



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

September 18, 2024

**FILE: ZBA 2024-03 Medi-Bide Holdings Inc.**

## Notice of Public Meeting

For a Proposed Zoning By-law Amendment Application

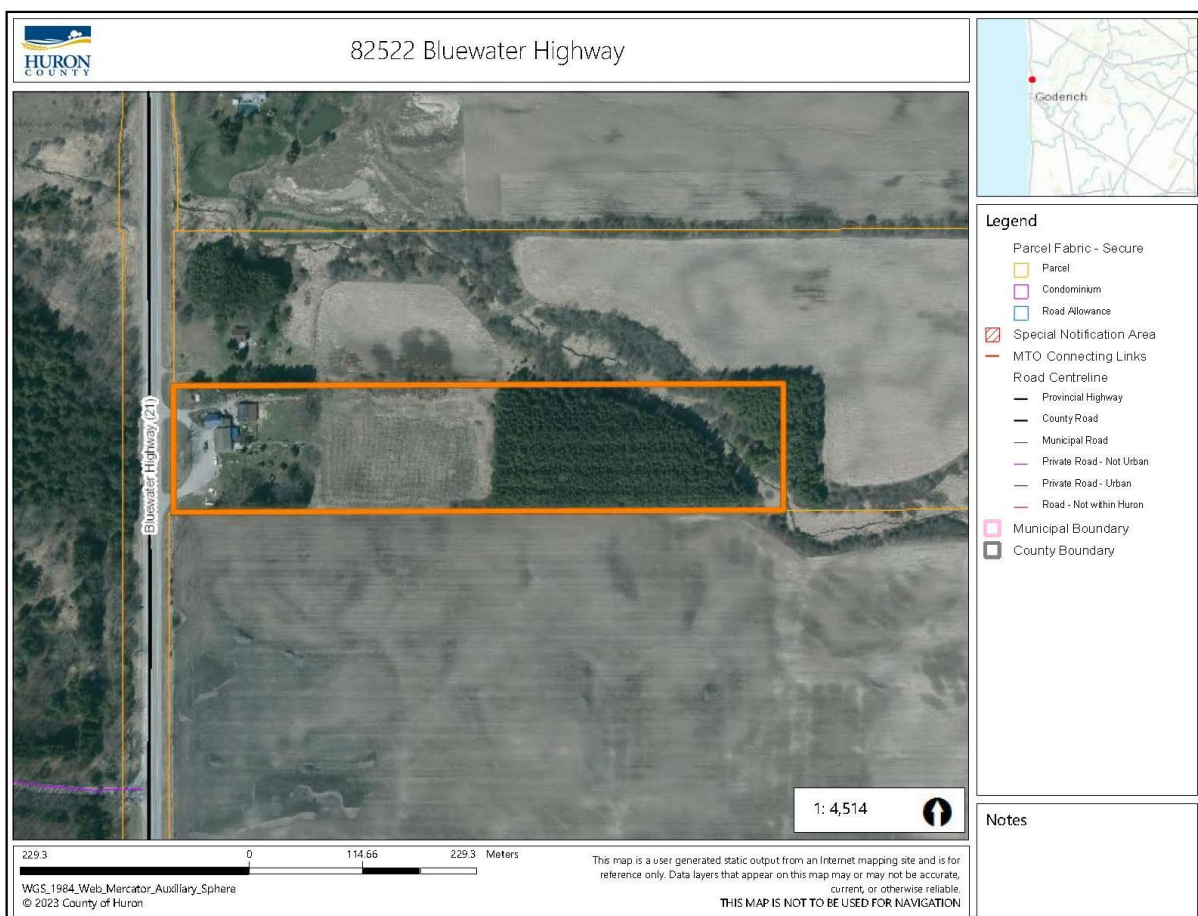
Planning Act, R.S.O. 1990, cP. 13., S. 34

A change is proposed in your neighbourhood. A Zoning By-law Amendment Application has been received, that if approved, would amend the provisions in the AG4-6 zoning on the subject property.

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, October 8, 2024 at 7:00 p.m.**

During this time, the Township of Ashfield-Colborne-Wawanosh Council will be considering the change.



