



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**



TAKE NOTICE that the Councils of the County of Huron and the Township of Ashfield-Colborne-Wawanosh will hold a public meeting to obtain public comment on a proposed Plan of Subdivision under Section 51 of the Planning Act

The Public Meeting will be held:

Tuesday, October 18th, 2022 at 7pm

(please note the time change from the original circulation from 9am to 7pm)

Township of Ashfield-Colborne-Wawanosh Council Chambers
82133 Council Line, RR5 Goderich ON N7A 3Y2

APPLICANT: Zelinka Priamo Ltd. c/o Dave Hannam
OWNER: 2480678 Ontario Inc.
FILE NUMBER: 40T22005
LOCATION: Con 1 WD PT Lot 1 (Colborne) in the Township of Ashfield-Colborne-Wawanosh, municipally addressed 81316 Westmount Line. See attached maps.

PURPOSE & EFFECT

The purpose of the application is to subdivide the subject lands to create 26 lots for 26 single detached residences, 1 block for storm water management and 1 new municipal road. The subject lands have a total area of approximately 18.6 hectares (46 acres). The applicant is proposing that the development occur in two phases. Phase 1 would comprise the creation of 5 of the 26 residential lots with access off of Westmount Line. Phase 2 would comprise the creation of the remaining 21 residential lots, the storm water block, and the new municipal road with access off of Fern Drive.

The County of Huron considered this application to be complete on August 8th, 2022.

PLANNING POLICIES

The subject lands are designated Village in the Ashfield-Colborne-Wawanosh Official Plan and are zoned FD (Future Development) 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 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

HOW TO COMMENT

Please forward your comments to the Huron County Planning & Development Department by October 10th, 2022. Comments can be sent in writing or via email to:

Huron County Planning & Development Department
57 Napier St 2nd floor, Goderich ON N7A 1W2
519-524-8394 ext. 3
planning@huroncounty.ca

Comments will be reviewed by Huron County Planning & Development Department staff 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 electronic 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 prior to 4pm on the Monday before the meeting for a specific meeting invitation at communications@acwtownship.ca.

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.

Section 51 (39) and 51 (43) of the Planning Act identify those who have the ability to appeal the decision, lapsing provision or any conditions of the Plan of Subdivision to the Ontario Land Tribunal (OLT). Appeals are limited to the local municipality, and persons or public bodies who meet certain requirements. For more information contact the Planning and Development Department at the contact information for providing comments.

If a person or public body would otherwise have an ability to appeal the decision of the Approval Authority to the OLT 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 OLT.

If a person or public body would otherwise have an ability to appeal the decision of the Approval Authority to the OLT 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 OLT unless, in the opinion there are reasonable grounds to do so.

