



PUBLIC MEETING CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT

Application ZBA 08/23
12714 Currie Road
Dan McKillop on behalf of Grant and Airrianna McMillan

Revised Notice: Public Hearing date changed from September 27/23 to September 28/23

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 **Thursday, September 28, 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, the Municipal Office, for information on how to access the public meeting.**

The subject parcel is legally described as Concession 3 South 1/2 Lot 13 and is locally known as 12714 Currie Road, Municipality of Dutton Dunwich (see Key Map).

The subject property is the remnant farmland and residential lot in the Application for Severance E 36/23 to the Elgin County Land Division Committee (LDC), which were conditionally approved; no appeals were received.

The applicant proposes to sever a parcel with a frontage of 13m (42.65 feet), a depth of 286.79m (941 feet) and an area of 7,466.795m² (1.84 acres) to sever a dwelling that is surplus to a farming operation and to create a 6.0m (19.69 feet) wide easement for an existing water line.

The applicant is retaining a lot with an area of 426,681.79m² (105 acres) proposed to remain in agricultural use (see Sketch).

As a condition of severance, an amendment is required to rezone the severed and retained parcels.

The severed parcel will be rezoned to the Exception Special Rural Residential (RS-28) Zone to permit non-farm residential uses. Relief to decrease the minimum lot frontage is required from 30.0 m to 13.0 m. 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.

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 or upon request by contacting the Municipal Office.

DATED at the Municipality of Dutton Dunwich, this **6th day of September 2023**.

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

KEY MAP