Owner/Applicant: MEDI-BIDE Holdings Inc. c/o Findlater & Associates Inc. (Stewart Findlater)

Location of Property: CON 6 W PT LOT 15 Colborne (82522 Bluewater Highway)

### The Proposed Change

The applicant is seeking to construct an office building, self-storage units, contractor buildings and convert an existing duplex into a four-plex. The existing commercial space is proposed to remain.

The subject property is designated Agriculture and Natural Environment in the ACW Official Plan. It is zoned AG4-6 (Agricultural Small Holding – Special Zone) and NE1 – (Natural Environment) 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 September 17, 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 [mtydd-hrynyk@huroncounty.ca](mailto:mtydd-hrynyk@huroncounty.ca) or by phoning 519-524-8394 extension 3.

310-016-01901



## 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 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 of 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.



**CORPORATION OF THE TOWNSHIP OF ASHFIELD-COLBORNE-WAWANOSH**  
**DRAFT BY-LAW - 2024**

**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 6, West Part Lot 15, 85255 Bluewater Hwy (Colborne), Township of Ashfield-Colborne-Wawanosh, as described and shown on the attached Schedules 1, 2, 3 & 4
2. By-law 32-2008 Section 6 is hereby amended by adding to Section 6.11.6 with the following:

Also, in the area zoned AG4-6 (Agricultural Small Holding) Zone, the following uses are also permitted: a four-plex dwelling, self-service storage units, contractor building and construction office building.

A general store, four-plex dwelling, and construction office building are subject to the zone provisions of Section 6.4

Self-storage units and contractor storage units are subject to the zone provisions of Section 6.7

All other provisions of the Township of Ashfield-Colborne-Wawanosh Zoning By-law 32-2008 shall apply.

3. 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 and second time this \_\_\_ day of \_\_\_\_\_, 2024.

Read a third time and finally passed this \_\_\_ day of \_\_\_\_\_, 2024.

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

\_\_\_\_\_  
Florence Witherspoon, Clerk



**SCHEDULE 1  
CORPORATION OF THE  
TOWNSHIP OF ASHFIELD-COLBORNE-WAWANOSH  
DRAFT BY-LAW - 2024**

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

1. The zoning by-law amendment proposes to change the zoning at Concession 6, West Part Lot 15, 82522 Bluewater Hwy (Colborne), Township of Ashfield-Colborne-Wawanosh
2. By-law 32-2008 Section 6 is hereby amended by adding to Section 6.11.6 with the following:

Also, in the area zoned AG4-6 (Agricultural Small Holding) Zone, the following uses are also permitted: a four-plex dwelling, self-service storage units, contractor building and construction office building.

A general store, four-plex dwelling, and construction office building are subject to the zone provisions of Section 6.4

Self-storage units and contractor storage units are subject to the zone provisions of Section 6.7

