



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

June 23, 2021  
**FILE: ACW Z07-21**  
**Lobo Sand & Gravel**

## Notice of Public Meeting

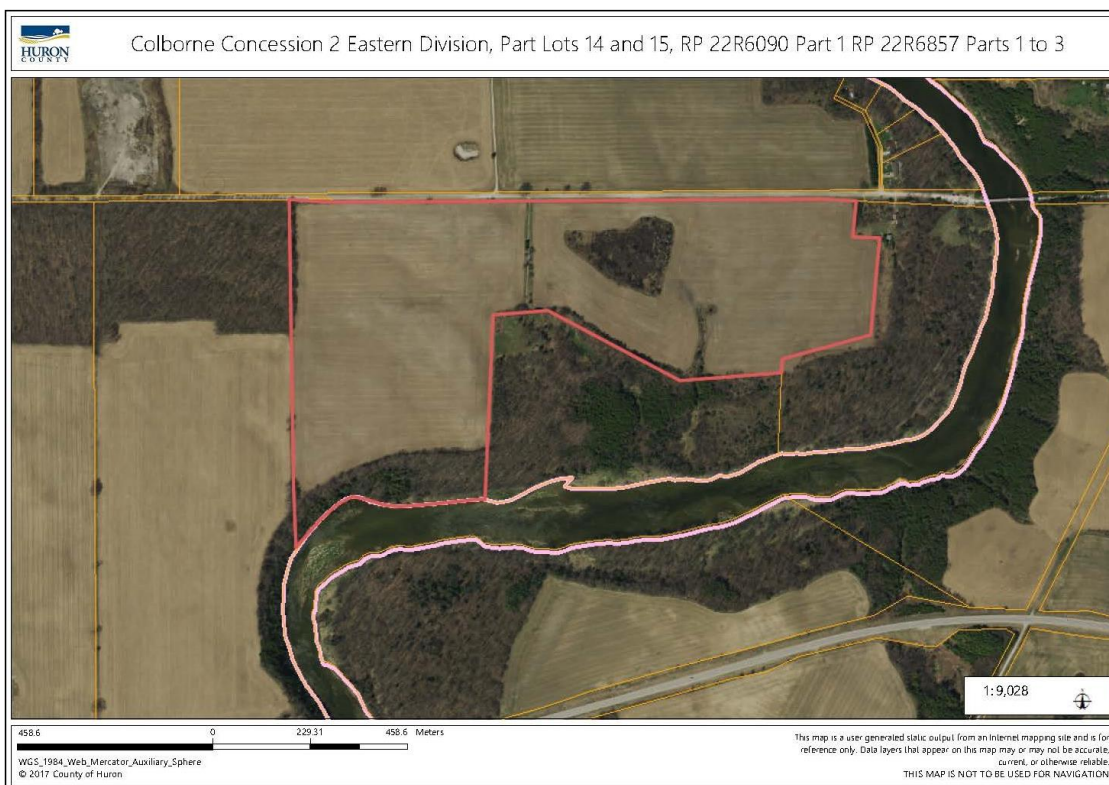
### For a Proposed Zoning By-law Amendment Application

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 amend the zoning on a portion of the subject property from 'General Agriculture (AG1)' to 'Extractive Resources (ER1)' in order to permit aggregate extraction.

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.

**You are invited to participate in an online Public Meeting on Monday, July 26, 2021 at 7:00pm.** During this time, the Township of Ashfield-Colborne-Wawanosh Council will be considering the change.



Owner/Applicant: 1142059 Ontario Ltd/Esher Planning Inc.

Location of Property: Con 2 ED PT Lots 14 and 15 and RP 22R6090 Part 1 RP 22R6857, Colborne (Little Lakes Road)

## The Proposed Change

The purpose and effect of the proposed Zoning By-law Amendment (Application #ACW Z07-21 Lobo Sand & Gravel) is to change the zoning on the portion of the property currently zoned 'General Agriculture (AG1)' to 'Extractive Resources (ER1)' in order to permit aggregate extraction. The area subject to the proposed amendment is approximately 23 hectares (57 acres). The subject property is currently designated 'Extractive' and 'Natural Environment' in the ACW Official Plan, and is currently zoned 'General Agriculture (AG1)' and 'Natural Environment (NE1)' in the ACW Zoning By-law.