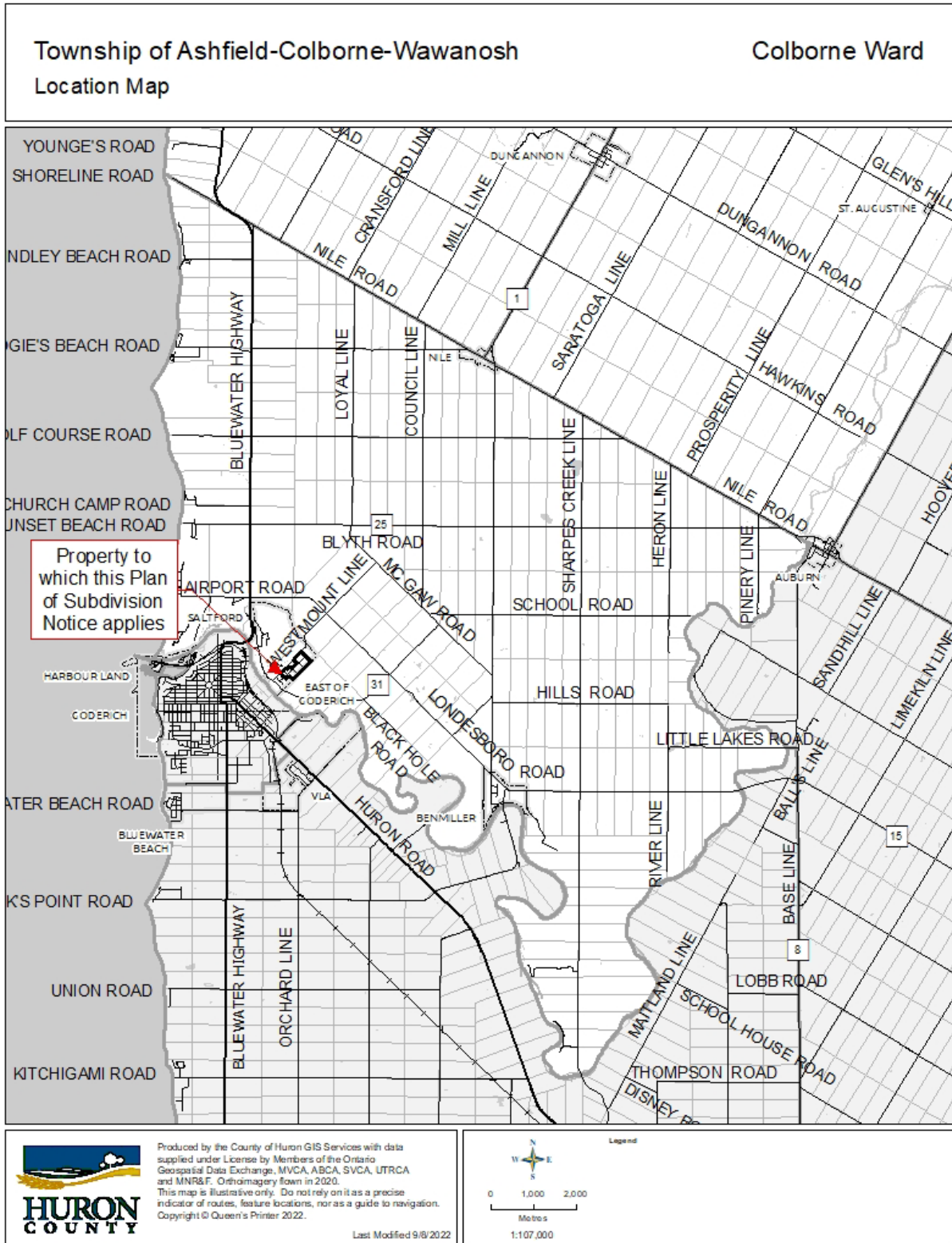
DATED AT THE COUNTY OF HURON THIS 26TH DAY OF SEPTEMBER, 2022.

