



## PUBLIC MEETING CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT

Application ZBA 03/24  
8846 Homestead Road  
and Vacant Land on the East Side of Homestead Road  
Robert Cole and Crystal Lukings

**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 AND IN PERSON** public hearing in the Dutton Dunwich Council Chambers at 199 Currie Road, Dutton, Ontario, on **Wednesday, May 8, 2024, 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 2022-50.

The purpose of the public meeting is to afford any person who attends an opportunity to make representation with respect to the proposed Amendment. **If you would like to participate in the public meeting electronically, please call (519) 762-2204 or email [info@duttondunwich.on.ca](mailto:info@duttondunwich.on.ca), the Municipal Office, for information on how to access the public meeting.**

The subject parcels are legally described as Concession 8, South Part Lot B, RP 11R-3279; Part 1 and Concession 8, Part Lot B, Concession 9, Part Lots B and C and locally known as 8846 Homestead Road and Vacant Land on the East Side of Homestead Road, Municipality of Dutton Dunwich (see attached Key Map).

The subject property was subject to the severance of a lot line adjustment for a boundary adjustment of land in the application for Severance E 09-23 to the Elgin County Land Division Committee (LDC), which was conditionally approved; no appeals were received.

The proposed severed parcel will have an area of 7,425 m<sup>2</sup>, a depth of 75 m, and a frontage of 99 m. The proposed severed parcel has one house and accessory structures with municipal water and private septic services (see attached Sketch).

The proposed severed parcel will have an area of 1.6 ha with frontage along Iona Road. The parcel is currently vacant. It is proposed that a new single detached dwelling be constructed.

The proposed retained parcel will have an area of 28.1 ha and will be merged with the abutting 2.8 ha parcel of land with frontage along Homestead Road (30.9 ha new total). The parcel is used for agricultural use and has a single detached dwelling with private water and septic system services.

This lot boundary adjustment will not result in the creation of any additional parcels.

In the Municipality of Dutton Dunwich Comprehensive Zoning By-law 2022-50 (ZBL), the subject lands are zoned Special Rural Residential Holding (RS(h)) Zone and Agricultural (A1) Zone on Maps 12 and 16, Schedule 'A' with a portion subject to the LTVCA Regulation Limit.

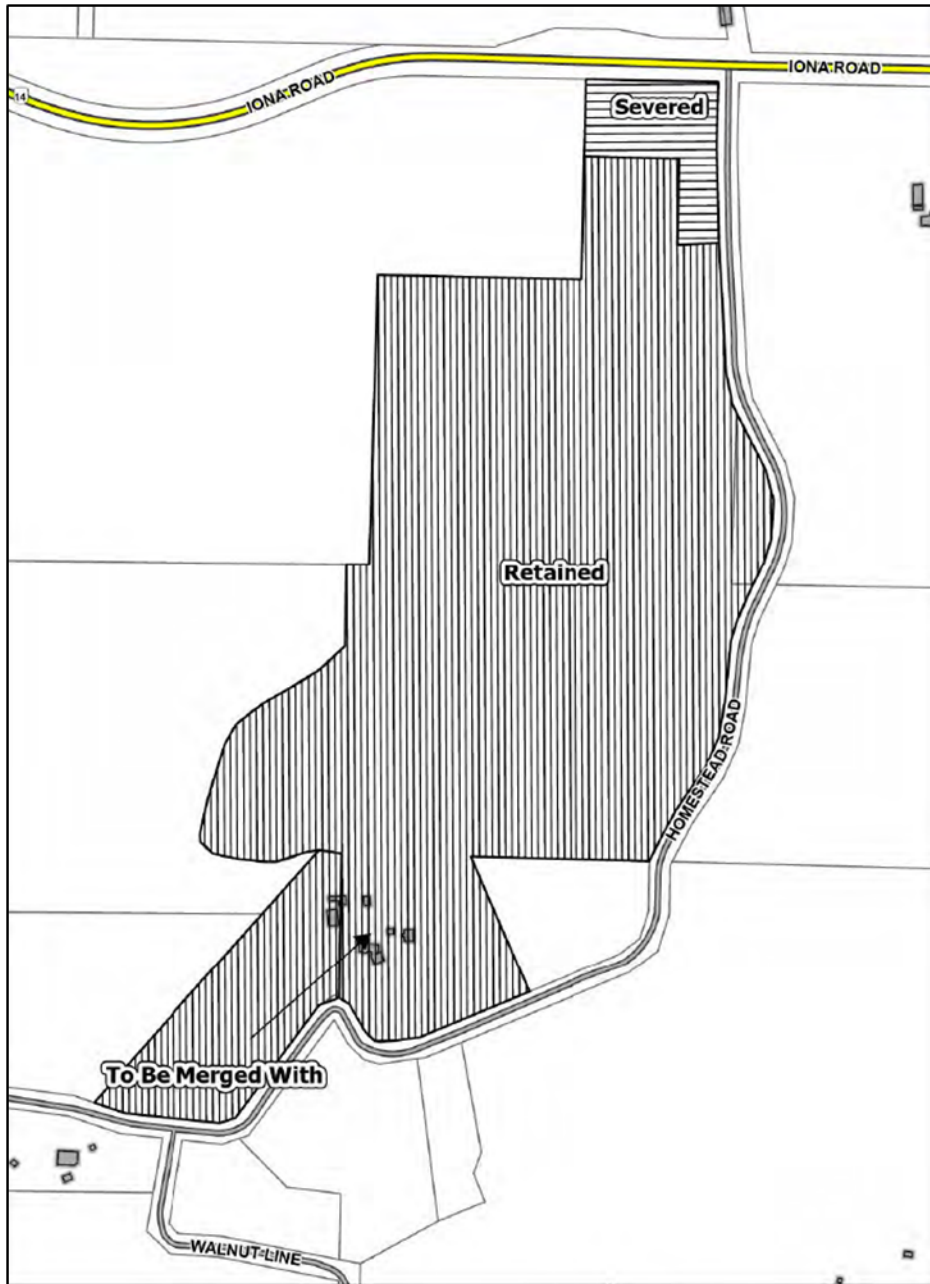
The severed parcel will be rezoned to the Special Rural Residential Holding (RS(h)) Zone. The retained parcel will be kept in the Agricultural (A1) Zone. The parcel of land it will merge with will be rezoned to the Agricultural (A1) Zone.

Relief is also required to increase the maximum lot area of the proposed severed parcel from the required 8,093 m<sup>2</sup> to 15,999.99 m<sup>2</sup>.

**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.



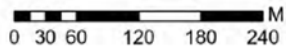
# SKETCH








## Location Map

Subject Site: 8846 Homestead Road  
File Number: E 9-23  
Owner: Robert Cole and Crystal Lukings  
Planner: Unknown  
CA: Lower Thames Valley Conservation  
Created By: PC  
Date: 02/23/2023  
Municipality of Dutton Dunwich

The Corporation of the County Elgin  
Prepared By: Planning and Development



### Legend

-  Subject Site
-  Severed
-  Retained
-  Elgin Road Network
-  Buildings