Council of the Corporation of the Township of Ashfield-Colborne-Wawanosh considered this application to be complete on June 17, 2021. 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

Further information regarding this application can be found at <http://www.acwtownship.ca/property-development/planning-applications/>. Questions may be directed to the Planner Celina Whaling-Rae at [cwhalingrae@huroncounty.ca](mailto:cwhalingrae@huroncounty.ca) or by phoning 519-524-8394 extension 3.

310-002-03300

## 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 online public meeting. *\*Individuals are strongly encouraged to submit their comments prior to the meeting for consideration.*

## How to Access the Public Meeting

As a result of the COVID-19 Pandemic, the Public Meeting will be held in electronic format.

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

For information on how to participate in the Public Meeting, please visit the municipal website at <http://www.acwtownship.ca/council/council-agendas-4/>. Details on participating in the electronic meeting will be provided when the agenda is 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.

## Stay Informed

If you would like to be notified of the decision, you **must** make a written request to the Planning Advisory Committee at the municipal address above, or through email to [clerk@acwtownship.ca](mailto:clerk@acwtownship.ca). This will also entitle you to be advised of a possible Local Planning Appeal Tribunal 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 Local Planning Appeal Tribunal (LPAT) 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.

**CORPORATION OF THE TOWNSHIP OF ASHFIELD-COLBORNE-WAWANOSH  
DRAFT BY-LAW - 2021**

**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 Colborne Concession 2 Eastern Division, Part Lots 14 and 15, RP 22R6090 Part 1 RP 22R6857 Parts 1 to 3, 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 'General Agriculture (AG1)' to 'Extractive Resource Zone (ER1)' the zone symbol on the lands designated 'zone change from AG1 (General Agriculture) to Extractive Resources (ER1).
3. Section By-law 32-2008, is hereby amended by replacing Key Map 15 with a new Key Map 15, 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 \_\_\_\_\_, 2021.

Read a third time and finally passed this \_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Glen McNeil, Mayor

\_\_\_\_\_  
Mark Becker, CAO/Deputy Clerk

**SCHEDULE 1  
CORPORATION OF THE  
TOWNSHIP OF ASHFIELD-COLBORNE-WAWANOSH  
DRAFT BY-LAW - 2021**

By-law - 2021 has the following purpose and effect:

1. The zoning by-law (*application #: ACW Z06-21*) changes the zoning on a portion of Colborne Concession 2 Eastern Division, Part Lots 14 and 15, RP 22R6090 Part 1 RP 22R6857 Parts 1 to 3, Colborne, Township of Ashfield-Colborne-Wawanosh,

The purpose and effect of this zoning by-law amendment is to change the zoning on a portion of the subject property from AG1 (General Agriculture Zone) to ER1 (Extractive Resource Zone). This is proposed to allow for aggregate extraction.

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.