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



APPENDIX 2 – DRAFT SUBDIVISION PLAN



SUBJECT LANDS

DRAFT PLAN OF SUBDIVISION

IN THE
TOWNSHIP OF
ASHFIELD-COLEBORNE-WAWANOSH
COUNTY OF HURON

OWNER'S AUTHORIZATION

WE HEREBY GRANT THE DRAFT PLAN OF SUBDIVISION
WE HAVE THE AUTHORITY TO SIGN THE CORPORATION,

PETER HYDE
PRESIDENT, HYDE CONSTRUCTION

August 1, 2022
DATED

SURVEYOR'S CERTIFICATE

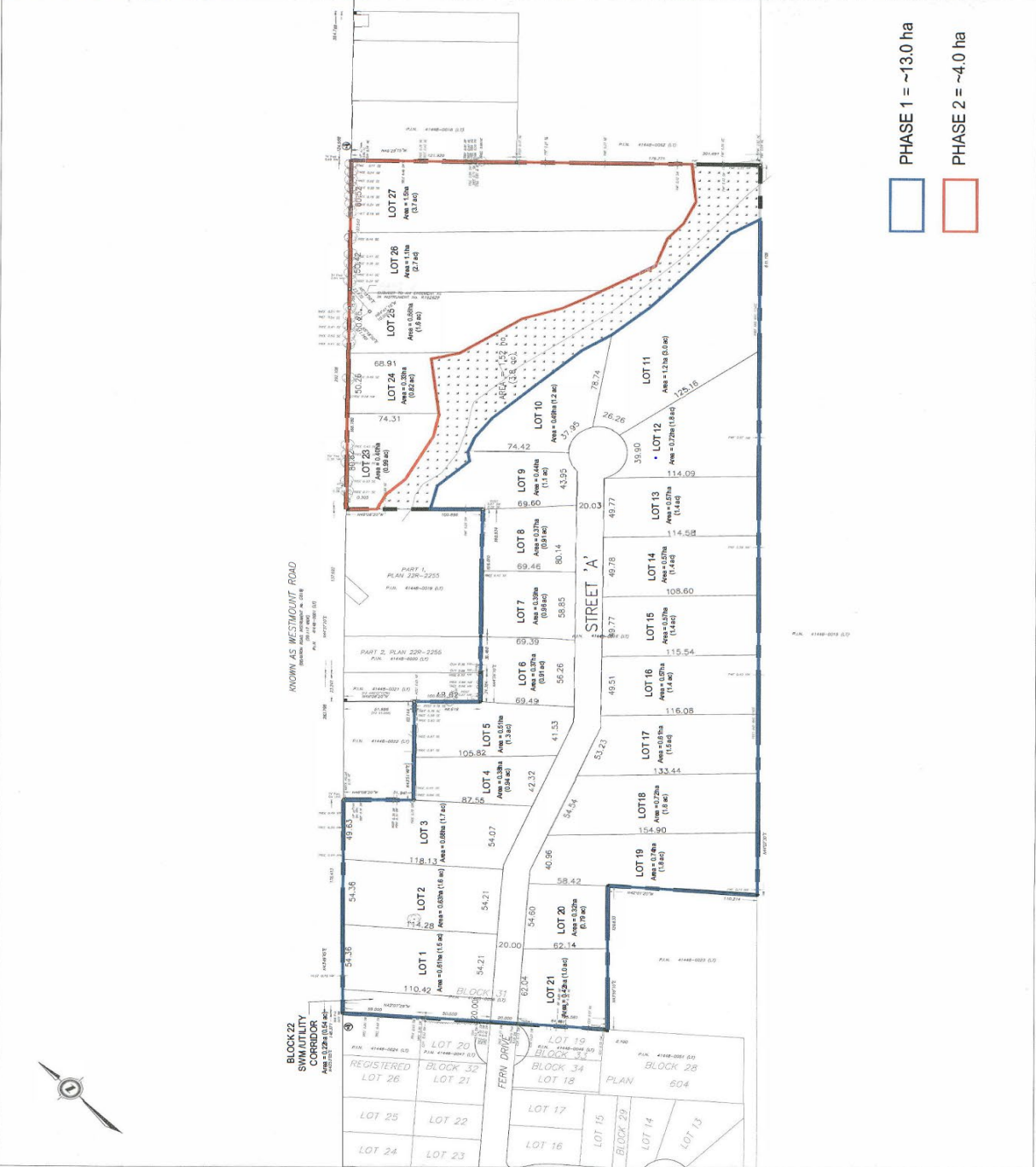
I, **BOB ZAN**,
Surveyor, being duly sworn, certify that the land to be subdivided, as
shown on this plan, and the area thereon, together with the adjacent lands, are
unencumbered and conform to the law.

August 3, 2022
DATED

REQUIREMENTS UNDER SECTION 51(7) OF THE PLANNING ACT

1. AS SHOWN ON PLAN
2. AS SHOWN ON PLAN
3. AS SHOWN ON PLAN
4. AS SHOWN ON PLAN
5. AS SHOWN ON PLAN
6. AS SHOWN ON PLAN
7. AS SHOWN ON PLAN
8. AS SHOWN ON PLAN
9. AS SHOWN ON PLAN
10. AS SHOWN ON PLAN

| LAND USE SCHEDULE | |
|---------------------------------|------------------|
| LAND USE | AREA IN HECTARES |
| SINGLE FAMILY (SUB 1-21, 23-27) | 13.85 ha |
| RESIDENTIAL | 1.00 ha |
| INDUSTRIAL | 1.32 ha |
| COMMERCIAL | 0.22 ha |
| TOTAL AREA | 16.67 ha |



PHASE 1 = ~13.0 ha

PHASE 2 = ~4.0 ha

81316 WESTMOUNT LINE

HYDE CONSTRUCTION

SCALE: 1 : 2,000

PROJECT NO.
HYDE/2022-01

SHEET NO.
SHEET 10

SELWICK PLANNING LTD.
A Professional Planning Practice

211 Westmount Road, London, Ontario, N6C 4P4
Tel: 519-833-8100 Fax: 519-833-4204 Email: info@selwick.com