

Notice of Public Meeting

For a Proposed Zoning By-law Amendment Application

Planning Act, R.S.O. 1990, cP. 13., S. 34

A change is proposed in your neighbourhood. A zoning by-law amendment application has been received that, if approved, would change the zoning on the subject lands to facilitate the development of 26 lots proposed for single detached residences, a storm water management block and a road. There is a corresponding plan of subdivision application (County of Huron file # 40T22005) for the subject lands which will be considered at the same public meeting.

You are invited to participate in a Public Meeting on Tuesday, October 18th at 7:00 p.m. Please note the time change from the original circulation. During this time, the Township of Ashfield-Colborne-Wawanosh Council will be considering the zoning change.



Owner/Applicant: 2480678 Ontario Inc. (Zelinka Priamo Ltd. c/o Dave Hannam)
Location of Property: Con 1 WD PT Lot 1 (Colborne), Township fo Ashfield-Colborne-Wawanosh, (81316 Westmount Line)

The Proposed Change

The purpose of the proposed zoning by-law amendment (application ACW Z06-22) is to change the zoning on portions of the subject lands from 'Future Development (FD)' to 'Village/Hamlet Residential – Low Density - Holding (VR1-h)', 'Future Development (FD)' to 'Urban Natural Environment and Open Space (OS)' and 'Future Development (FD)' to 'Natural Environment (NE1)'. This is proposed jointly with a corresponding plan of subdivision (County of Huron file # 40T22005) in order to facilitate the development of 26 lots to be used for single-detached residences, a storm water management block and a road. Maps showing the general location of the lands to which this zoning by-law amendment applies are shown on Schedules 2, 3, and 4 attached.

The lands are designated 'Village' in the ACW Official Plan and are zoned 'Future Development (FD)' with Conservation Authority Regulated Land (CARL) in the ACW Zoning By-law.

Learn More

Further information regarding this application can be found at <https://acwtownship.ca/develop-build/planning-development>. Questions may be directed to the Planner Celina Whaling-Rae at cwhalingrae@huroncounty.ca or by phoning 519-524-8394 extension 3.



Have Your Say

Comments and opinions submitted on this proposal, including the originator's name and address, become part of the public record, and may be viewed by the general public and may be published in a planning report and Council agenda.

1. You can submit comments, objections or concerns by mail (address above) or email to clerk@acwtownship.ca
2. You can speak during the public meeting.

How to Attend the Public Meeting

The meeting will be held at 82133 Council Line, RR5 Goderich Ontario N7A 3Y2. It will also be Live Streamed on the Township's website at www.acwtownship.ca/government/agendas-minutes.

You are entitled to attend this public meeting to express your views about this application, or you may be represented by counsel for that purpose.

For persons who wish to make verbal comments at the meeting, there is an option to join the meeting electronically. Please contact the Clerk's Department directly for a specific meeting invitation at communications@acwtownship.ca. If you intend to speak by this option, please contact the Clerk prior to 4:00pm on the Monday before the meeting.

For information on how to participate in the Public Meeting, please visit the municipal website at <https://www.acwtownship.ca/government/agendas-minutes>. The agenda for this public meeting will be published at the end of the business day on the Friday before the meeting. If you have any questions regarding how to participate in the meeting, please phone the municipal office at 519-524-4669, or email communications@acwtownship.ca.

Stay Informed

If you would like to be notified of the decision, you must make a written request to the Clerk at the municipal address above, or through email to clerk@acwtownship.ca. This will also entitle you to be advised of a possible Ontario Land Tribunal (OLT) hearing if the decision of this application is appealed.

Your Rights

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Ashfield-Colborne-Wawanosh 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 Township of Ashfield-Colborne-Wawanosh 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 the Ontario Land Tribunal (OLT) unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you are receiving this notice because you are the owner of property in the area of the amendment that contains seven or more residential units, you must also post this notice in a location that is visible to all of the residents of your property.

For more information, please visit the OLT website at <https://olt.gov.on.ca/appeals-process/forms/>.

