



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

Application ZBA 10/23  
27936 Chalmers Line

Owen McCallum and Thea McCallum (Property Owners) on behalf  
of Adam McCallum (Applicant)

**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, October 25, 2023, 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 parcel is legally described as Concession 3 Part South 1/2 Lot 5, and locally known as 27936 Chalmers Line, Municipality of Dutton Dunwich (see area in yellow on the attached Key Map).

The subject property is the remnant farmland and residential lot in the application for Severance E 34/23 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 70m (230 feet), a depth of 184m (603 feet) and an area of 1.29ha (3.19 acres) to sever a dwelling that is surplus to a farming operation. The applicant is retaining a lot with an area of 41.85ha (103 acres) proposed to remain in agricultural use (see Sketch).

As a condition of severance, a Zoning By-law Amendment (ZBA) is required to rezone the severed and retained parcels.

The subject lands are currently zoned Large Lot Agricultural (A3) Zone on Map 5, Schedule 'A' with a portion subject to the Lower Thames Valley Conservation Authority (LTVCA) Regulation Limit.

The severed parcel will be rezoned to the Exception Special Rural Residential (RS-29) Zone to permit non-farm residential uses. Relief to increase the maximum lot area from 8,093 m<sup>2</sup> to 12,899.99 m<sup>2</sup> is also requested.

The retained parcel will be rezoned to the Special Agricultural (A2) Zone to prohibit new residential uses.

**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.

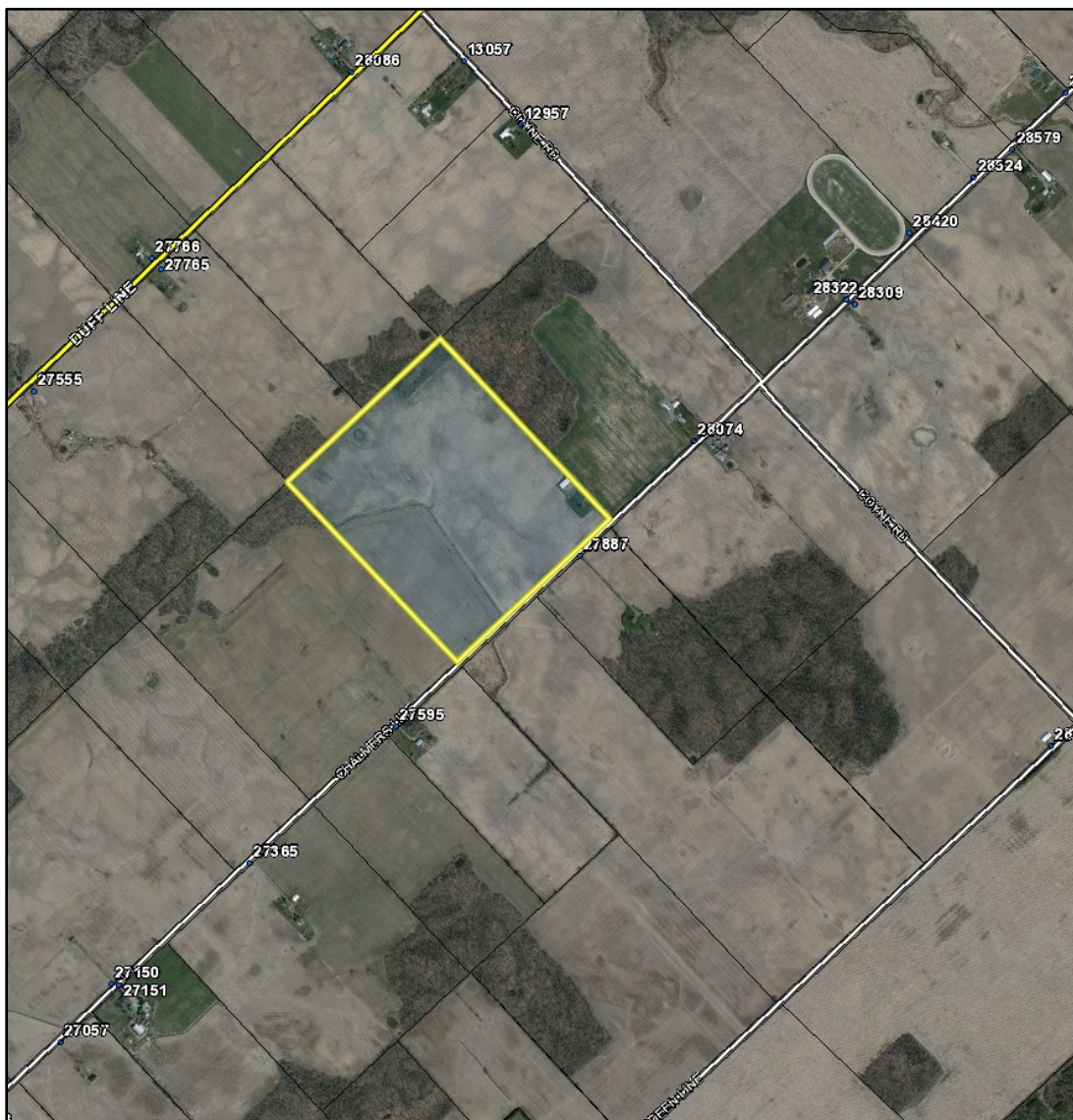
If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Dutton Dunwich before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before OLT unless, in the opinion of the Tribunal,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