**SCHEDULE 2**  
**Location Map ~ Colborne Ward**  
**CORPORATION OF THE TOWNSHIP OF**  
**ASHFIELD-COLBORNE-WAWANOSH**

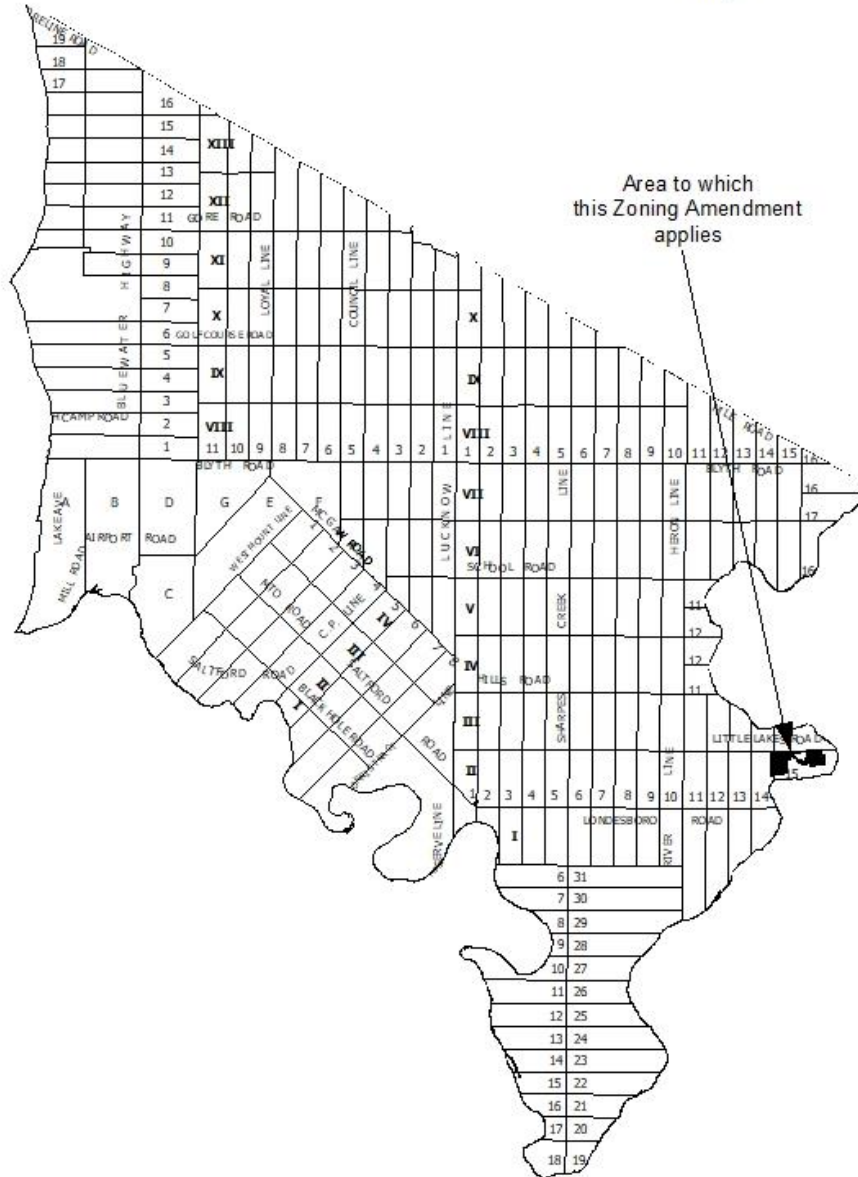


**BY-LAW - 2021**

0 1,500 3,000 4,500 6,000 Meters



