



TOWNSHIP OF  
ASHFIELD-COLBORNE-WAWANOSH

Township of Ashfield-Colborne-Wawanosh

82133 Council Line, RR5

Goderich, ON N7A 3Y2

[www.acwtownship.ca](http://www.acwtownship.ca)

519-524-4669

August 19, 2024

**FILE: ACW OPZ-2024-01 Simpson**

## Notice of Public Meeting

### For a Proposed Official Plan Amendment and Zoning By-law Amendment

Planning Act, R.S.O. 1990, cP. 13., S. 17 & 34

A change is proposed in your neighbourhood. An Official Plan and Zoning By-law Amendment Application has been received, that if approved, would change the Official Plan designation on a portion on the subject lands from "Lakeshore Residential" to "Agriculture" as well as to change a small portion from "Agriculture" to "Lakeshore Residential". The purpose of the zoning application is to relocate the existing Future Development designated lands to be located along Shamrock Beach Road. The remainder of the property is not proposed to change.

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.

**You are invited to participate in a Public Meeting on Tuesday, September 10, 2024 at 7:00 p.m.** During this time, the Township of Ashfield-Colborne-Wawanosh Council will be considering the change.

A map showing the proposed change is attached to this notice.

Owner/Applicant: Arthur Simpson & Catherine Simpson

Location of Property: CON FRONT NTP PT LOT 16

## The Proposed Change

The Official Plan Amendment is proposed to re-designate lands approximately 2.10 hectares (5.19 acres) in size from 'Lakeshore Residential' to 'Agriculture' as well as amend a small portion 0.64 ha (1.59 ac) from 'Agriculture' to 'Lakeshore Residential' which front onto Shamrock Beach Road.

The related Zoning By-law Amendment which proposes to rezone a portion of the subject lands FD (Future Development) to AG1 (General Agricultural) and AG1 (General Agriculture) to FD (Future Development) is also being considered. The remainder of the property is not proposed to change.

The subject property is designated Lakeshore Residential and Agriculture in the ACW Official Plan. It is zoned FD (Future Development) and AG1 (General Agriculture) in the ACW Zoning By-law.

The Council of the Corporation of the Township of Ashfield-Colborne-Wawanosh considered this application to be complete on July 23, 2024. 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 Meghan Tydd-Hrynyk at [mtyddhrynyk@huroncounty.ca](mailto:mtyddhrynyk@huroncounty.ca) or by calling 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/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 virtually 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 [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 hearing if the decision on 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.



**AMENDMENT NO. 13**

**TO THE**

**TOWNSHIP OF ASHFIELD-COLBORNE-WAWANOSH**

**OFFICIAL PLAN**



## CONSTITUTIONAL STATEMENT

### PART 'A'

Part 'A' is the preamble to Amendment No. 13 to the Ashfield-Colborne-Wawanosh Official Plan. Part "A" does not constitute part of the amendment. It provides general introductory information on the purpose, location and basis of the amendment.

### PART 'B'

Part 'B' consisting of the following text and map (Schedules 'A' & 'B') constitutes Amendment No. 13 to the Ashfield-Colborne-Wawanosh Official Plan. Part 'B' contains the policies and land use designations which apply to the amended site.

### PART 'C'

Part 'C' is the appendix and does not constitute part of this amendment. The appendices contain the background data, planning considerations and public participation associated with this amendment. Although the attached appendices do not constitute part of the formal amendment, they do provide explanatory material. In cases where a more detailed interpretation of the amendment is required, such an interpretation will be obtained from the appendices.

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## PART 'A' PREAMBLE AMENDMENT NO. 13 TO THE ASHFIELD-COLBORNE-WAWANOSH OFFICIAL PLAN

### 1. PURPOSE

The purpose of this amendment is to change the Ashfield-Colborne-Wawanosh Official Plan designation on the subject lands from "Lakeshore Residential" to "Agriculture" as well as to change a small portion from "Agriculture" to "Lakeshore Residential".

### 2. LOCATION

The amendment affects Part Lot 16, Concession Front NTP, Shamrock Beach Road within the Township of Ashfield-Colborne-Wawanosh.

### 3. BASIS

The subject lands are currently vacant farmland.

The purpose of the Official Plan Amendment is to amend Schedule B of the Township of Ashfield-Colborne-Wawanosh's Official Plan to re-designate a portion of the lands from Lakeshore Residential to Agriculture to acknowledge the limited development potential. It will also amend the boundary of the Agriculture designation to Lakeshore Residential to acknowledge the existing passive recreational use on the property for the purpose of severing at a future date.

An application to rezone the subject lands from FD (Future Development) to AG1 (General Agricultural), and AG1 to FD (Future Development) is also being considered. The remainder of the property is not proposed to change.

**PART 'B'**  
**Schedule 'A'**

**AMENDMENT NO. 13**  
**TO THE TOWNSHIP OF ASHFIELD-COLBORNE-WAWANOSH**  
**OFFICIAL PLAN**

**1. INTRODUCTION**

All of this part of the document entitled Part 'B' consisting of the following text and attached map, Schedule 'A', constitutes Amendment No. 13 to the Ashfield-Colborne-Wawanosh Official Plan.

