



PUBLIC MEETING CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT RE-SCHEDULED

Application ZBA 08/20
14034 Coyne Road
Travis Hunter Boyd

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 (re-scheduled from March 25, 2020) on **Wednesday, May 27th, 2020, at approximately 1:00 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 dial in.**

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 property is locally known as 14034 Coyne Road and is the remnant farmland and residential lot in Application E 92/19 to the Elgin County Land Division Committee (LDC). The property is legally described as Concession 1, Part Lot 7 (see Key Map).

The proposed severed parcel will have an area of 0.845 ha (2.08 ac), depth of 122.349 m (401.40 ft) and frontage of 69.066 m (226.59 ft). The proposed severed parcel has 1 house and 1 barn with municipal water and private septic services (see Sketch). The proposed retained parcel will have an area of 20.53 ha (50.73 ac), depth of 612 m (2,007.87 ft) and frontage of 266.250 m (873.52 ft). The proposed retained land is used for agricultural uses with 1 storage shed with no services (see Sketch).

The owners are requesting to rezone the proposed severed parcel (residential lot) from Agricultural (A1) Zone to Special Rural Residential (RS) Zone on Map 1 to permit residential use and to rezone the proposed retained parcel (farm lot) from Agricultural (A1) to Special Agricultural (A2) Zone on Map 1 to prohibit new residential uses.

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).

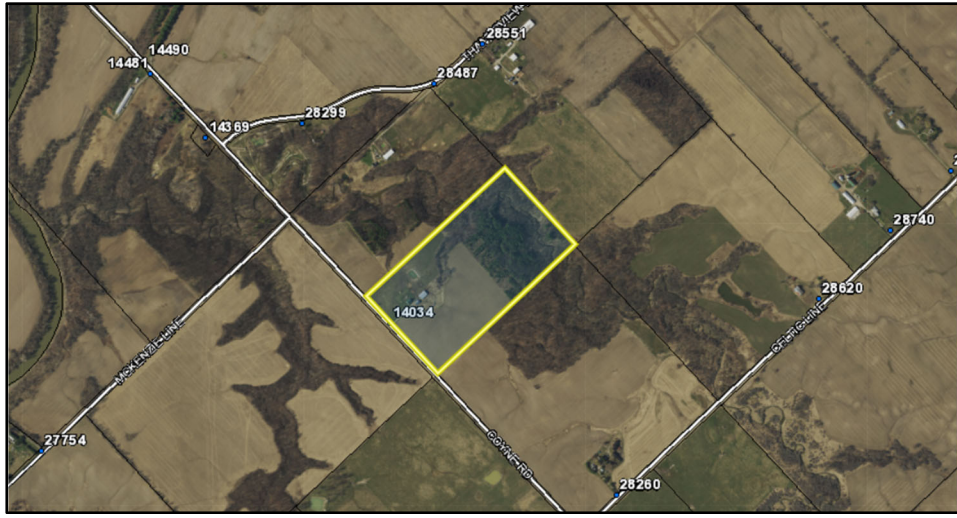
If a person or public body does not make oral submissions at a public meeting, or make written submissions to Council of the Municipality of Dutton Dunwich before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before LPAT unless, in the opinion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

ADDITIONAL INFORMATION relating to the proposed Zoning By-law Amendment is available upon request by contacting the Municipal Office.

DATED at the Municipality of Dutton Dunwich, this **4th day of May, 2020.**

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

KEY MAP



SKETCH

