

# Notice of Public Meeting



For a Proposed Zoning By-Law Amendment

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

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

## FILE: Z01-2025 Smith

You are invited to participate in a **Public Meeting on Tuesday, July 15, 2025 at 9:00 a.m.** to consider an amendment to the Zoning By-Law.

### OWNER/APPLICANT:

Century Design Build Ltd. c/o Reuben Smith / Zelinka Priamo Ltd. c/o Dave Hannam

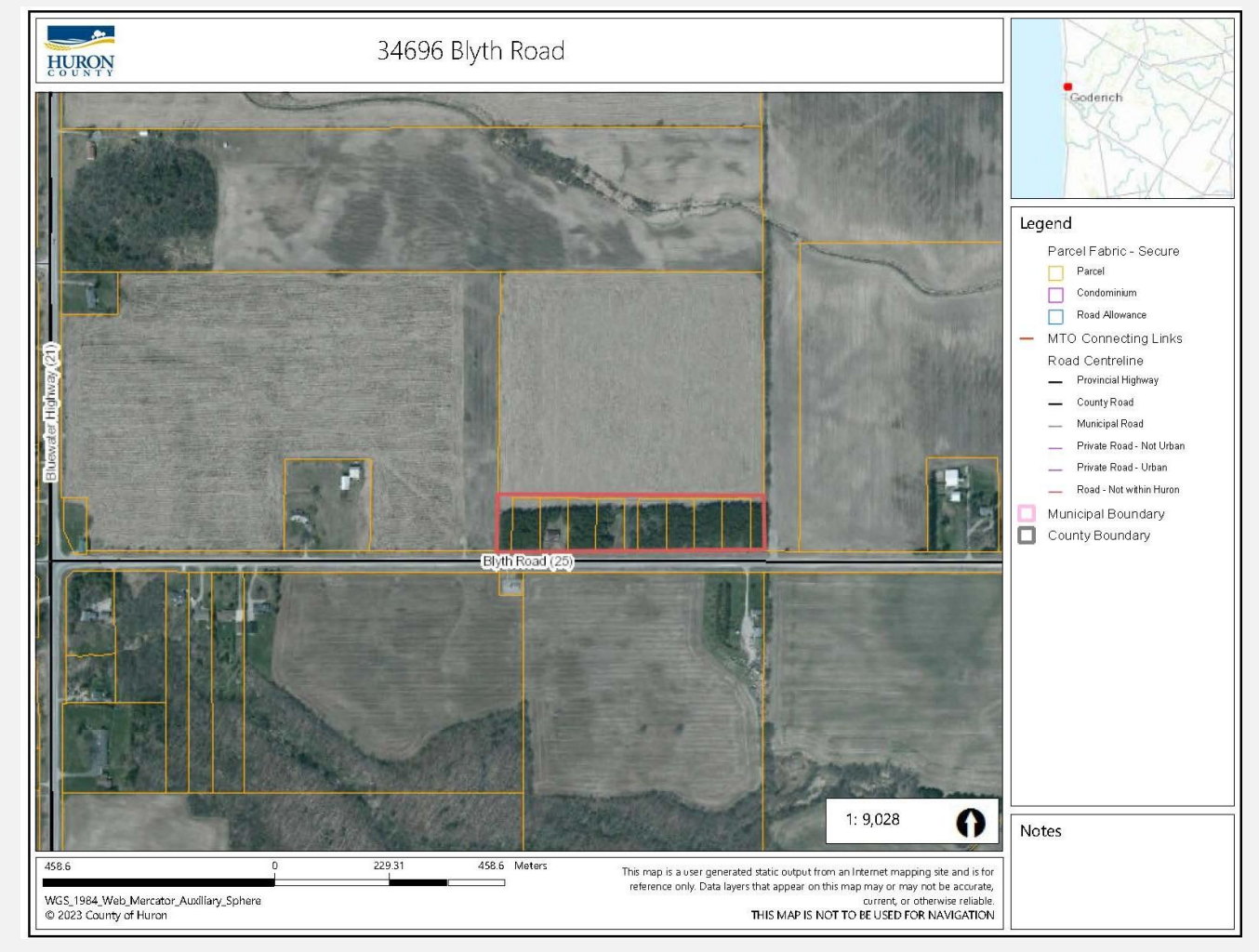
### LOCATION OF PROPERTY:

34696 Blyth Road; Concession Lake Road East, Part Lot 1; Plan 294, Lots 57-88, Colborne

## A change is proposed in your neighbourhood.

A Zoning By-law Amendment Application has been received, that if approved, would amend the zoning on the subject property from NE1 and AG1 to AG4-22 (Agricultural Small Holding – Special Zone).