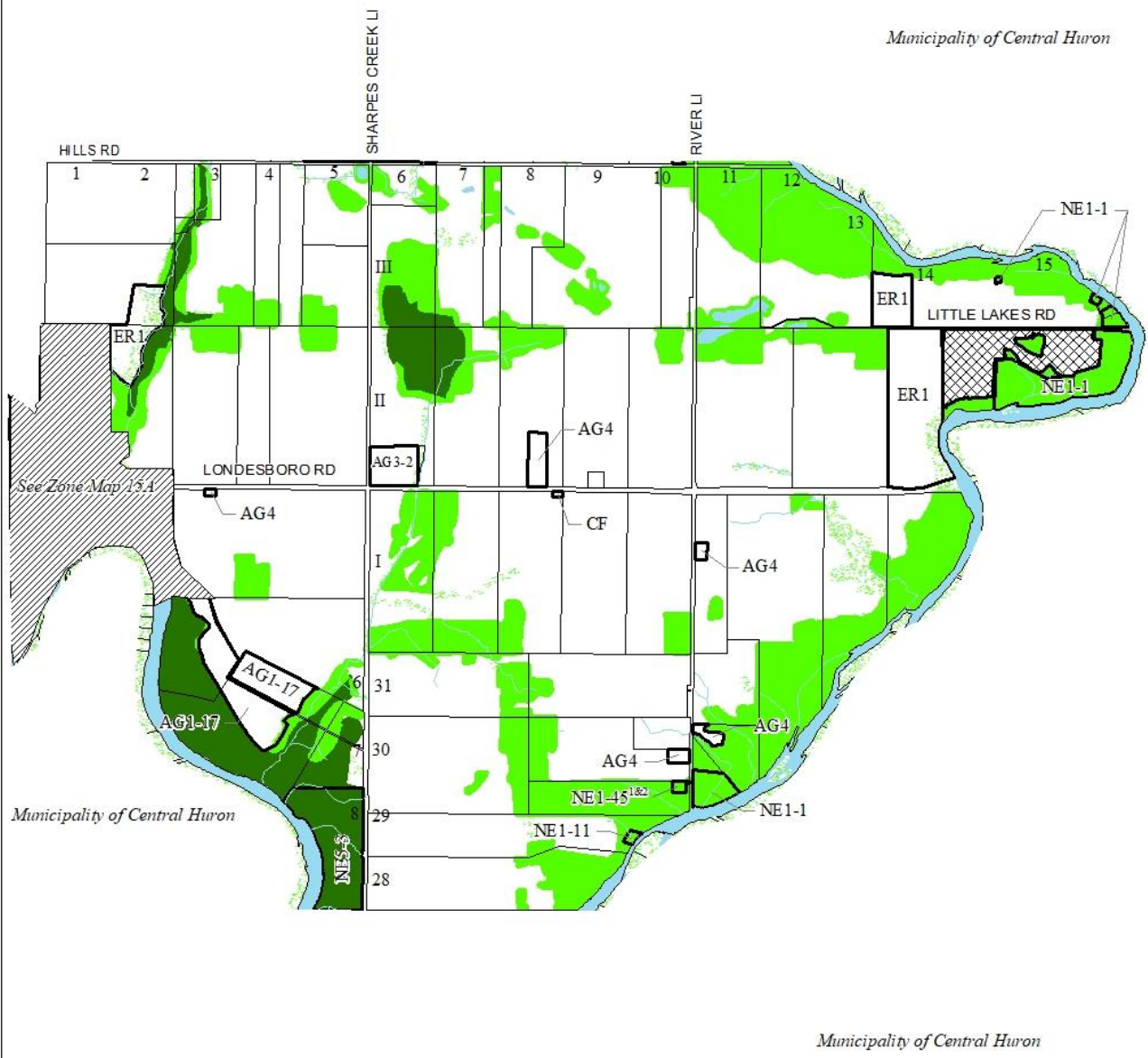
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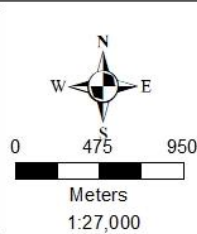
 Zone change from AG1 (General Agriculture) to ER1 (Extractive Resources)