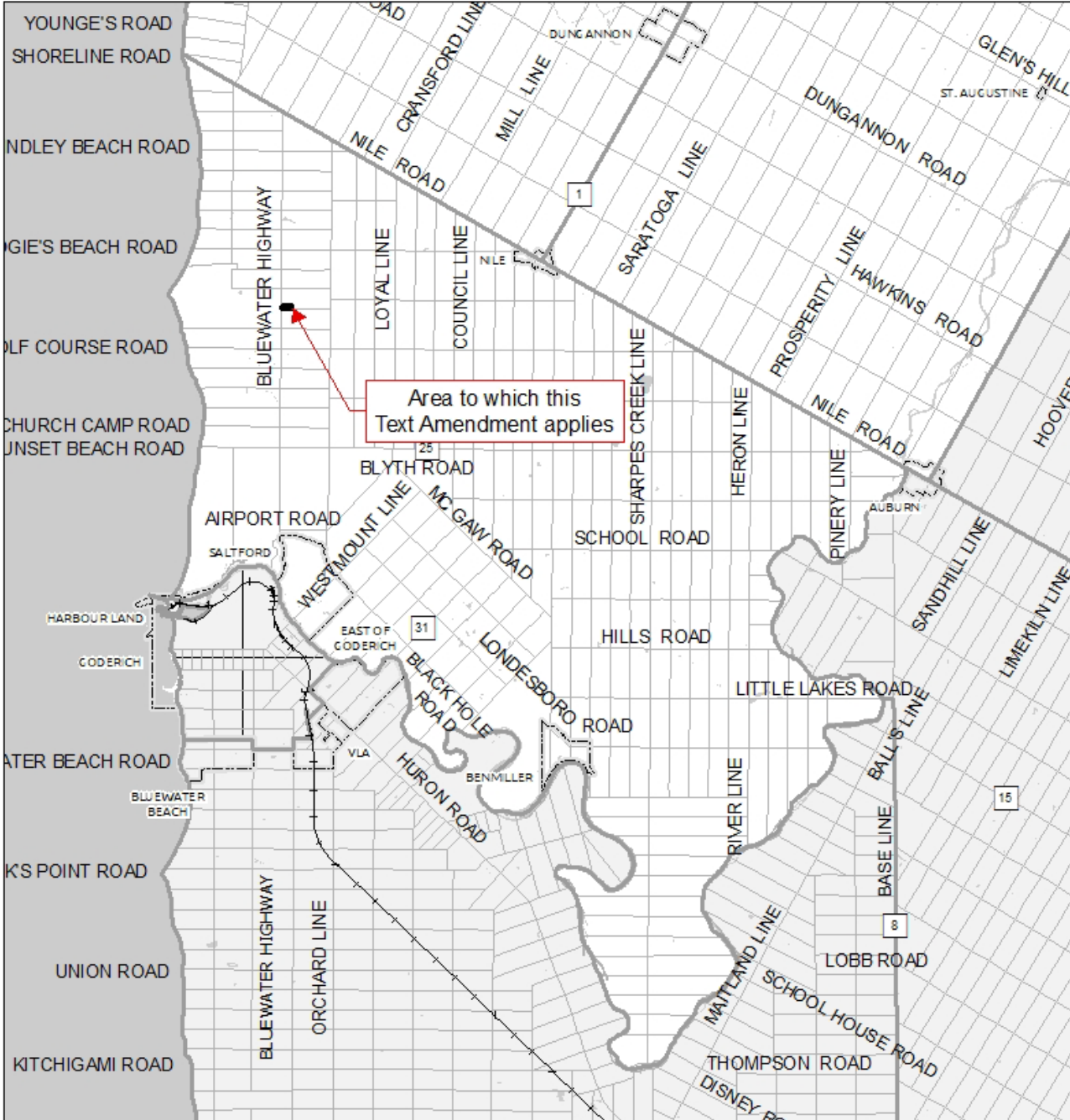
All other provisions of the Township of Ashfield-Colborne-Wawanosh Zoning By-law 32-2008 shall apply.


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 - 2024**

**Township of Ashfield-Colborne-Wawanosh** **Colborne Ward**  
**Location Map**



 Produced by the County of Huron GIS Services with data supplied under License by Members of the Ontario Geospatial Data Exchange, MVCA, ABCA, SVCA, UTRCA and MNR&F. Orthoimagery flown in 2020. This map is illustrative only. Do not rely on it as a precise indicator of routes, feature locations, nor as a guide to navigation. Copyright © King's Printer 2024.  
Last Modified 9/16/2024

