



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

Application ZBA 04/24  
28286 Duff Line

Kurtis Hathaway (Applicant/Agent), on behalf of  
Nicole Doey (Property Owner)

**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 22, 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 2 South Part Lot 7, and locally known as 28286 Duff Line, 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 39-23 to the Elgin County Land Division Committee (LDC), which was conditionally approved; no appeals were received.

The applicant proposes to sever a parcel with a frontage of 34.77m (114 feet), a depth of 51.51m (168 feet) and an area of 4,990m<sup>2</sup> (1.23 acres) to be conveyed as an addition to an adjacent lot.

The severed parcel will merge with the lands to the west, locally known as 28204 Duff Line.

The applicant is retaining a farm lot with an area of 7.2 ha (17.8 acres) proposed to remain in agricultural use (see attached Sketch).

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 Agricultural (A1) Zone on Map 5, Schedule 'A' with a portion subject to the Lower Thames Valley Conservation Authority (LTVCA) Regulation Limit.

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 the Rural Residential (RR) Zone to permit non-farm residential uses, which is the zoning of the subject lands with which the severed parcel is being merged.

The retained parcel will be rezoned to the Defined Area Agricultural (A1-15) Zone to reduce the minimum lot area of the retained farm from the required 20.0 ha to 7.2 ha.

**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 a written request to the Clerk, Municipality of Dutton Dunwich, 199

Currie Road, Dutton, Ontario, N0L 1J0, [planning@duttondunwich.on.ca](mailto:planning@duttondunwich.on.ca).

If a person or public body otherwise has the 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.

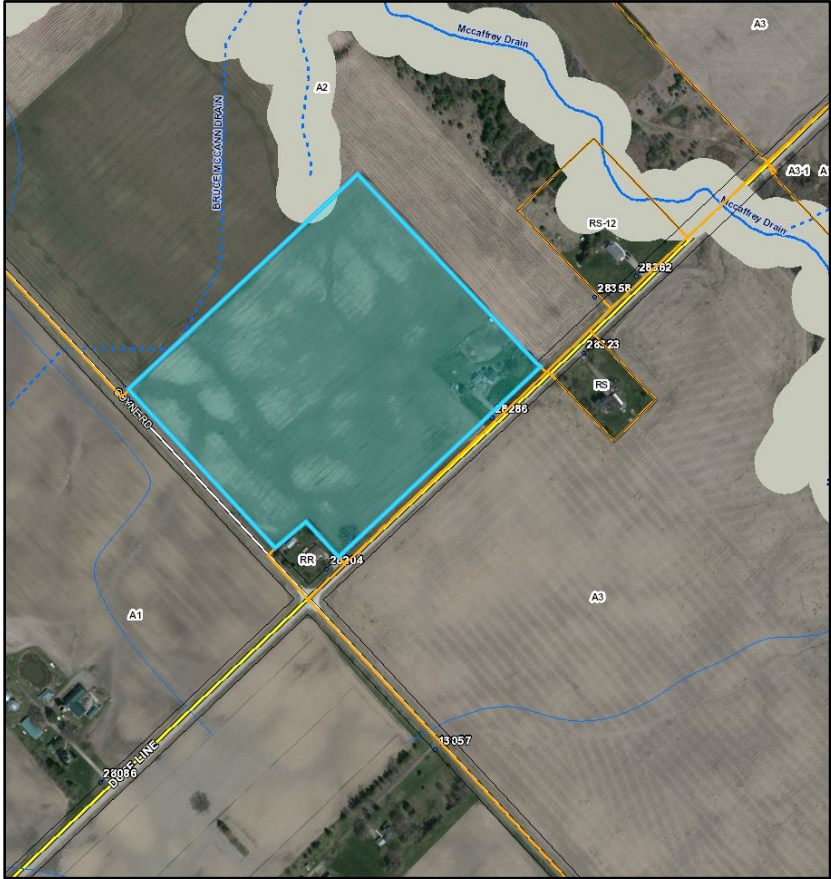
If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Dutton Dunwich before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before OLT unless, in the opinion of the Tribunal, 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](http://www.duttondunwich.on.ca) or upon request by contacting the Municipal Office.

**DATED** at the Municipality of Dutton Dunwich, this **1<sup>st</sup> day of May 2024**.

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

### KEY MAP



# SKETCH