**2. DETAILS OF THE AMENDMENT**

- 2.1 Schedule "B", Land Use Plan, of the Ashfield-Colborne-Wawanosh Official Plan is hereby amended by changing the designation of the lands shown on the attached Schedule 'B' from Lakeshore Residential to Agriculture as well as from Agriculture to Lakeshore Residential.


# Schedule 'B'

## TOWNSHIP OF ASHFIELD-COLBORNE-WAWANOSH OFFICIAL PLAN SCHEDULE "B" LAND USE PLAN

Schedule "B" has been amended by:  
 OPA #1 of 2005      OPA #7  
 OPA #2 of 2003      OPA #8  
 OPA #3 of 2009      OPA #12  
 OPA #5 of 2010 OMB  
 No. PL101197  
 OPA #6



NOTES: ROADS STATUS IS A GENERAL INDICATION ONLY.  
 THE STATUS OF INDIVIDUAL ROADS MUST BE VERIFIED BY  
 THE MUNICIPALITY.



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 indicator of status, feature location, size or a guide to navigation.  
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 July 2024      Last Modified: 7/15/2024



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**Legend**

- Open Landfill
- Closed Landfill
- Provincial Highway
- County Highway
- Assumed Municipal Road
- Unassumed Municipal Road
- Former Railway

## **PART 'C'**

### **APPENDICES**

The appendices do not form part of the amendment but are for information purposes only.

#### **Background**

The proposed Official Plan Amendment and Zoning By-Law Amendment would change the land use designation and zoning of a portion of the land legally known as Part Lot 16, Concession Front NTP, Shamrock Beach Road in the Township of Ashfield-Colborne-Wawanosh; as illustrated in the attached schedules.

The Official Plan Amendment is proposed to re-designate lands approximately 2.10 hectares (5.19 acres) in size from 'Lakeshore Residential' to 'Agriculture' as well as amend a small portion 0.64 ha (1.59 ac) from 'Agriculture' to 'Lakeshore Residential' which front onto Shamrock Beach Road.

The related Zoning By-law Amendment which proposes to rezone a portion of the subject lands FD (Future Development) to AG1 (General Agricultural) and AG1 (General Agriculture) to FD (Future Development) is also being considered. The remainder of the property is not proposed to change.

This By-Law amends the Township of Ashfield-Colborne-Wawanosh Official Plan and Zoning By-Law 32-2008. A Key Map showing the location of the lands is attached as Schedule A.

The Zoning By-Law Amendment will not come into force until the Official Plan Amendment (OPA 13) is approved by the County of Huron, in accordance with Section 34(21) of the Planning Act.





**SCHEDULE 1  
CORPORATION OF THE  
TOWNSHIP OF ASHFIELD-COLBORNE-WAWANOSH  
BY-LAW No.        - 2024**

By-law        - 2024 has the following purpose and effect:

1. This zoning by-law amendment applies to property known as Part Lot 16, Concession Front NTP, Shamrock Beach Road in the Township of Ashfield-Colborne-Wawanosh. The effect of the application is to rezone the property from FD (Future Development) to AG1 (General Agricultural), and AG1 (General Agricultural) to FD (Future Development). The remainder of the property is not proposed to change.  
The purpose of the zoning application is to relocate the existing Future Development designated lands to be located along Shamrock Beach Road. The remainder of the property is not proposed to change.
2. The Zoning By-Law Amendment will not come into force until the Official Plan Amendment (OPA 13) is approved by the County of Huron, in accordance with Section 34(21) of the Planning Act.
3. This by-law amends the Township of Ashfield-Colborne-Wawanosh Zoning By-law 32-2008. All other zone provisions apply.
4. The location map and key map showing the location to which this by-law applies are found on the following pages and are entitled Schedule 2 and Schedule 3.



**SCHEDULE 3**  
**THE CORPORATION OF THE**  
**TOWNSHIP OF ASHFIELD-COLBORNE-WAWANOSH**  
**BY-LAW No. - 2024**

Zone Map 11B	Township of Ashfield-Colborne-Wawanosh Zoning By-Law Lakeshore	Amendments 1 Amendment condition of consent file C62-2018 2 Amended by By-law 32-2018	Revision Date: <u>July 15, 2024</u>	Zone Map 11B
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- Zone change from FD (Future Development) to AG1 (General Agriculture)
- Zone change from AG1 (General Agriculture) to FD (Future Development)



<ul style="list-style-type: none"> <li> AG1 Zone (Unless otherwise noted)</li> <li> NE1 Zone</li> <li> NE5 Zone</li> <li> Holding Zone</li> <li> Conservation Authority Regulated Lands</li> </ul>	<ul style="list-style-type: none"> <li> Watercourse</li> <li> Waterbody</li> <li> Property Boundary</li> <li> 500 m Buffer</li> </ul>	  1:2,015	
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