



# Notice of Public Meeting

For a Proposed Zoning By-Law Amendment

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

[www.acwtownship.ca](http://www.acwtownship.ca) 519-524-4669 82133 Council Line, RR5 Goderich, ON N7A 3Y2

## FILE: Z02-2026 Otten

You are invited to participate in a **Public Meeting on Tuesday, April 7, 2026 at 9:00 a.m.** to consider an amendment to the Zoning By-Law.

### OWNER/APPLICANT:

Jason and Julie Otten

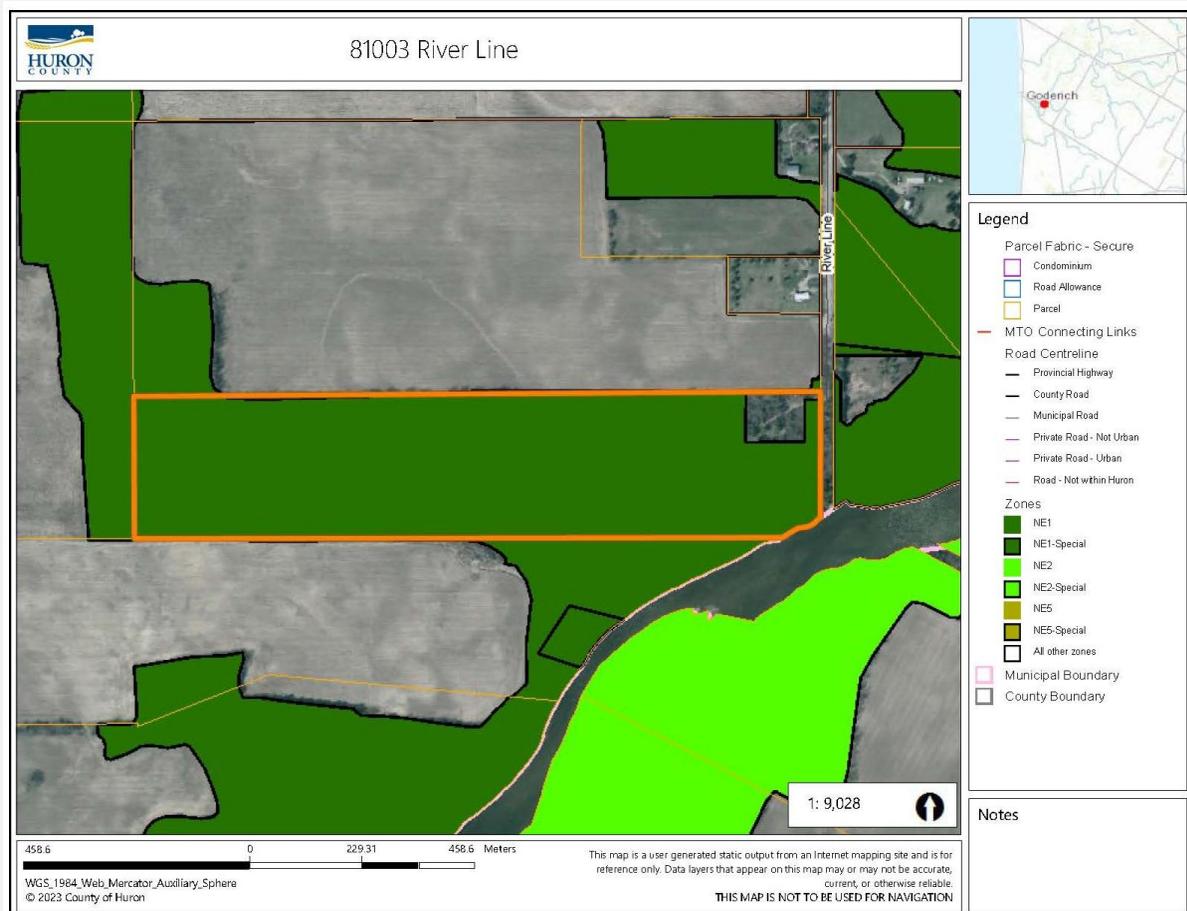
### LOCATION OF PROPERTY:

81003 River Line, Concession  
Maitland, Part Lot 29, Colborne

### A change is proposed in your neighbourhood.

A Zoning By-law Amendment Application has been received, that if approved, would amend the provisions in the existing Natural Environment – Special Zone (NE1-45) for the subject property.

You are being notified of this application because your name appears on the assessment roll for properties within 120 metres of the subject lands, or you are an agency requiring notice.



## The Proposed Change

The applicant is seeking approval to amend the provisions of the existing special zone to include permission for the construction of one (1) Additional Residential Unit on a lot previously limited to one (1) single detached residence.