Privacy Disclosure

As one of the purposes of the Planning Act is to provide for planning processes that are open and accessible, all written submissions, documents, correspondence, e-mails or other communications (including your name and address) form part of the public record and will be disclosed/made available by the Township to such persons as the Township deems appropriate, including anyone requesting such information. Please note that by submitting any of this information, you are providing the Township with your consent to use and disclose this information as part of the planning process.



CORPORATION OF THE TOWNSHIP OF ASHFIELD-COLBORNE-WAWANOSH
DRAFT BY-LAW - 2022

WHEREAS the Municipal Council of the Corporation of the Township of Ashfield-Colborne-Wawanosh considers it advisable to amend Zoning By-law 32-2008, as amended, of the Corporation of the Township of Ashfield-Colborne-Wawanosh and;

NOW THEREFORE, the Council of the Corporation of the Township of Ashfield-Colborne-Wawanosh **ENACTS** as follows:

1. This by-law shall apply to Con 1 WD PT Lot 1 (Colborne), Township of Ashfield-Colborne-Wawanosh, as described and shown on the attached Schedules 1, 2, 3 & 4
2. By-law 32-2008 is hereby amended by changing on the attached Schedule 3 from 'Future Development Lands (FD)' to 'Village/Hamlet Residential – Low Density - Holding (VR1-h)', 'Future Development (FD)' to 'Urban Natural Environment and Open Space (OS)' and 'Future Development (FD)' to 'Natural Environment (NE1)' as per the zone symbol of the lands identified on the attached Schedules 3 and 4.
3. Section By-law 32-2008, is hereby amended by replacing Key Map 13C with a new Key Map 13C, as attached on Schedule 3, which is declared to be part of this by-law.
4. All other provisions of By-law 32-2008 shall apply.
5. This by-law shall come into force upon final passing, pursuant to Section 34(21) of the Planning Act, RSO 1990, as amended.

Read a first and second time this ___ day of _____, 2022.

Read a third time and finally passed this ___ day of _____, 2022.

Glen McNeil, Mayor

Florence Witherspoon, Clerk



**SCHEDULE 1
CORPORATION OF THE
TOWNSHIP OF ASHFIELD-COLBORNE-WAWANOSH
DRAFT BY-LAW - 2022**

By-law - 2022 has the following purpose and effect:

1. The zoning by-law (*application #: ACW Z06-22*) amendment proposes to change the zoning at Con 1 WD PT Lot 1 (Colborne), Township of Ashfield-Colborne-Wawanosh

The purpose of this zoning by-law amendment is to change the zoning on the subject lands from 'Future Development (FD)' to 'Village/Hamlet Residential – Low Density - Holding (VR1-h)', 'Urban Natural Environment and Open Space (OS)' and 'Natural Environment (NE1)'. This change will have the effect of amending the zoning on the subject lands in correlation with a proposed plan of subdivision in order to permit the development of 26 lots to be used for single detached residences, a stormwater management block and a road. The NE1 zone is proposed to recognize an existing watercourse.

This zoning by-law amendment corresponds with County of Huron plan of subdivision file # 40T22005.