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 applicant is seeking to rezone the subject lands to permit eight single detached dwellings. The proposed rezoning would permit a reduced lot area minimum deficiency of 3,000m<sup>2</sup> where 4,000m<sup>2</sup> is required, a reduced front yard setback of 11.9m where 25m is required to a County road, as well as an MDS setback of 198m from the barn and manure storage located at 34384 Blyth Road, whereas the minimum requirement is 219m.

The Council of the Corporation of the Township of Ashfield-Colborne-Wawanosh considered this application to be complete on June 6, 2025. 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 [mtydd-hrynyk@huroncounty.ca](mailto: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 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 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](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 by 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 the 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.

**Dated** June 25, 2025

CORPORATION OF THE TOWNSHIP OF ASHFIELD-COLBORNE-WAWANOSH  
DRAFT BY-LAW - 2025

**WHEREAS** the Municipal Council of the Corporation of the Township of Ashfield-Colborne-Wawanosh considers it advisable to amend Zoning By-law 32-2008, as amended, of the Corporation of the Township of Ashfield-Colborne-Wawanosh and;

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

- 1. This by-law shall apply to Concession Lake Road East, Part Lot 1; Plan 294, Lots 57-88, 34696 Blyth Road (Colborne), Township of Ashfield-Colborne-Wawanosh, as described and shown on the attached Schedules 1, 2, 3 & 4
- 2. By-law 32-2008 is hereby amended by changing on the attached Schedule 3 from ‘General Agriculture’ (AG1) and ‘Natural Environment’ (NE1) to ‘Agricultural Small Holding – Special Zone’ (AG4-22) as per the zone symbol of the lands identified on the attached Schedules 3 and 4.
- 3. Key Map – 20, By-law 32-2008 is hereby amended by changing the zone symbol from AG1 (General Agriculture) and NE1 (Natural Environment) to AG4-22 (Agricultural Small Holding – Special Zone) as shown on the attached Schedule 3 of this by-law.
- 4. All other provisions of By-law 32-2008 shall apply.
- 5. This by-law shall come into force upon final passing, pursuant to Section 34(21) of the Planning Act, RSO 1990, as amended.

READ A FIRST TIME ON THE	th DAY OF	, 2025.
READ A SECOND TIME ON THE	th DAY OF	, 2025.
READ A THIRD TIME AND PASSED THIS	th DAY OF	, 2025.

\_\_\_\_\_  
Glen McNeil, Mayor

\_\_\_\_\_  
Mark Becker, CAO/Deputy Clerk



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

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

1. The zoning by-law amendment (*application #: ACW Z01-2025*) proposes to change the zoning at Concession Lake Road East, Part Lot 1; Plan 294, Lots 57-88, 34696 Blyth Road (Colborne), Township of Ashfield-Colborne-Wawanosh  
  
The purpose of this zoning by-law amendment is to change the zoning from NE1 (Natural Environment) and AG1 (General Agriculture) to AG4-22 (Agricultural Small Holding – Special Zone) to permit single detached dwellings. The proposed rezoning would permit a reduced lot area minimum of 3,000m<sup>2</sup> where 4,000m<sup>2</sup> is required, a reduced front yard setback of 11.9m where 25m is required to a County road, as well as a reduced MDS setback of 198m from the barn and manure storage located at 34384 Blyth Road, whereas the minimum requirement is 219m.
2. By-law 32-2008 Section 6 is hereby amended by the addition of Section 6.11.22 with the following:  
  
Notwithstanding the provisions of Sections 6.4 and Section 6.8 to the contrary, in the areas zoned AG4-22 the lot area minimum will be 3,000 m<sup>2</sup>, and the front yard setback from the County Road will be 11.9m. A reduced Minimum Distance Separation setback of 198m will also be recognized from 34384 Blyth Road. All other provisions of the Township of Ashfield-Colborne-Wawanosh Zoning By-law 32-2008 shall apply.
3. This by-law amends the Zoning By-law of the Corporation of the Township of Ashfield-Colborne-Wawanosh (32-2008).
4. The location map and key maps showing the location to which this by-law applies are found on the following pages and are entitled Schedule 2, 3 & 4.