The subject property is designated Natural Environment in the ACW Official Plan. It is zoned NE1 - (Natural Environment) and NE1-45 - (Natural Environment – Special Zone) in the ACW Zoning By-law.

The Council of the Corporation of the Township of Ashfield-Colborne-Wawanosh considered this application to be complete on March 6, 2026. Maps showing the general location of the lands to which this Zoning By-Law Amendment apply are shown in the draft By-Law attached to this Notice.

## Learn More

This notice along with the complete application can be found <https://acwtownship.ca/develop-build/planning-development>. Questions may be directed to the Planner Meghan Tydd-Hrynyk at [mtydd-hrynyk@huroncounty.ca](mailto:mtydd-hrynyk@huroncounty.ca) or by calling 519-524-8394 extension 3.

## Have Your Say

Any person 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.

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](mailto:clerk@acwtownship.ca)
2. You can speak during the public meeting. *\*Individuals are strongly encouraged to submit their comments prior to the meeting for consideration.*

## How to Access the Public Meeting

The meeting will be held at 82133 Council Line, Goderich, Ontario N7A 3Y2. It will also be Live Streamed on the Township's Website at [www.acwtownship.ca/government/agendas-minutes](http://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 those persons who wish to make verbal comments at the public meeting virtually, there is an option to join the meeting electronically. Please contact the Clerk's Department directly for a specific meeting invitation at [clerk@acwtownship.ca](mailto:clerk@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.

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 [clerk@acwtownship.ca](mailto:clerk@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 by email to [clerk@acwtownship.ca](mailto:clerk@acwtownship.ca). This will also entitle you to be advised of a possible Ontario Land Tribunal hearing if the decision on this application is appealed.

## Your Rights

If a person or public body does not make oral submissions at the 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.

## 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.

**Dated** March 10, 2026

310-014-05300

[acwtownship.ca](http://acwtownship.ca)

**CORPORATION OF THE TOWNSHIP OF ASHFIELD-COLBORNE-WAWANOSH**  
**DRAFT BY-LAW - 2026**

**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 Concession Maitland, Part Lot 29, 81003 River Line (Colborne), Township of Ashfield-Colborne-Wawanosh, as described and shown on the attached Schedules 1, 2, 3 & 4
2. By-law 32-2008 Section 18 is hereby further amended by adding to Section 18.5.45 with the following:

Also, in the area zoned NE1-45 (Natural Environment - Special Zone), the following uses are also permitted: one (1) additional residential unit subject to the provisions of Section 6 (AG4 zone).

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

3. 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 TIME ON THE \_\_\_\_\_<sup>th</sup> DAY OF \_\_\_\_\_, 2026.

READ A SECOND TIME ON THE \_\_\_\_\_<sup>th</sup> DAY OF \_\_\_\_\_, 2026.

READ A THIRD TIME AND PASSED THIS \_\_\_\_\_<sup>th</sup> DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



**SCHEDULE 1  
CORPORATION OF THE  
TOWNSHIP OF ASHFIELD-COLBORNE-WAWANOSH  
DRAFT BY-LAW - 2026**

By-law - 2026 has the following purpose and effect:

1. The zoning by-law amendment (*application #: ACW Z02-2026*) proposes to change the zoning at Concession Maitland, Part Lot 29, 81003 River Line (Colborne), Township of Ashfield-Colborne-Wawanosh

The purpose of this zoning by-law amendment is to amend the provisions of the existing Natural Environment – Special Zone (NE1-45) by-law to include permission for the construction of one (1) Additional Residential Unit on a lot previously limited to one (1) single detached residence.

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.



**SCHEDULE 2  
BY-LAW - 2026**

**Township of Ashfield-Colborne-Wawanosh**  
Location Map **Colborne Ward**



 Produced by the County of Huron GIS Services with data supplied under License by Members of the Ontario Geospatial Data Exchange, MVCA, ABCA, SVCA, UTRCA and MNR&F. Orthoimagery flown in 2020. This map is illustrative only. Do not rely on it as a precise indicator of routes, feature locations, nor as a guide to navigation. Copyright © King's Printer 2026.

