Township of Ashfield-Colborne-Wawanosh

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 519-524-4669 82133 Council Line, RR5 Goderich, ON N7A 3Y2

FILE: MV04-2026 Jantzi

You are invited to participate in a **Public Hearing on Tuesday, November 3, 2026 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:

Luke & Eloise Jantzi c/o North Huron Carpentry Inc. (Dave Werkema)

LOCATION OF PROPERTY:

84536 Pine Needle Row; Plan 589, Lots 16 & 17; Concession Front NTP, Part Lot 12; Ashfield

A change is proposed in your neighbourhood.

A Minor Variance Application has been received, that if approved, would grant relief from Section 16.4.5 (Lakeshore Residential – Rear Yard Zone Provision) of the ACW Zoning By-law in order to construct an addition to an existing dwelling.

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 an addition to the east of the existing house along the lakeshore. Sections 16.4.5 of the ACW Zoning By-law outlines the required setbacks to property lines from proposed structures. For lots fronting on Lake Huron abutting or including top-of-bank, the front yard shall be the lake/top-of-bank side of the lot. The rear yard (east) is required to have a 7.5 m (24.6ft) setback. Relief is requested to construct an addition to the existing dwelling 5.3 m (17.4ft) from the rear lot line, resulting in a 2.2 m (7.2 ft) reduction. The development is proposed outside of the 100 year erosion hazard as determined by a Geotechnical Study as part of the application process.

The subject property is Natural Environment and Lakeshore Residential in the ACW Official Plan. It is zoned NE1 (Natural Environment), and LR1 (Lakeshore Residential) 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 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. 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.

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. 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.

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. 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 14, 2026