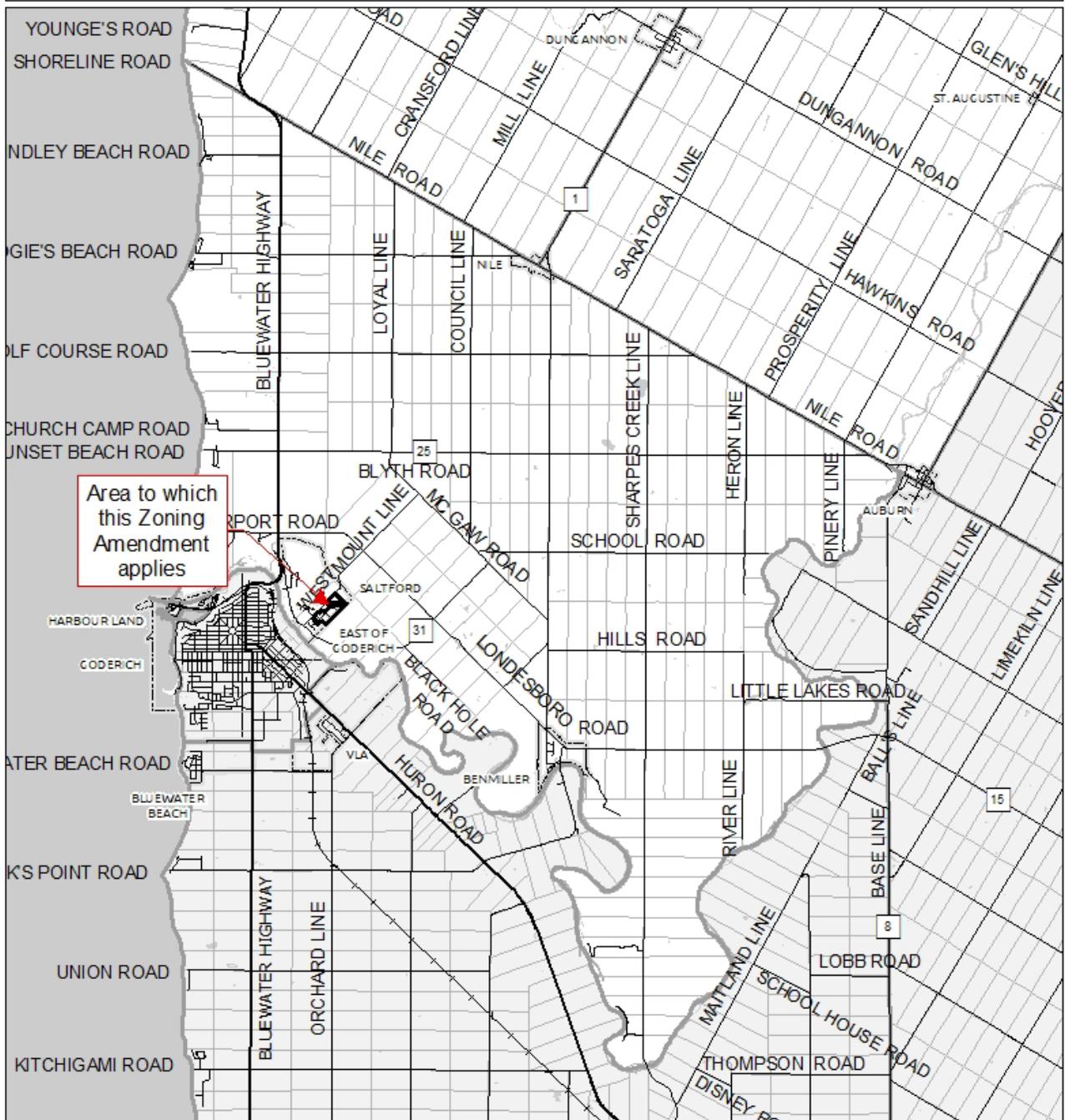
All other provisions of the Township of Ashfield-Colborne-Wawanosh Zoning By-law 32-2008 shall apply.

2. This by-law amends the Zoning By-law of the Corporation of the Township of Ashfield-Colborne-Wawanosh (32-2008).
3. The location map and key maps showing the location to which this by-law applies are found on the following pages and are entitled Schedule 2, 3 & 4.