Last Modified 2026-02-13

 0 1,000 2,000 Metres 1:107,000	<ul style="list-style-type: none"> <li> Planning Amendment</li> <li> Urban Boundary</li> <li> Lots and Concessions</li> <li> Property Boundary</li> </ul>	<ul style="list-style-type: none"> <li> Railroad</li> <li> Provincial Highway</li> <li> County Roads</li> <li> Municipal Roads</li> </ul>
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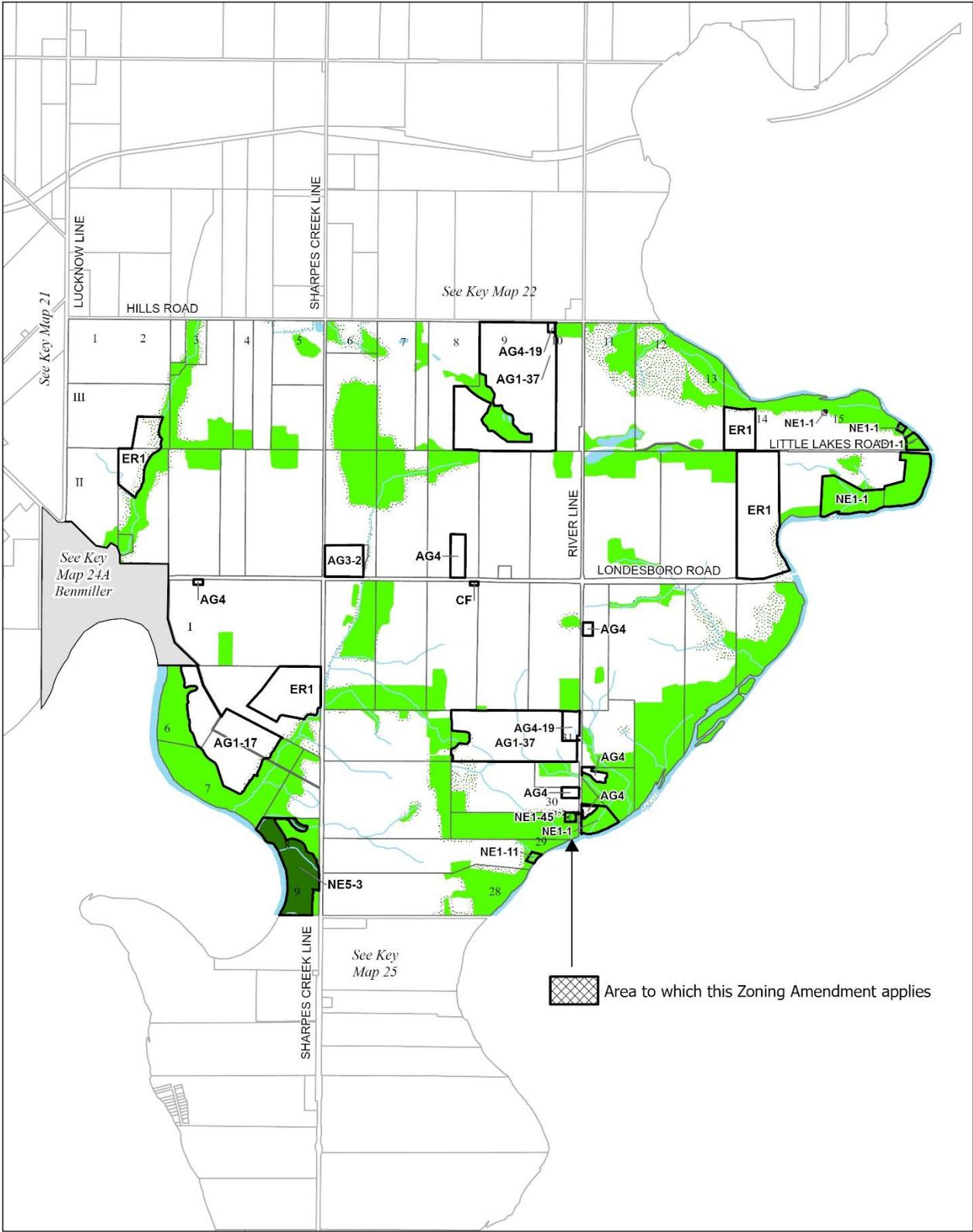


# SCHEDULE 3 Zone Map BY-LAW - 2026

Township of Ashfield-Colborne-Wawanosh  
Zoning By-Law  
Key Map 24

Amendments  
1 By-law 63-2018  
2 By-law 57-2020  
3 By-law 79-2020  
By-law 43-2024 (General Review)

Revision Date: February 13, 2026



Area to which this Zoning Amendment applies

<ul style="list-style-type: none"> <li> AG1 Zone (unless otherwise noted)</li> <li> Holding Zone</li> <li> Zone - NE1</li> <li> Zone - NE5</li> </ul>	<ul style="list-style-type: none"> <li> Conservation Authority Regulated Lands</li> <li> Watercourse</li> <li> Waterbody</li> <li> 500 m Buffer</li> <li> Property Boundary</li> </ul>	<p>0    410    820    1,230</p> <p>Metres</p> <p>1:29,000</p>	
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**SCHEDULE 4  
Detail Map  
BY-LAW - 2026**