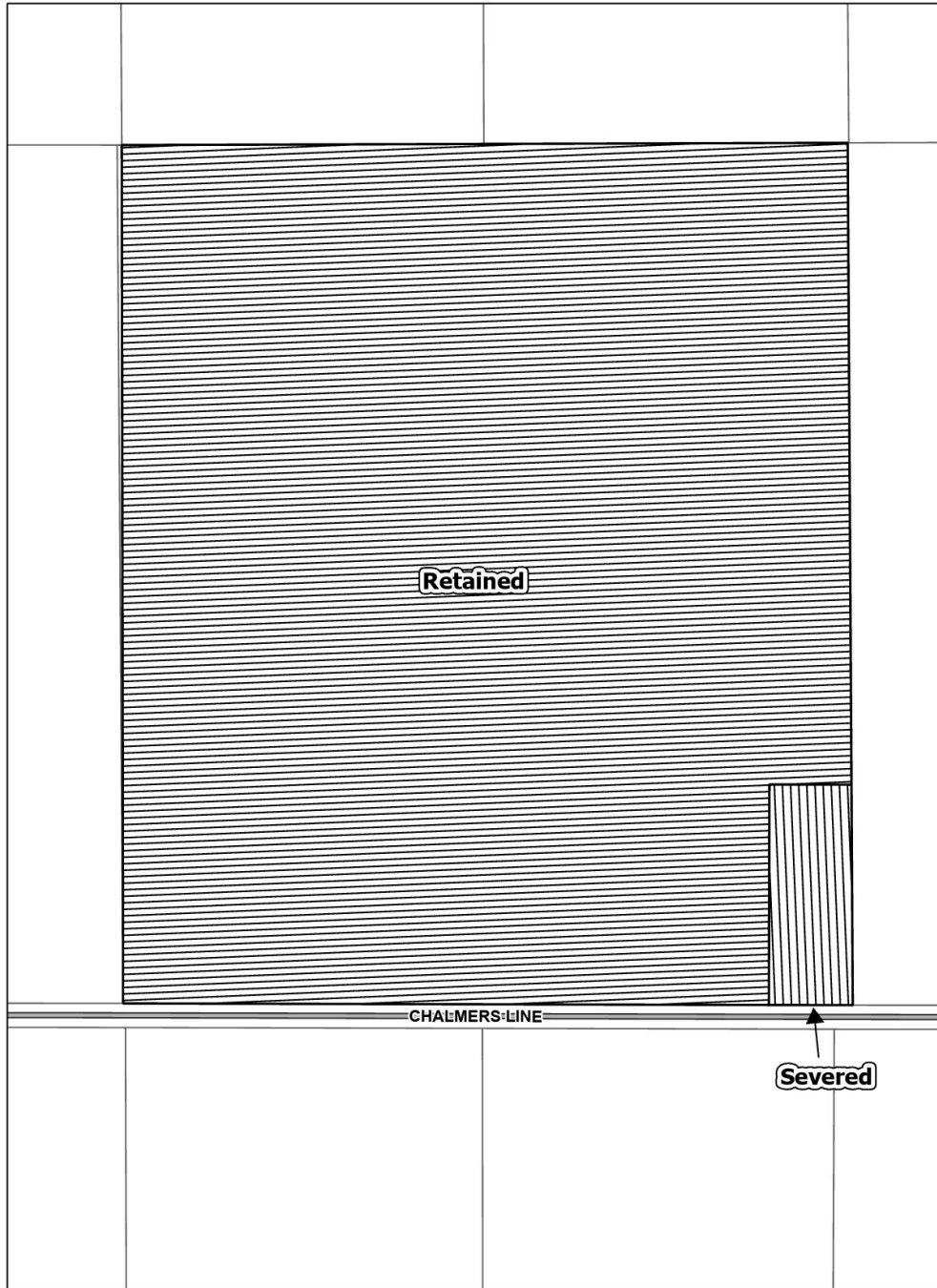
**DATED** at the Municipality of Dutton Dunwich, this **4<sup>th</sup> day of October 2023**.