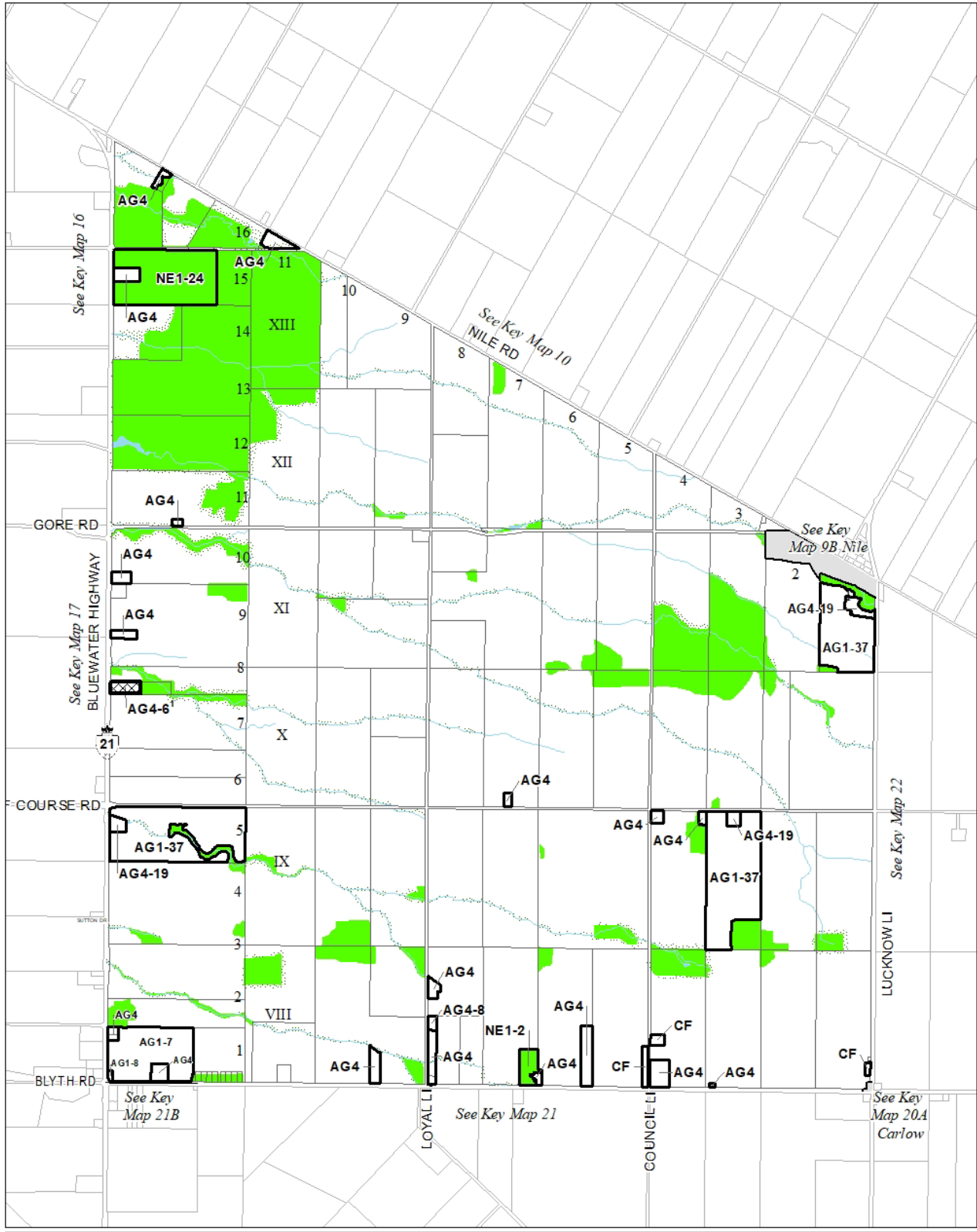


# SCHEDULE 3 Zone Map BY-LAW - 2024

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

Amendments  
By-law 45-2019  
By-law 43-2024 (General Review)  
Revision Date: September 16, 2024

