

# Notice of Public Hearing

For a Proposed Minor Variance to Zoning By-law 32-2008  
Planning Act, R.S.O. 1990, cP. 13., S. 45 (5)



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

## FILE: ACW MV03-2025 Jenkins

You are invited to participate in a  
**Public Hearing on Tuesday,  
October 21, 2025 at 9:00 a.m.**

To consider a Minor Variance to the  
Zoning By-Law. During this time, the  
Township Committee of Adjustment  
will consider the change.

### OWNER/APPLICANT:

Adam Jenkins

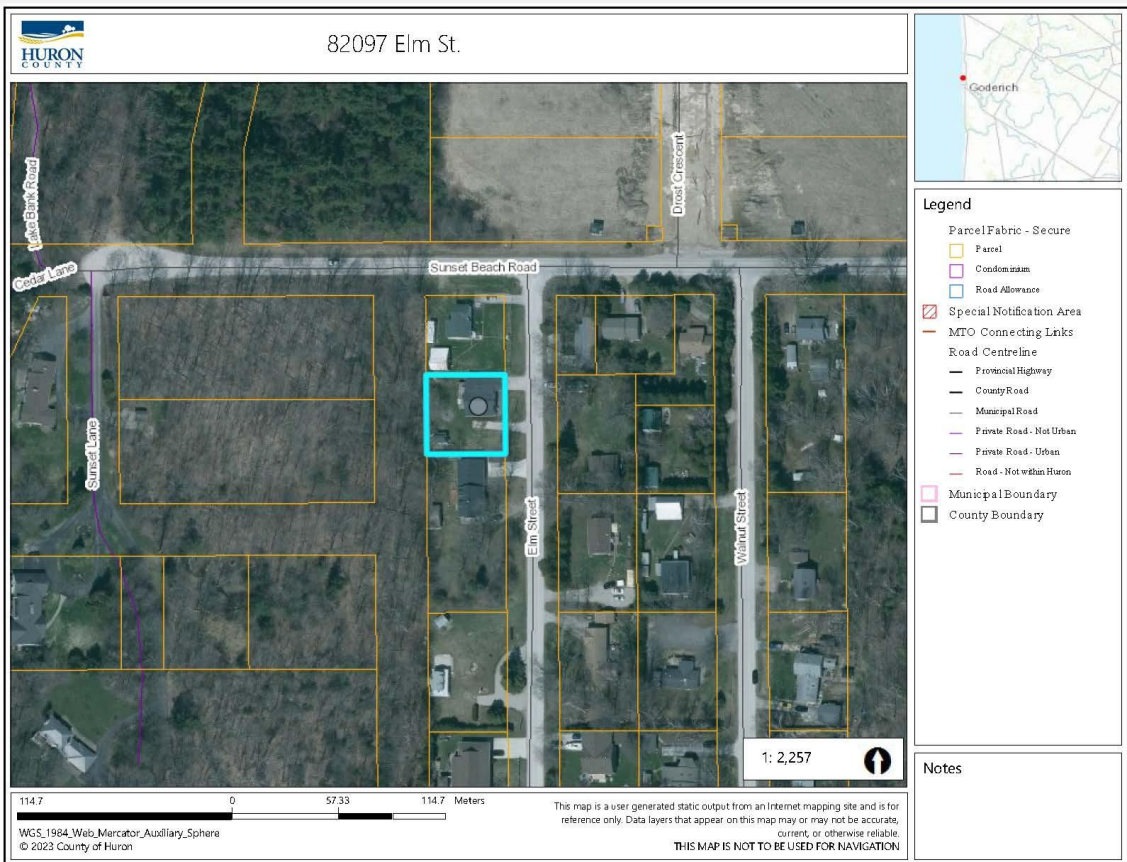
### LOCATION OF PROPERTY:

82097 Elm Street, PT BLK A,  
Colborne

### A change is proposed in your neighbourhood.

A Minor Variance Application has been received,  
that if approved, would grant relief from Section  
3.23.1 (Non-Complying Buildings and Structures)  
and Section 3.4.5 (Lot Coverage of Accessory  
Buildings or Structures) of the ACW Zoning By-law  
to construct an addition to the existing residential  
dwelling and the proposed construction of a  
storage shed.

You are being notified of this application because  
your name appears on the assessment roll for  
properties within 60 metres of the subject lands,  
or you are an agency requiring notice.



## The Proposed Change

The applicant is seeking to construct a minor addition to the rear of the existing dwelling. A storage shed is also proposed to be constructed towards the rear of the property. Section 3.23.1 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 this 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 within the same footprint and up to the same building height. The existing dwelling is legal non-complying because it does not meet the interior side yard setback requirements of the LR2 zone. Therefore, relief is required in order to construct the 105 sqft addition. Section 3.4.5 of the ACW Zoning By-law stipulates that, in the LR1, LR2, LR3 and VR1 zones, the total lot coverage of all accessory buildings shall not exceed the lesser of 6% coverage of the total lot area or the lot coverage of the main building. A variance is required to permit the storage shed, resulting in a lot coverage of 9%.

The subject property is designated Lakeshore Residential in the ACW Official Plan. It is zoned LR2 (Lakeshore Residential – Year-Round) 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 calling 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 hearing.
2. You can speak during the public hearing. *\*Individuals are strongly encouraged to submit their comments prior to the hearing for consideration.*

If you are aware of any person interested in or affected by this application who has not received a copy of this notice, you are requested to inform that person of this hearing.

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.

## How to Access the Public Hearing

The hearing 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 hearing 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 hearing virtually, there is an option to join the hearing electronically. Please contact the Clerk's Department directly for a specific hearing invitation at [clerk@acwtownship.ca](mailto:clerk@acwtownship.ca). If you intend to speak by this option, please contact the Clerk prior to 12:00 p.m. on the Monday before the hearing.

For information on how to participate in the public hearing, please visit the municipal website at <https://www.acwtownship.ca/government/agendas-minutes>. The agenda for this public hearing will be published at the end of the business day on the Friday before the hearing. If you have any questions regarding how to participate in the hearing, please call the municipal office at 519-524-4669, or email [clerk@acwtownship.ca](mailto:clerk@acwtownship.ca).

## Failure to Attend

If you do not attend the hearing, it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

## Stay Informed

If you would like to be notified of the decision of the Committee of Adjustment, 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 (OLT) hearing if the decision of this application is appealed.

**DATED** October 8, 2025