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








## Location Map

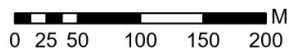
Subject Site: 27936 Chalmers Line  
File Number: E 34-23  
Owner: Owen Alister Duncan McCallum and Thea Elizabeth McCallum  
Planner: Unknown  
CA: Lower Thames Valley Conservation  
Created By: PC  
Date: 05/03/2023  
Municipality of Dutton Dunwich



### Legend

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

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



Uwen M<sup>c</sup>Callum  
100 Acres

M.C.U. CONSTRUCTION LTD  
280 ADAM M<sup>c</sup>CALLUM  
SEVERNCK  
27936 CHALMERS  
LINE

Drilled Well  
100'

3 Bdrm Dwelling  
160<sup>2</sup> M.L.A. - 0 L/D  
under 20 F.U. - 0 L/D

1600 L/day Sewage Flow  
x 8 min imported sand  
÷ 300  
42.6 M Infiltrator  
System

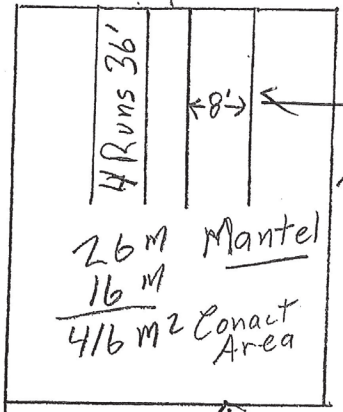
4500 L  
S. Tank

1600 L/day  
÷ 4 L/m<sup>2</sup>  
400 M<sup>2</sup> Contact Area

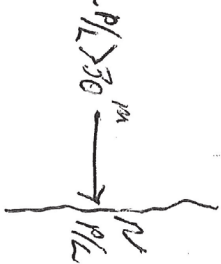
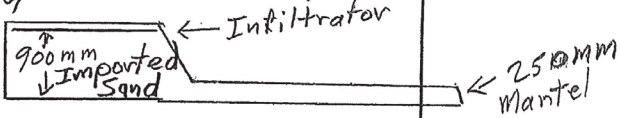
LANE  
E.P.L.



50'



300mm Topsoil



W  
P/L

9MB