



Notice of Public Meeting

For a Proposed Official Plan Amendment & Zoning By-Law Amendment
Planning Act, R.S.O. 1990, cP. 13., S. 17 & 34

www.acwtownship.ca 519-524-4669 82133 Council Line, RR5 Goderich, ON N7A 3Y2

FILE: OPZ 01-2025 Johnston Bros. (Bothwell) Ltd.

You are invited to participate in a **Public Meeting on Tuesday, August 12, 2025 at 9:00 a.m.** to consider the amendments.

OWNER/APPLICANT:

Johnston Bros. (Bothwell) Ltd. c/o Esher Planning Inc. Melanie Horton

LOCATION OF PROPERTY:

Lot 9, 10 and South Part Lot 8, Concession 9 Eastern Division (37695 Nile Road) and North Part Lot 8, Concession 9 Eastern Division (37605 Nile Road)

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 "Agriculture" to "Extractive", "Extractive" to "Agriculture" as well as to change a portion from "Natural Environment" to "Extractive". The purpose of the Official Plan and Zoning By-law Amendment application is to expand the existing sand and gravel pit known as the Cunningham Pit.

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.

The Proposed Change

The Official Plan Amendment is proposed to designate lands approximately 4.2 hectares (10.41 ac) from 'Agriculture' to 'Extractive', 1 hectare (2.58 acres) from 'Extractive' to 'Agriculture' as well as 5 hectares (12 acres) from 'Natural Environment' to 'Extractive'.

The related Zoning By-law Amendment which proposes to rezone a portion of the subject lands AG1-24 (General Agriculture – Special Zone) to ER1 (Extractive Resources Zone), and NE1 (Natural Environment) to ER1 (Extractive Resources) is also being considered.

The subject properties are designated Extractive, Natural Environment and Agriculture in the ACW Official Plan. They are zoned AG1 (General Agriculture), AG1-24 (General Agriculture – Special Zone), ER1 (Extractive Resources Zone), NE1 and NE5 (Natural Environment Zones) 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 14, 2025. **Maps showing the general location of the lands to which this Official Plan Amendment & 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 mtydd-hrynyk@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 amendments.

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
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 public 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 noon (12:00 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 by email to 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 the public meeting or make written submissions to the Township of Ashfield-Colborne-Wawanosh before the By-Laws are 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-Laws are 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 amendments 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.

Dated July 21, 2025.

AMENDMENT NO. 14

TO THE

TOWNSHIP OF ASHFIELD-COLBORNE-WAWANOSH

OFFICIAL PLAN

**SCHEDULE 1
CORPORATION OF THE
TOWNSHIP OF ASHFIELD-COLBORNE-WAWANOSH
BY-LAW - 2025**

WHEREAS the Municipal Council of the Corporation of the Township of Ashfield-Colborne-Wawanosh considers it advisable to amend the OFFICIAL PLAN of the Corporation of the Township of Ashfield-Colborne-Wawanosh.

NOW THEREFORE the Council of the Corporation of the Township of Ashfield-Colborne-Wawanosh ENACTS as follows:

1. Amendment No. 14 to the Ashfield-Colborne-Wawanosh Official Plan consisting of the attached map and explanatory text is hereby adopted.
2. That the Clerk is hereby authorized and directed to provide Notice of Adoption of the Amendment in accordance with Section 17(23) of the Planning Act, RSO 1990, as amended.
3. The plan authorized by this by-law shall come into effect pursuant to Section 17(27) of the Planning Act, RSO 1990, as amended.
4. This By-law shall come into force and take effect on the day of final passing thereof.

READ A FIRST TIME ON THE _____ DAY OF _____, 2025.

READ A SECOND TIME ON THE _____ DAY OF _____, 2025.

READ A THIRD TIME AND PASSED THIS DAY OF , 2025.

Mayor _____

Clerk

CONSTITUTIONAL STATEMENT

PART 'A'

Part 'A' is the preamble to Amendment No. 14 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. 14 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.

PART 'A' **PREAMBLE** **AMENDMENT NO. 14** **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 "Agriculture" to "Extractive", "Extractive" to "Agriculture" as well as to change a portion from "Natural Environment" to "Extractive".

2. LOCATION

The amendment affects portions of the subject properties located at Lot 9, 10 and South Part Lot 8, Concession 9 Eastern Division (37695 Nile Road) and North Part Lot 8, Concession 9 Eastern Division (37605 Nile Road) within the Township of Ashfield-Colborne-Wawanosh.

