

## 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 re-zone the subject property to allow for the construction of a cottage.

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. This Notice was originally circulated on July 21, 2021.

**You are invited to participate in a Public Meeting on Tuesday, May 17, 2022 at 9:00 am.** During this time, the Township of Ashfield-Colborne-Wawanosh Council will be considering the change.



Owner/Applicant: Kimberly & Montgomery Prior  
Location of Property: Plan 574 PT Block G Colborne (82733 Hunter's Road)

## The Proposed Change

The purpose and effect of the proposed Zoning By-law Amendment (Application # ACW Z09-21 Prior (Recirculation)) is to change the zoning from LR1 and NE1-1 to NE1-47 in order to allow for the construction of a cottage within the 100 year erosion hazard with a front yard setback of 7.1 metres, an interior side yard setback of 0.6 metres, and a rear yard setback of 6.1 metres. The NE1-47 proposes to allow for a maximum lot coverage of 16%. This proposal is an amendment from the original proposal submitted with the application. The subject property is designated Lakeshore Residential and Natural Environment in the ACW Official Plan and is zoned LR1 (Lakeshore Residential – Seasonal) and NE1-1 (Natural Environment – Special) in the ACW Zoning By-law.

Council of the Corporation of the Township of Ashfield-Colborne-Wawanosh considered this application to be complete on July 12, 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

This notice along with the complete application can be found <https://acwtownship.ca/develop-build/planning-development>. 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.



## 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/agendas-minutes](http://www.acwtownship.ca/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 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](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.

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](mailto: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](mailto:clerk@acwtownship.ca). This will also entitle you to be advised of a possible Ontario Land 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 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.



**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 Plan 574 PT Block G, 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 'NE1-1 (Natural Environment – Special Zone)' and 'LR1 (Lakeshore Residential – Seasonal)' to 'NE1-47 (Natural Environment – Special Zone)' the zone symbol on the lands designated 'zone change from NE1-1 (Natural Environment – Special Zone) and LR1 (Lakeshore Residential – Seasonal) to NE1-47 (Natural Environment – Special Zone)'.
3. Section 18.5.47 is hereby added to By-law 32-2008 to state the following:  
'NE1-47  
*Notwithstanding the provisions of 18.1 and 18.2 to the contrary, The area zoned NE1-47 may be used for one recreational residence and accessory buildings, subject to the provisions of Section 16 (LR1 zone). Notwithstanding Section 16.4 to the contrary, the area zoned NE1-47 shall permit a front yard setback of 7.15 metres, an interior side yard setback of 0.62 metres, and a rear yard setback of 6.1 metres. Notwithstanding Section 3.31.7 to the contrary, development of a recreational residence shall be permitted within the 100 year erosion hazard. The area zoned NE1-47 shall have a maximum lot coverage of 16%. All other applicable provisions shall apply.'*
4. Section By-law 32-2008, is hereby amended by replacing Key Map 12A with a new Key Map 12A, as attached on Schedule 3, which is declared to be part of this by-law.
5. All other provisions of By-law 32-2008 shall apply.
6. 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 Z09-21*) changes the zoning on Plan 574 PT Block G, Colborne, Township of Ashfield-Colborne-Wawanosh.

The purpose and effect of this Zoning By-law Amendment is to change the zoning on the subject property from NE1-1 (Natural Environment – Special Zone) and LR1 (Lakeshore Residential – Seasonal’ to NE1-47 (Natural Environment – Special Zone). This is proposed to facilitate the construction of a cottage.

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.







