

## 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 seek relief from Section 3.20.1 (Non-Complying Buildings and Structures) of the ACW Zoning By-law in order to construct an addition to the existing dwelling.

**You are invited to participate in a public Meeting on Tuesday, October 8, 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: Wes and Laura Beacom  
Location of Property: 55 Loftus Street; Part Lot 27, Concession 1; Plan 293 Pt Park Lot 4, Park Lot 5, Wawanosh

## The Proposed Change

The applicant is seeking to construct an addition to the existing dwelling. Section 3.20.1 of the ACW Zoning By-law stipulates that, where a building or structure was legally established and is permitted by the provisions of the zone in which such building or structure is located but does not meet the zone provisions with respect to yards, lot area, frontage, parking, setback or any other provisions of the By-law applicable to that zone, the said building or structure shall be deemed to comply with the By-law and may be repaired, renovated or reconstructed with or within the same footprint and up to the same building height. The existing dwelling is legal noncomplying because it does not meet the front yard setback for development, and the applicants wish to expand the dwelling with an addition to the northeast in line with the existing front wall and front setback. Therefore, relief is required in order to construct the addition.

The subject property is designated Village in the ACW Official Plan. It is zoned VR1 (Village/Hamlet Residential - Low Density) 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](mailto: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](mailto: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](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 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 through email to [clerk@acwtownship.ca](mailto: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/>.

