



TOWNSHIP OF  
ASHFIELD-COLBORNE-WAWANOSH

**NOTICE OF COMPLETE  
APPLICATION AND PUBLIC  
MEETING FOR A  
DRAFT PLAN OF SUBDIVISION  
AFFECTING THE TOWNSHIP OF  
ASHFIELD-COLBORNE-WAWANOSH**



The County of Huron has received an application for a Plan of Subdivision for the lands described below in the Township of Ashfield-Colborne-Wawanosh. The Councils of the Corporation of the County of Huron and the Township of Ashfield-Colborne-Wawanosh will hold an electronic public meeting to obtain public comment on a proposed Plan of Subdivision under Section 51 of the Planning Act.

**Public Meeting Information:**

**Tuesday, August 23<sup>rd</sup>, 2022 at 9am**

**APPLICANT:** Baker Planning Group c/o Caroline Baker  
**OWNER:** Ironside Ventures Limited  
**FILE NUMBER:** 40T22003  
**LOCATION:** Plan 136 Lots 7 to 23 East of Arthur Street, Lots 7 to 12 West of Arthur Street, Lots 8 to 12 East of Colborne Street, Lots 7 and 8 West of Sydenham Street in the Township of Ashfield-Colborne-Wawanosh. See attached maps.

**PURPOSE & EFFECT**

The purpose of the application is to subdivide the subject property to create 16 lots for 16 single detached residential dwellings, as well as one new municipal road. The subject lands have a total area of approximately 5.1 hectares (12.6 acres). Access to the property will be from Ashfield Street and Sydenham Street.

The County of Huron considered this application to be complete on June 22<sup>nd</sup>, 2022.

**PLANNING POLICIES**

The subject lands are designated Village and Natural Environment in the Ashfield-Colborne-Wawanosh Official Plan and are zoned VR1-h (Village/Hamlet Residential – Low Density - Holding) and NE1 (Natural Environment) in the Ashfield-Colborne-Wawanosh Zoning By-law.

**ADDITIONAL INFORMATION**

For more information please contact Celina Whaling-Rae, Planner with the Huron County Planning & Development Department, at [cwhalingrae@huroncounty.ca](mailto:cwhalingrae@huroncounty.ca) or by phone at 519-524-8394 ext. 3.

Copies of the application and supporting studies are available for viewing by contacting Lisa Finch, Land Division Administrator at [lfinch@huroncounty.ca](mailto:lfinch@huroncounty.ca).

**HOW TO COMMENT:** Please forward your comments to the Huron County Planning & Development Department by **August 11th, 2022**. Comments can be sent in writing or via email to:

Huron County Planning & Development Department  
57 Napier Street 2<sup>nd</sup> Floor, Goderich ON N7A 1W2  
519-524-8394 ext. 3  
[planning@huroncounty.ca](mailto:planning@huroncounty.ca)

Comments will be reviewed by Huron County Planning & Development and Township of Ashfield-Colborne-Wawanosh staff. Please be aware that your comments will become part of the public record on this file.

**ANY PERSON** may attend the public meeting and/or make written or verbal representation either in support or in opposition to the proposed Plan of Subdivision.

For those persons who wish to make verbal comments at the meeting, there is an option to join the meeting electronically. Please contact the Ashfield-Colborne-Wawanosh Clerk's Department directly for a specific meeting invitation at [communications@acwtownship.ca](mailto:communications@acwtownship.ca). If you intend to speak by this option, please contact the Clerk prior to 4:00 p.m. on the Monday before the meeting.

**NOTIFICATION OF DECISION:** If you wish to be notified of the decision of the County of Huron on this proposed Plan of Subdivision you must make a written request to: Susan Cronin, Clerk, Huron County Administration Dept., 1 Court House Square, Goderich, ON, N7A 1M2

**BE ADVISED:** Following a decision and notice thereof, there will be a period of 20 days within which appeals may be filed by those who are eligible.

If a person or public body would otherwise have an ability to appeal the decision of the Approval Authority to the Ontario Land Tribunal but does not make oral submissions at the public meeting or make written submissions to the County of Huron in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of the County of Huron to the Ontario Land Tribunal.