3. BASIS

The subject lands are currently farmland with a residence, natural environment and an active gravel pit.

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 Agriculture and Natural Environment to Extractive to permit the proposed expansion of an existing sand and gravel pit. The amendment also changes the designation on another portion of the subject lands (37605 Nile Road) from Extractive to Agriculture to recognize the existing agricultural building cluster which will remain.

A related application to rezone the subject lands from AG1-24 (General Agriculture – Special Zone) to ER1 (Extractive Resources Zone), and NE1 (Natural Environment) to ER1 (Extractive Resources) is also being considered. The remainder of the property is not proposed to change.

PART 'B'
Schedule 'A'
AMENDMENT NO. 14
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. 14 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 Agriculture to Extractive, Extractive to Agriculture as well as Natural Environment to Extractive.

Schedule 'B'

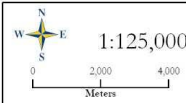
TOWNSHIP OF ASHFIELD-COLBORNE-WAWANOSH OFFICIAL PLAN SCHEDULE "B" LAND USE PLAN

Schedule "B" has been amended by:

OPA #1 of 2005
OPA #2 of 2003
OPA #3 of 2009
OPA #5 of 2010 OMB
No. PL10/1197
OPA #6
OPA #7
OPA #8
OPA #12
OPA #13



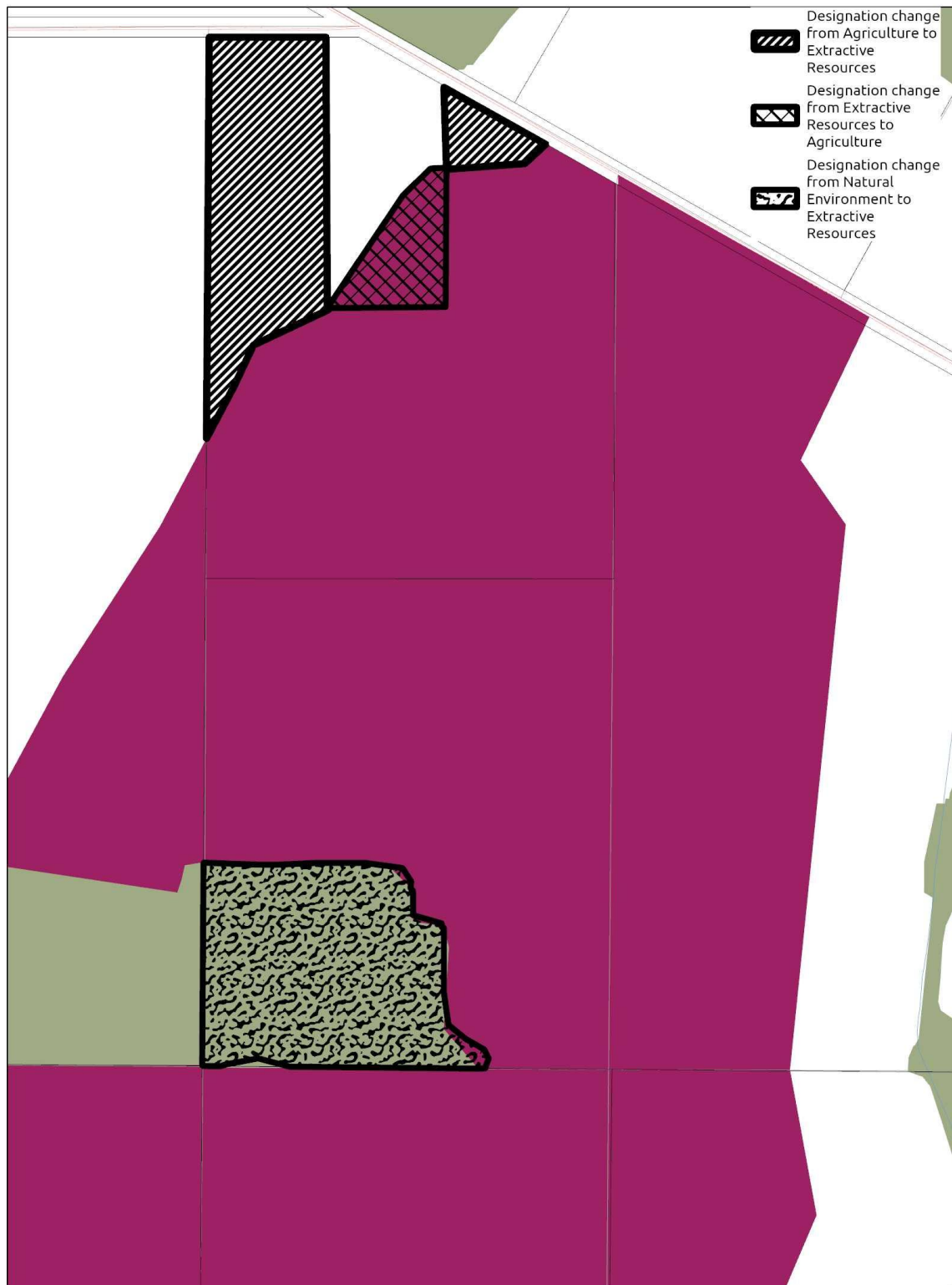
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- Legend**
- Open Landfill
 - Closed Landfill
 - Provincial Highway
 - County Highway
 - Assumed Municipal Road
 - Unassumed Municipal Road
 - Former Railway
 - Natural Environment (River, Creek)
 - Lot Boundary
 - 500 m Buffer
 - Earth Spillout AND Landfill
 - Agriculture
 - Agriculture with Flood
 - Airport
 - Embankment
 - Harbour
 - Harbour Industrial
 - Lakeshore Residential
 - Lakeshore Residential with Flood
 - Natural Environment
 - Recreation
 - Settlement Area
 - Village

