



PUBLIC MEETING CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT

Application ZBA 02/21
29357 Talbot Line - Peter and Sarah Littlejohn

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 25th, 2021, at approximately 5:30 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 8, Part of Lot 11 and 12, and locally known as 29357 Talbot Line, Municipality of Dutton Dunwich (see Key Map). The subject property is the remnant farmland and residential lot in Application for Severance E41/20 to the Elgin County Land Division Committee (LDC), which was conditionally approved. As a condition of severance, a Zoning By-law Amendment (ZBA) is required to rezone the severed and retained parcels. The severed parcel will be rezoned to a site specific Special Rural Residential (RS-26) Zone to permit non-farm residential uses. Relief is also required from Section 9.1.3 to reduce the minimum lot frontage from the required 30 m to 10 m along Talbot Line. 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 1.12 ha, depth of 99 m, a width of 82 m and frontage of 10 m along the south side of Talbot Line. The proposed severed parcel has 1 house with municipal water and private septic services. The proposed retained parcel will have an area of 81.3 ha, an irregular depth and frontage along the south side of Talbot Line and the north side Ash Line and Currie Road. The proposed retained land contains 1 accessory building and is used for agricultural uses 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 Local Planning Appeal Tribunal (LPAT) 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.

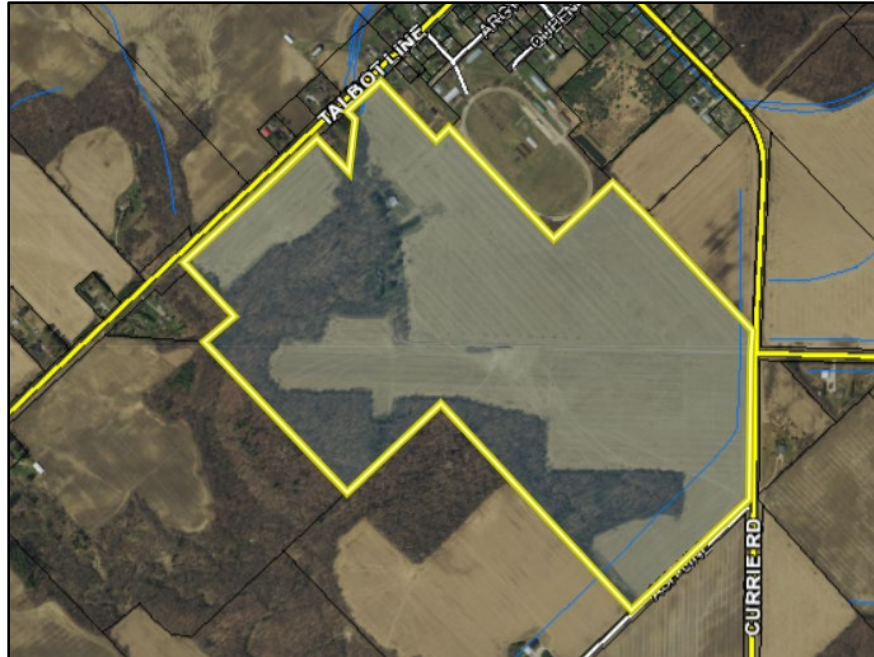
If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Municipality of Dutton Dunwich before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before LPAT unless, in the opinion of the Tribunal, 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 3rd day of March, 2021.

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

KEY MAP



SKETCH

