of Dutton Dunwich, this **10th day of November 2021**.

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

KEY MAP



SKETCH



SKETCH FOR
 LOT 12
 BOUNDARY ADJUNCTION "A"
 MUNICIPALITY OF DUTTON-DUMMON
 SHEET 14 OF 21
 DATE: 10/2018
 PROJECT NO. 2018/0121

NOTES
 1. ALL DIMENSIONS ARE IN METRES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 3. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CLIENT.
 4. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CLIENT.
 5. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CLIENT.

REVISIONS

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	10/2018
2	ISSUED FOR PERMIT	10/2018

SUBMITTAL CERTIFICATE
 I hereby certify that the above is a true and correct copy of the original drawings submitted to me for approval.

MTE METRIC TECHNICAL ENGINEERING
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