



PUBLIC MEETING CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT

Application ZBA 12/20
29548 Pioneer Line
Estate of Larry Hull

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, September 9th, 2020, at approximately 5:15 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. **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.

The subject parcel is legally described as Concession 5, North of A, Part of Lot 12, 29548 Pioneer Line, Municipality of Dutton Dunwich (see attached Key Map). The subject property is the severed lot from a boundary adjustment in Application E 17/20 to the Elgin County Land Division Committee (LDC), which was conditionally approved; no appeals were received.

The owner is requesting to rezone the proposed severed parcel from Village Industrial (M4) on Schedule B – Dutton, Map 1 to Village Residential (VR1) to allow for the subject lot to comply with the provision of the subject property it is to be merged with. The retained parcel will remain Village Industrial (M4).

The proposed severed parcel will have an area of 972 m², depth of 18 m and frontage of 54 m along the north side of Pioneer Line. The proposed severed parcel is vacant with no services and is used for agricultural uses (see area in yellow on the attached Sketch).

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).

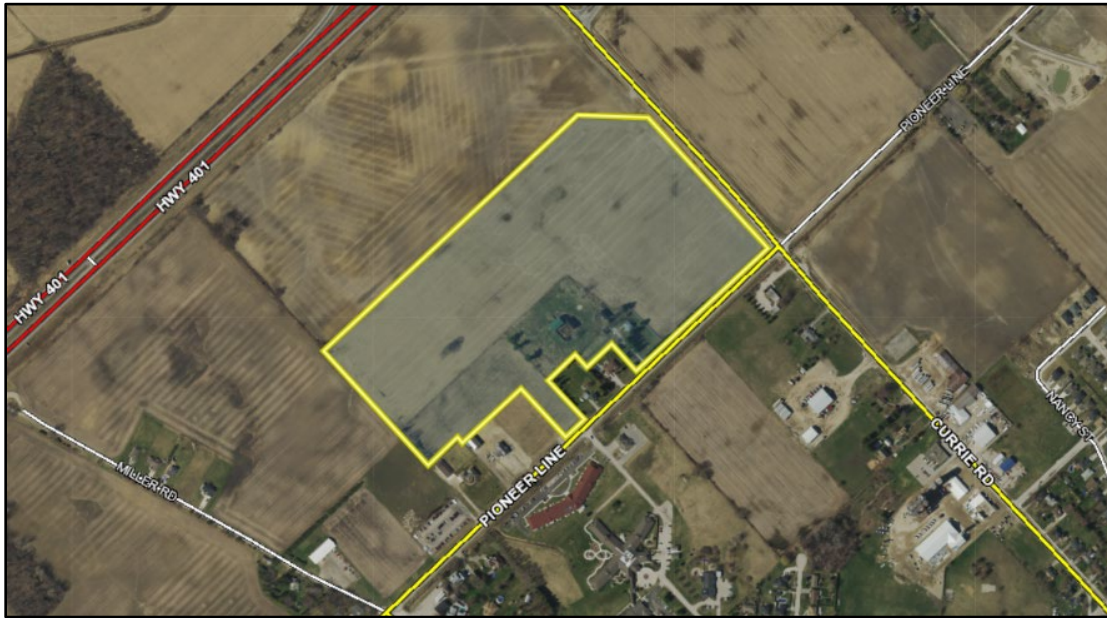
If a person or public body does not make oral submissions at a public meeting, or make written submissions to Council of the Municipality of Dutton Dunwich before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before LPAT unless, in the opinion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