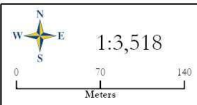
Schedule 'B' – Detail

TOWNSHIP OF ASHFIELD-COLBORNE-WAWANOSH OFFICIAL PLAN



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May 2023

Last Modified: 5/8/2023



Legend		
Open Landfill	Lot Boundary	Hamlet
Closed Landfill	Lot Boundary	Neighbour Industrial
Provincial Highway	500 m Buffer	Lakeshore Residential
County Highway	Earth Science Area	Lakeshore Residential with Flood
Assumed Municipal Road	Landuse	Natural Environment
Unimproved Municipal Road	Agriculture	Recreation
Former Railway	Agriculture with Flood	Residential Park
Natural Environment (River, Creek)	Airport	Settlement Area
	Extractive	Village

PART 'C'

APPENDICES

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

Background

The proposed Official Plan and Zoning By-Law Amendment amends the land use designation and zoning of a portion of the lands legally known as Lot 9, 10 and South Part Lot 8, Concession 9 Eastern Division (37695 Nile Road) and North Part Lot 8, Concession 9 Eastern Division (37605 Nile Road), in the Township of Ashfield-Colborne-Wawanosh; as illustrated in the attached schedules.

The Official Plan Amendment is proposed to designate lands approximately 4.2 hectares (10.41 ac) from 'Agriculture' to 'Extractive', 1 hectare (2.58 acres) from 'Extractive' to 'Agriculture' as well as 5 hectares (12 acres) in size from 'Natural Environment' to 'Extractive'.

The related Zoning By-law Amendment which proposes to rezone a portion of the subject lands AG1-24 (General Agriculture – Special Zone) to ER1 (Extractive Resources Zone), and NE1 (Natural Environment) to ER1 (Extractive Resources) 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 14) is approved by the County of Huron, in accordance with Section 34(21) of the Planning Act.