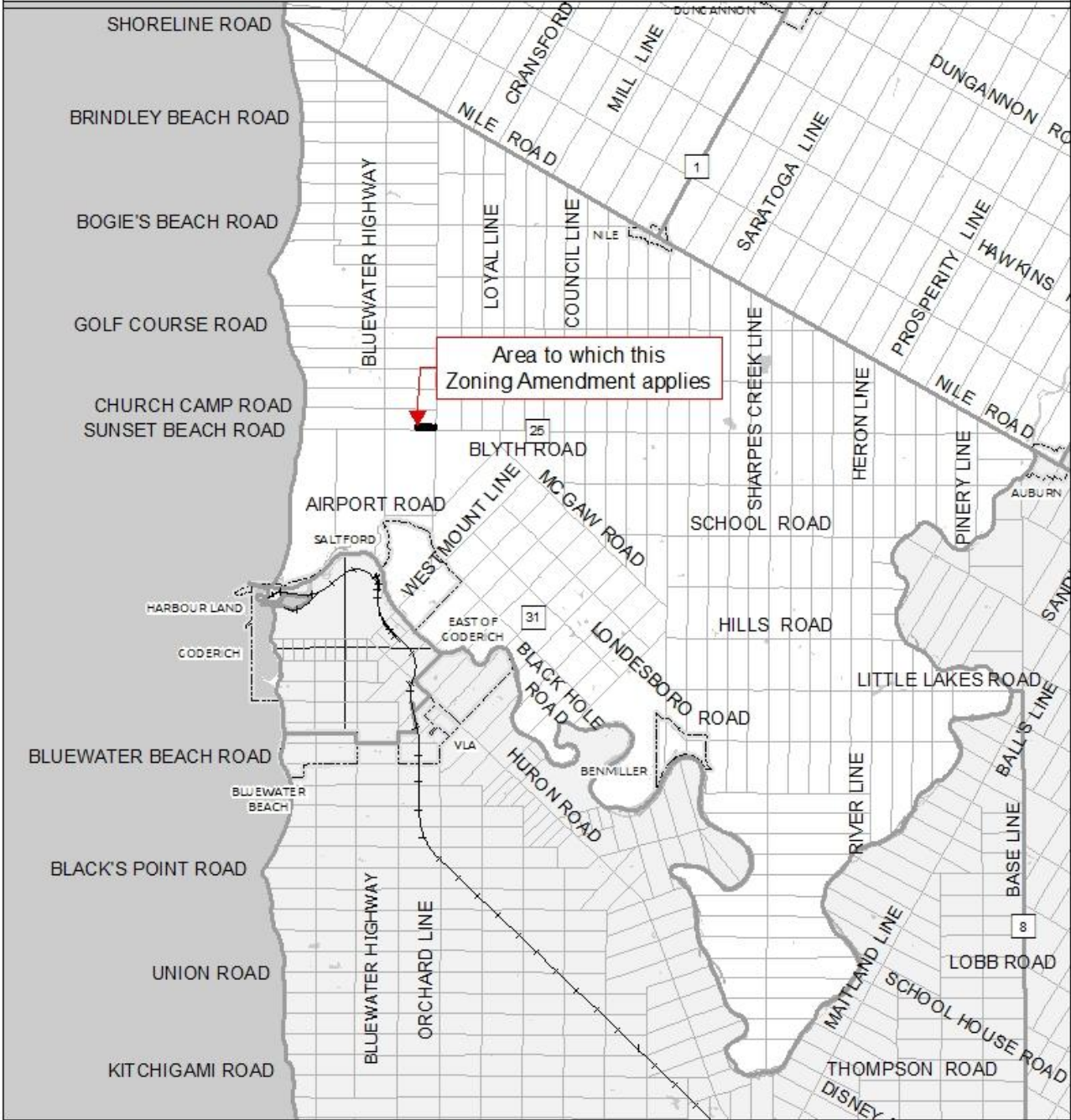





SCHEDULE 2  
BY-LAW - 2025

Township of Ashfield-Colborne-Wawanosh  
Location Map

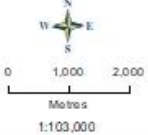
Colborne Ward





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Last Modified 6/10/2025



0 1,000 2,000  
Metres  
1:103,000







SCHEDULE 4  
Detail Map  
BY-LAW - 2025

Township of Ashfield-Colborne-Wawanosh  
Zoning By-Law  
Key Map 20

Amendments	Revision Date: January 13, 2025
By-law 45-2019	
By-law 43-2024 (General Review)	