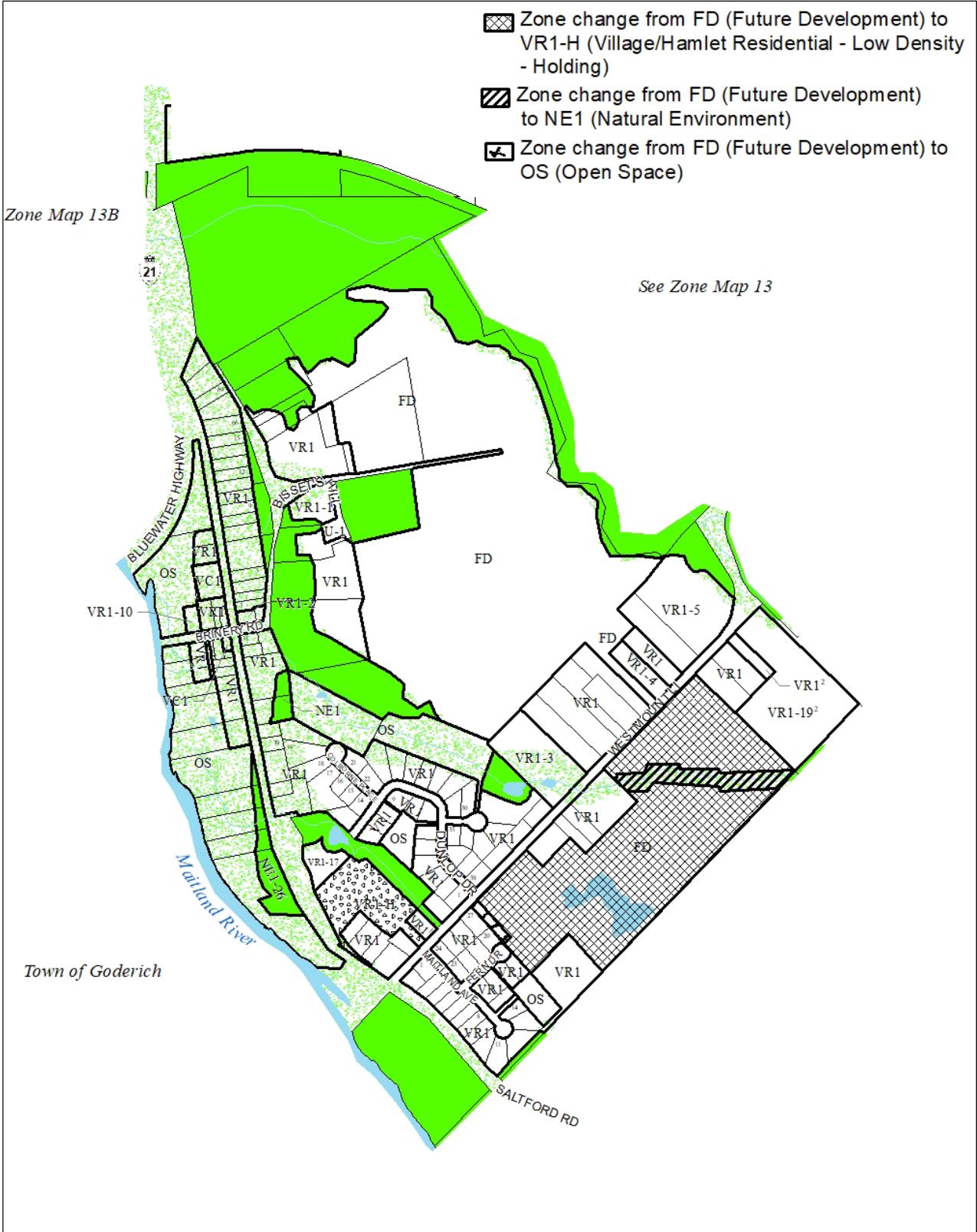
Township of Ashfield-Colborne-Wawanosh
Location Map

