

Notice of Public Meeting

For a Proposed Minor Variance to Zoning By-law 32-2008

Planning Act, R.S.O. 1990, cP. 13., S. 45 (5)

A change is proposed in your neighbourhood. A Minor Variance Application has been received, that if approved, would grant two variances from the ACW zoning by-law to allow the construction of a new dwelling and attached garage.

You are invited to participate in a public Meeting on Tuesday, July 9, 2024 at 7:00 p.m. During this time, the Township of Ashfield-Colborne-Wawanosh Committee of Adjustment will be considering the change.



Owner/Applicant: Greg and Myra Tuer
Location of Property: 83347 David Drive; Plan 590, Lot 26

The Proposed Change

The applicant is seeking to construct a new house with an attached garage. Section 16.4.5 of the ACW Zoning By-law outlines the required setbacks to property lines from proposed structures. The rear yard (south) is required to have a 7.5 m setback. Relief is being requested to construct an attached garage 3.2 m from the rear lot line; with exterior stairs to access the second floor balcony setback 2.4 m from the rear lot line, resulting in a 5.1 m reduction in the rear yard setback. Section 3.26.7 of the ACW Zoning By-law states that the top of bank setback for all new development along Lake Huron is the 100 year erosion hazard. The development is proposed within the 100 year erosion hazard and therefore seeks relief based on the Geotechnical Study that was completed as part of the application process.

The subject property is designated Lakeshore Residential and Natural Environment in the ACW Official Plan. It is zoned LR1 (Lakeshore Residential - Seasonal) 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 Meghan Tydd-Hrynyk at mtydd-hrynyk@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. For correspondence to be included as a part of the Agenda package distributed to Council please ensure that the Clerk has received it prior to 12:00 p.m. on the Thursday before the meeting.
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.

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 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. 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.

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

The applicant, the Minister of Municipal Affairs & Housing, or a specified person under the Planning Act may, within 20 days of the making of the decision, appeal to the OLT against the decision of the committee. This may be done by filing with the Clerk a Notice of Appeal setting out the objection to the decision and the reasons in support of the objection. This must be accompanied by payment to the Clerk of the fee charged by the OLT under the Ontario Land Tribunal Act, 2021 as payable on an appeal from a Committee of Adjustment to the OLT, in accordance with Section 45(12) of the Planning Act. For more information, please visit the Local Planning Appeal Tribunal website at <https://olt.gov.on.ca/appeals-process/forms/>.