If a person or public body would otherwise have an ability to appeal the decision of the Approval Authority to the Ontario Land Tribunal but does not make oral submissions at the public meeting or make written submissions to the County of Huron in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as

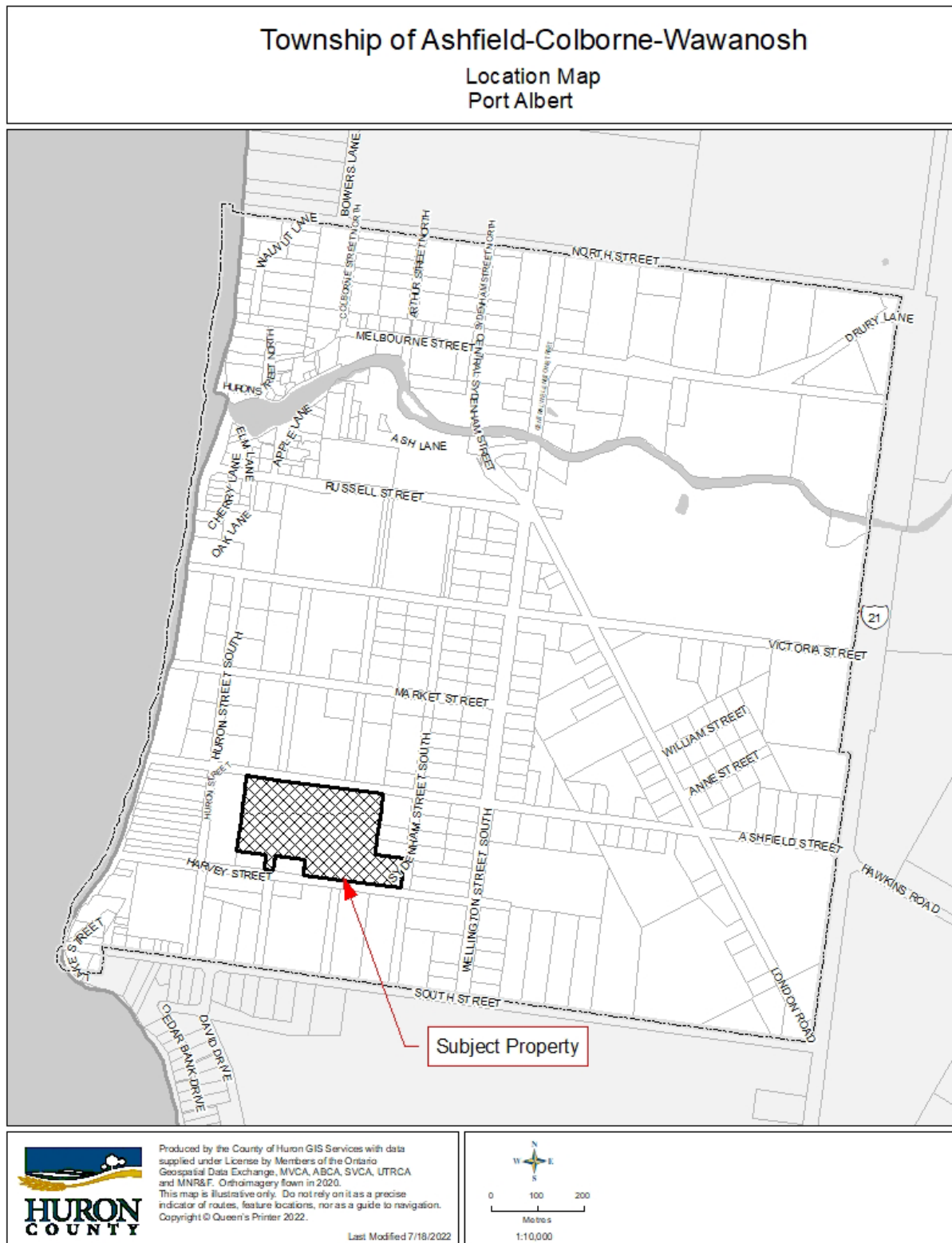
a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion there are reasonable grounds to do so.

DATED AT THE COUNTY OF HURON THIS 22ND DAY OF JULY, 2022.

Susan Cronin  
County Clerk  
County of Huron  
1 Court House Square  
Goderich, ON N7A 1M2  
(519) 524-8394 ext.3

Florence Witherspoon  
Clerk  
Township of Ashfield-Colborne-Wawanosh  
82133 Council Line  
RR5 Goderich, ON, N7A 3Y2  
(519) 524-4669

## APPENDIX 1 – LOCATION MAP



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