See Zone Map 14

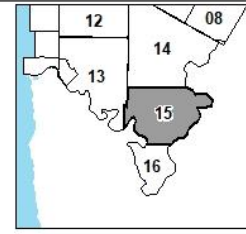


See Zone Map 16

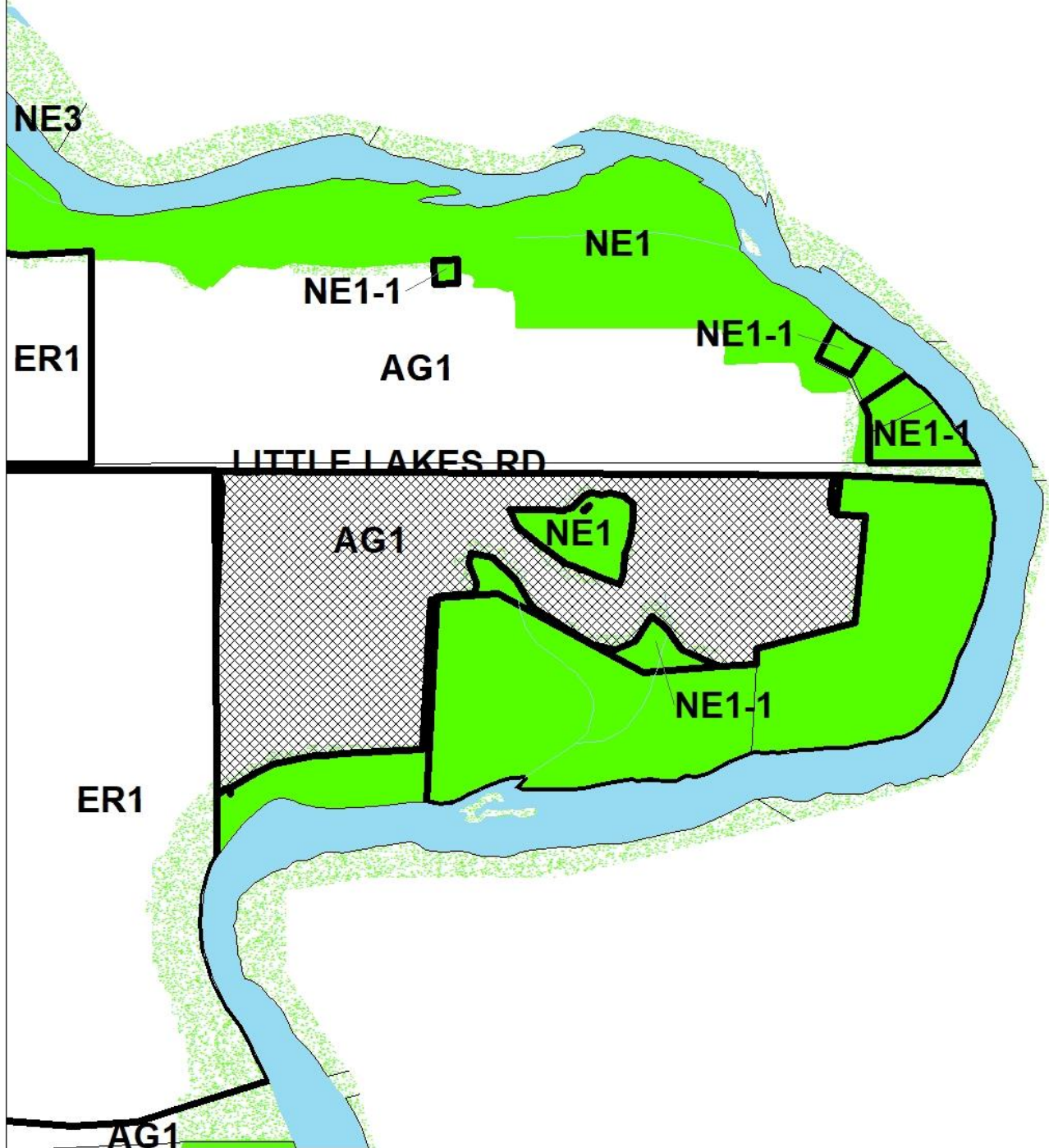
|  |   |
|--|---|
|  AG1 Zone<br>(Unless otherwise noted)   |  Watercourse       |
|  NE1 Zone                               |  Waterbody         |
|  NE5 Zone                               |  Property Boundary |
|  Holding Zone                           |  500 m Buffer      |
|  Conservation Authority Regulated Lands |   |




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 Zone change from AG1 (General Agriculture) to ER1 (Extractive Resources)



|  |   |
|--|---|
|  AG1 Zone<br>(Unless otherwise noted)   |  Watercourse       |
|  NE1 Zone                               |  Waterbody         |
|  NE5 Zone                               |  Property Boundary |
|  Holding Zone                           |  500 m Buffer      |
|  Conservation Authority Regulated Lands |   |

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