



PUBLIC MEETING CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT

Application ZBA 09/23

1 Lions Road

Dutton & District Lions Non-Profit Housing Inc.

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, March 27, 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, the Municipal Office, for information on how to access the public meeting.**

The subject parcel is legally described as Concession A, Part Lot 12, Part 4 on 11R5013 and is locally known as 1 Lions Road, Municipality of Dutton Dunwich (see area in blue on the Key Map).

The subject property is the severed and retained parcels of land in the Application for Severance E 72/23 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 19.75m (64.8 feet), a depth of 43.67m (143 feet), and an area of 4,100m² for a future 33-unit retirement facility (3-storey). The applicant is retaining a lot with an area of 8,534.02m² proposed to remain in use as an existing retirement facility (see Sketch).

In the Municipality of Dutton Dunwich Zoning By-Law #2022-50, the subject lands are zoned Exception Village Residential 2-1 (VR2-1) Zone on Map 1, Schedule 'B'. Permitted uses in the VR2-1 Zone include an apartment building - senior citizen dwelling with site specific zone provisions.

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

The severed parcel (new building):

- *will remain in the VR2-1 Zone*
- *maintain a minimum lot frontage of 19.0 m along County Road 15*
- *maintain one parking space per dwelling unit*
- *maintain a minimum buffer strip of 1.2 meters in width along the west side of the lot line*
- *increase the maximum building height from 12.0 m to 12.525 m.*

The retained parcel (existing building):

- *will be rezoned to VR2-5 Zone*
- *maintain one parking space per dwelling unit*
- *reduce the minimum rear yard depth from 7.5 m to 5.43 m*

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.

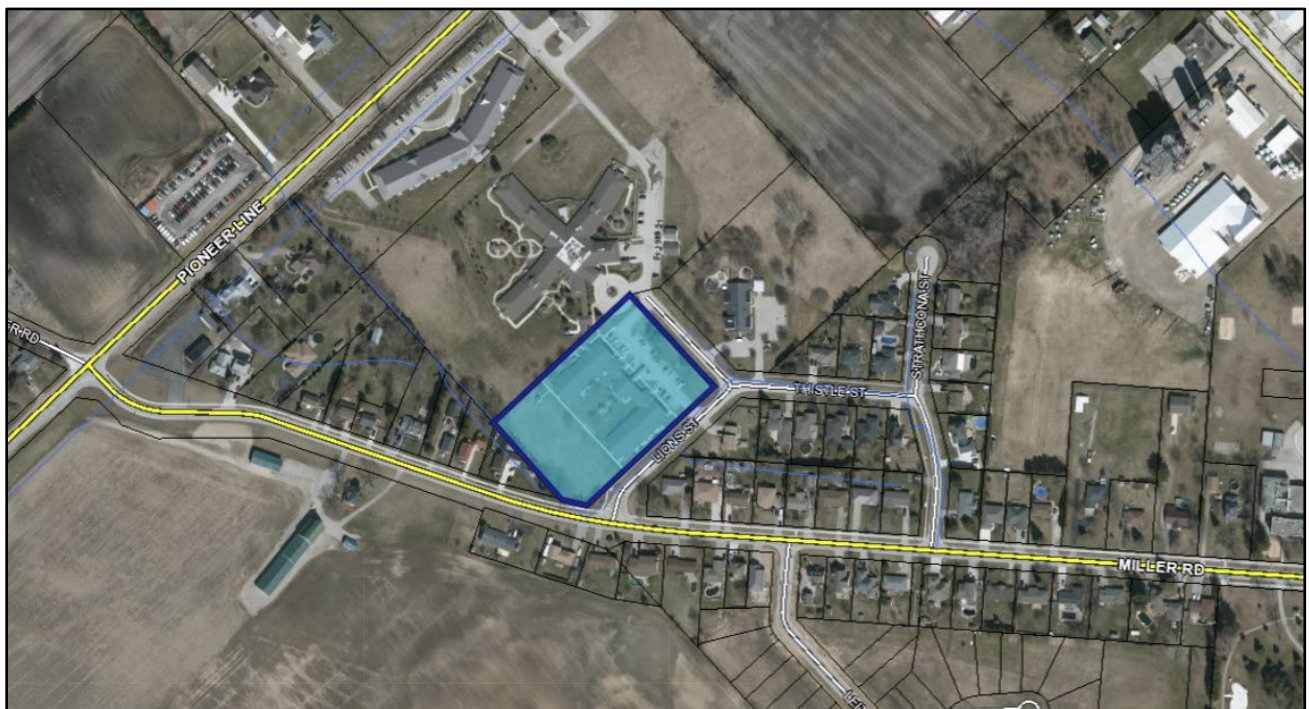
If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Dutton Dunwich before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before OLT unless, in the opinion of the Tribunal, 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 March 2024**.

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

KEY MAP



SKETCH