Text Amendment to AG4-6 Zone



<ul style="list-style-type: none"> <li> AG1 Zone (unless otherwise noted)</li> <li> Holding Zone</li> <li> Zone - NE1</li> <li> Zone - NE5</li> </ul>	<ul style="list-style-type: none"> <li> Conservation Authority Regulated Lands</li> <li> Watercourse</li> <li> Waterbody</li> <li> 500 m Buffer</li> <li> Property Boundary</li> </ul>	<p>0 380 760 1,140 Metres 1:27,000</p>	
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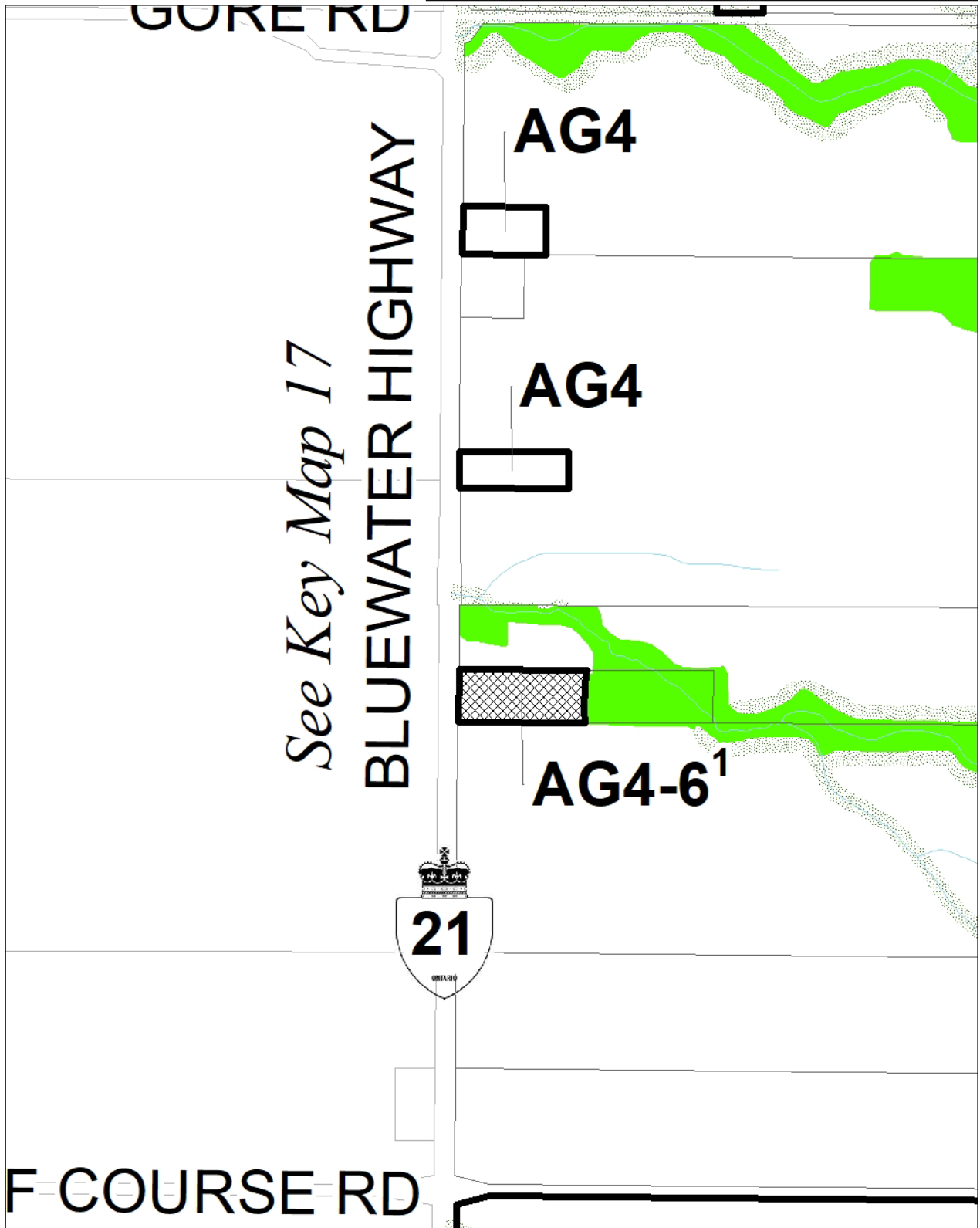
**SCHEDULE 4  
Detail Map  
BY-LAW - 2024**










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



Revision Date: September 16, 2024

Amendments  
By-law 45-2019  
By-law 43-2024 (General Review)

 Text Amendment to AG4-6 Zone



 AG1 Zone (unless otherwise noted)	 Conservation Authority Regulated Lands
 Holding Zone	 Watercourse
 Zone - NE1	 Waterbody
 Zone - NE5	 500 m Buffer
	 Property Boundary


  

  
 1:6,395