Clerk

**SCHEDULE 1
CORPORATION OF THE
TOWNSHIP OF ASHFIELD-COLBORNE-WAWANOSH
BY-LAW No. - 2025**

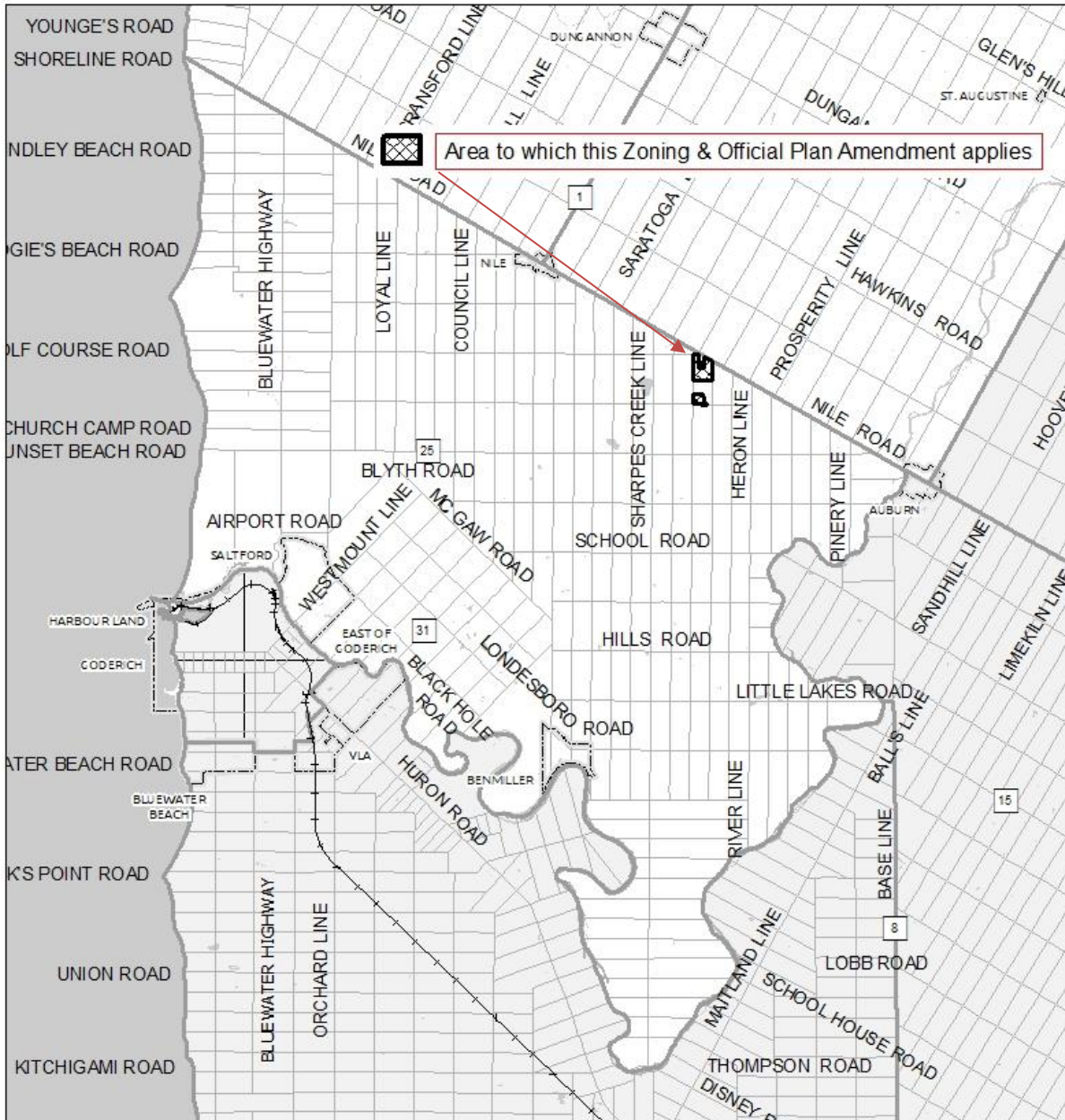
By-law - 2025 has the following purpose and effect:

1. This zoning by-law amendment applies to a portion of the property known as Lot 9, 10 and South Part Lot 8, Concession 9 Eastern Division (37695 Nile Road) and North Part Lot 8, Concession 9 Eastern Division (37605 Nile Road) in the Township of Ashfield-Colborne-Wawanosh. The effect of the application is to rezone the property from AG1-24 (General Agriculture – Special Zone) to ER1 (Extractive Resources Zone), and NE1 (Natural Environment) to ER1 (Extractive Resources). The purpose of the zoning application is to expand the existing sand and gravel pit known as the Cunningham pit. 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 14) 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 2
THE CORPORATION OF THE
TOWNSHIP OF ASHFIELD-COLBORNE-WAWANOSH
BY-LAW No. - 2025

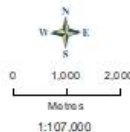
Township of Ashfield-Colborne-Wawanosh
 Location Map

Colborne Ward



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Last Modified 4/29/2025



SCHEDULE 3 **THE CORPORATION OF THE** **TOWNSHIP OF ASHFIELD-COLBORNE-WAWANOSH** **BY-LAW No. – 2025**

Township of Ashfield-Colborne-Wawanosh
Zoning By-Law
Key Map 22

Amendments	Revision Date
1 By-law 33-2016	April 29, 2025
2 By-law 50-2018	
By-law 43-2024 (General Review)	
 Zone change from AG1-24 (General Agriculture - Special Zone) to ER1 (Extractive Resources)	
 Zone change from NE1 (Natural Environment) to ER1 (Extractive Resources)	

