



PUBLIC MEETING CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT

Application ZBA 04/23
31846 Erin Line

Katrinus and Helen Mary Van Brenk

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, April 12, 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 that 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 9 SW Pt Lot 22; RP 11R8933 Parts 1 to 3, and locally known as 31846 Erin Line, Municipality of Dutton Dunwich (see attached Key Map).

The subject property is the severed parcel of the lot line adjustment in the application for severance E83/22 to the Elgin County Land Division Committee (LDC), which was conditionally approved; no appeals were received.

As a condition of severance, a Zoning By-law Amendment (ZBA) is required to rezone the severed parcel. The severed parcel will be rezoned from Special Rural Residential (RS) Zone to Special Agricultural (A2) Zone, which is the zoning of the abutting lands. The retained parcel will remain in the same Special Rural Residential (RS) Zone (see attached Sketch).

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 **21st day of March 2023**.

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

KEY MAP



SKETCH

NOTES

BEARINGS ARE ASTROMONIC AND ARE REFERRED TO THE NORTHWESTERLY LIMIT OF ROAD ALLOWANCE BETWEEN CONCESSIONS 9 & 10 AS SHOWN ON REFERENCE PLAN 11R-1068, HAVING A BEARING OF N 47° 05' 30" E.

LEGEND

- 88 - DENOTES SURVEY MONUMENT FOUND
- 89 - DENOTES SURVEY MONUMENT PLANTED
- 90 - DENOTES STANDARD IRON NAIL
- 91 - DENOTES SHORT STANDARD IRON BAR
- 92 - DENOTES ROUND IRON BAR
- 93 - DENOTES SQUARE IRON BAR
- 94 - DENOTES IRON TANG
- 95 - DENOTES MEASURED
- 96 - DENOTES BRIAN VAUGHAN, O.L.S.
- 97 - DENOTES WITNESS
- 741 - DENOTES D.L. HOUGHORN, O.L.S.

PLAN OF SURVEY OF PART OF LOT 22 CONCESSION 9 (GEOGRAPHIC TOWNSHIP OF DUNWICH) MUNICIPALITY OF DUTTON/DUNWICH COUNTY OF ELGIN

0 20 40 100 200 FEET

SCALE 1" = 60'

DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048

I HEREBY CERTIFY THAT THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT
DATE: MARCH 4, 2008.

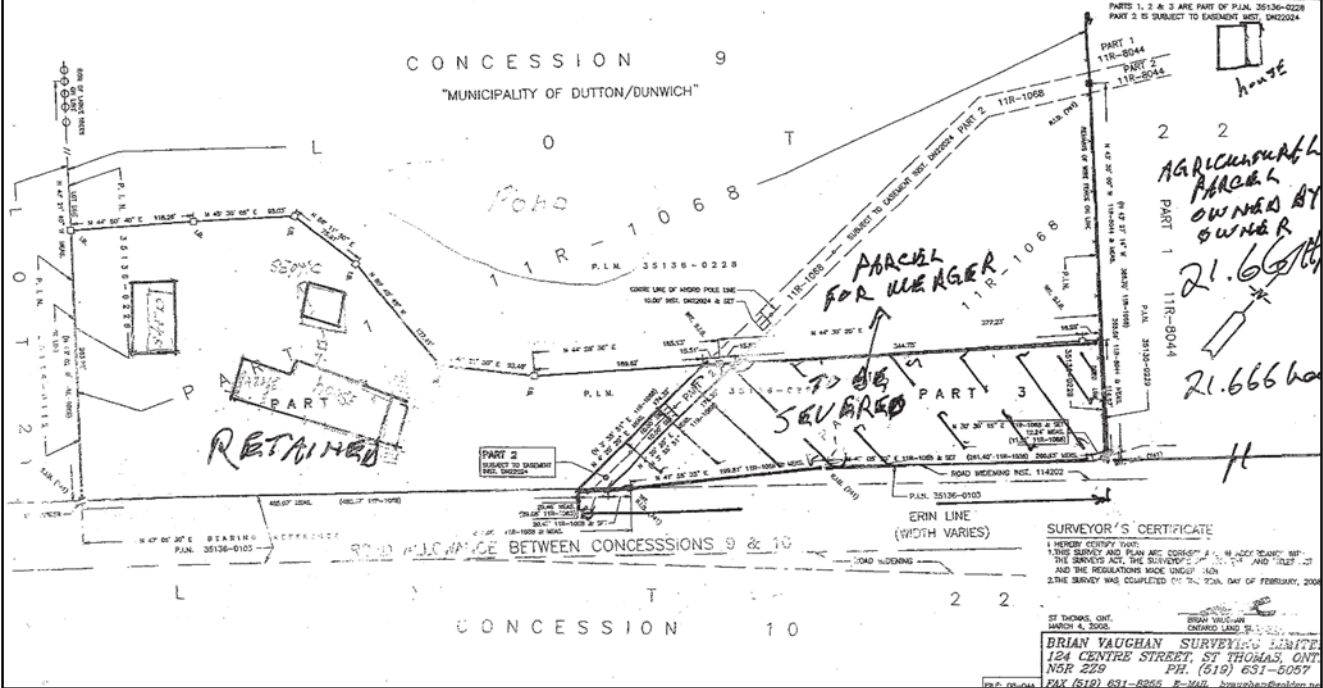
BRIAN VAUGHAN
ONTARIO LAND SURVEYOR

PLAN 11R-8933
RECEIVED AND DEPOSITED
DATE: June 19, 2008.
B. Piggott
FOR THE LAND TITLES DIVISION
OF ELGIN (11)

SCHEDULE

PART	LOT	CONCESSION	P. I. N.
1	PART OF LOT 22	9	PART OF P.L.N. 35136-0228
2	PART OF LOT 22	9	PART OF P.L.N. 35136-0228
3	PART OF LOT 22	9	PART OF P.L.N. 35136-0228

PARTS 1, 2 & 3 ARE PART OF P.L.N. 35136-0228
PART 2 IS SUBJECT TO EASEMENT WEST, DMC22024



SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS SURVEY AND PLAN ARE CONFORMANT WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE THEREUNDER AND THAT THE SURVEY WAS COMPLETED ON THE 31ST DAY OF FEBRUARY, 2008.

BRIAN VAUGHAN SURVEYING LIMITED
124 CENTRE STREET, ST THOMAS, ONT.
N5R 2Z9 PH. (519) 631-5057
FAX (519) 631-8258 E-MAIL: bvaughan@bvaughan.com