SCHEDULE 2
BY-LAW - 2022



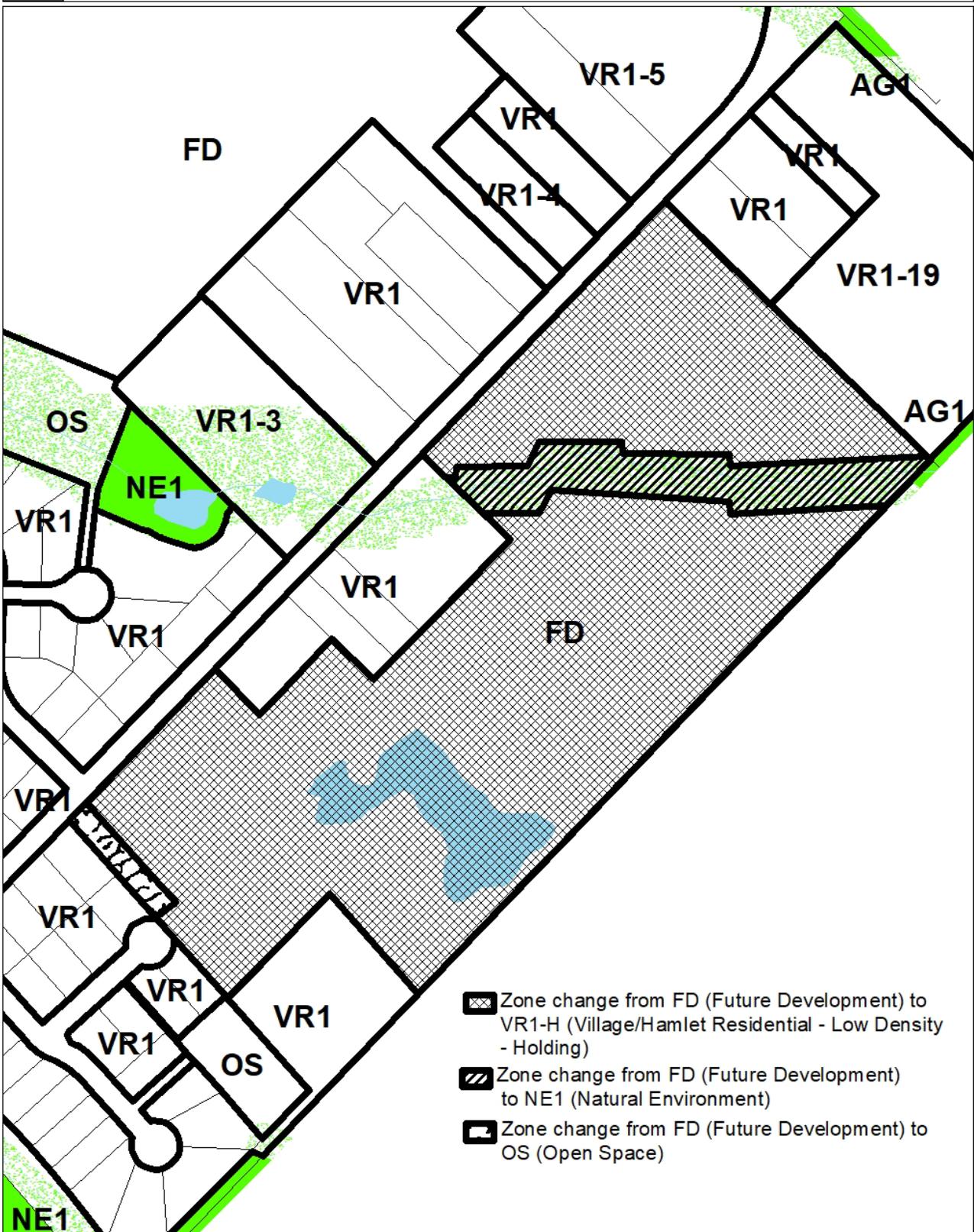

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<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p> AG1 Zone (Unless otherwise noted)</p> <p> NE1 Zone</p> <p> NE5 Zone</p> <p> Holding Zone</p> <p> Conservation Authority Regulated Lands</p> </div> <div style="width: 45%;"> <p> Watercourse</p> <p> Waterbody</p> <p> Property Boundary</p> <p> 500 m Buffer</p> </div> </div>	<p>Meters 1:8,000</p>	
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- Zone change from FD (Future Development) to VR1-H (Village/Hamlet Residential - Low Density - Holding)
- Zone change from FD (Future Development) to NE1 (Natural Environment)
- Zone change from FD (Future Development) to OS (Open Space)

AG1 Zone (Unless otherwise noted)	Watercourse	 Meters 1:3,000	
NE1 Zone	Waterbody		
NE5 Zone	Property Boundary		
Holding Zone	500 m Buffer		
Conservation Authority Regulated Lands			

