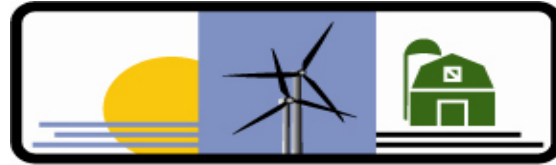


AGENDA



— TOWNSHIP OF —
ASHFIELD - COLBORNE - WAWANOSH

Council Agenda **April 6, 2021**

Township of Ashfield-Colborne-Wawanosh Council will meet in regular session on the 6th day of April 2021, at 9:00 a.m. through Zoom, an online video conferencing platform.

This meeting will be held electronically as per By-Law #52-2020, Section 3.10 which allows for Electronic Participation of Council Meetings.

1.0 CALL TO ORDER

Video/Audio Approval – if applicable

2.0 DISCLOSURE OF PECUNIARY INTEREST / POTENTIAL CONFLICT OF INTEREST

3.0 ADOPTION OF PREVIOUS MEETING MINUTES

3.1 Council Meeting Minutes – March 16, 2021

Moved by
Seconded by

ADOPT
COUNCIL
MINUTES

THAT Ashfield-Colborne-Wawanosh Township Council hereby adopts the March 16, 2021 Council Meeting Minutes as written.

3.2 Council Meeting Minutes – March 24, 2021

Moved by
Seconded by

ADOPT
COUNCIL
MINUTES

THAT Ashfield-Colborne-Wawanosh Township Council hereby adopts the March 24, 2021 Council Meeting Minutes as written.

4.0 OPEN FORUM (items pertaining to the agenda)

5.0 DELEGATIONS

5.1 9:00 a.m.- Celina Whaling-Rae / County of Huron Planner – Planning Applications

- a) Zoning By-Law Amendment Application - File Z04-21 Sproul
- b) Official Plan Amendment – OPA 11 Township of ACW
- c) Plan of Subdivision Application 40R21001 – Nine Mile Enterprises

Moved by
Seconded by

ADJOURN
COUNCIL
MEETING

THAT Ashfield-Colborne-Wawanosh Township Council hereby adjourns their regular Council Meeting.

Moved by
Seconded by

OPEN
PUBLIC
MEETING

THAT Ashfield-Colborne-Wawanosh Township Council hereby opens the Planning Advisory Committee Public Meeting to consider the following applications:

- Zoning By-Law Amendment - Matthew Sproul
- Official Plan Amendment – OPA 11 Township of ACW
- Plan of Subdivision – Nine Mile Enterprises

a) Zoning By-Law Amendment Application - File Z04-21 Sproul

We have provided Council with the report prepared by the County Planner, Celina Whaling-Rae, regarding this Zoning By-Law Amendment. Ms. Whaling-Rae will review the application with the Planning Advisory Committee.

TOWNSHIP OF ASHFIELD-COLBORNE-WAWANOSH PLANNING ADVISORY COMMITTEE MEETING

Call to Order

Declaration of Pecuniary Interests

Purpose

The purpose of this Public Meeting is to consider changing the zoning on the property described as Plan 146 Lot 3 and Lot 4 E/S Wellington Street, Ashfield (96 Wellington Street, Port Albert) (Ashfield) in the Township of Ashfield-Colborne-Wawanosh.

Requirement

This Public Meeting is being held under The Planning Act, which requires that Council hold at least one Public Meeting and that proper notice be given.

Application Process

An application was submitted by Matthew Sproul to the Township of Ashfield-Colborne-Wawanosh and considered complete on March 11, 2021.

Notice of the Public Meeting was mailed by the municipality to all property owners within 120 meters of the property on March 17, 2021 and notice was posted on the subject property.

Comments:

- 1) Huron County Planner
- 2) Applicant and/or Agent
- 3) Others
- 4) Council's Questions and/or Comments.

NOTE: If a person or public body that files an appeal of a decision of ACW Township in respect to the proposed rezoning but does not make written or oral submissions before the proposed rezoning is adopted, the Local Planning Appeal Tribunal (LPAT) may dismiss all or part of the appeal.

Zoning By-law Procedure Following Public Meeting

- This is a Public Meeting, not a Council Meeting; therefore, a decision of Council may or may not be made later this morning.
- If the By-law is passed, the Clerk must send Notice of the Passing of the By-law to all persons notified of this meeting and to any person or public body that has requested it.
- There is a 20-day objection period from the time Notice of Passing has been sent, where submissions will be received by the Clerk.
- If an objection is received, an appeal is lodged with the Local Planning Appeal Tribunal (LPAT) and the Municipality no longer has jurisdiction of the file and/or the processing time. You may only file an appeal if you have submitted oral or written comments prior to the decision of Council.
- The fee for filing an appeal is \$1,100.00 payable by Certified Cheque or Money Order in Canadian funds, made out to the Minister of Finance, and must be accompanied by Appellant Form (A1).
- If Council does not pass the by-law, the applicant may appeal to the LPAT.
- If the By-law is passed and no objections are received within the 20-day appeal period, the Clerk will certify that the By-law is in force and effect as of the date of its passing and Notice is forwarded to the Planning Department and to the applicant.

Recommendation of the Huron County Planner

It is recommended that Zoning By-Law Amendment Application Z04-21 for Matthew Sproul be approved.

Recommendation of the Planning Advisory Committee

Effect of Public and Agency Comments on Decision of Council to the Application

b) Official Plan Amendment – OPA 11 Township of ACW

We have provided Council with the report prepared by the County Planner, Celina Whaling-Rae, regarding this Township initiated Official Plan Amendment. Ms. Whaling-Rae will review the application with the Planning Advisory Committee.

TOWNSHIP OF ASHFIELD-COLBORNE-WAWANOSH PLANNING ADVISORY COMMITTEE MEETING

Call to order

Declaration of Pecuniary Interests

Purpose

The purpose of this Public Meeting is to consider a minor change to the ACW Official Plan. Currently, policy 8.4.4.9.15 of the ACW Official Plan stipulates that all new residential development on private services shall be limited to 5 or fewer lots. The Township is proposing to remove this policy from the Official Plan to allow for development on private services to exceed 5 lots. This policy change will apply across the Township.

Requirement

This Public Meeting is being held under The Planning Act, which requires that Council hold at least one Public Meeting and that proper notice be given.

Application Process

This is a Township initiated application.

Notice of the Public Meeting was distributed in the local papers and advertised on the municipality's website on March 17, 2021.

Comments:

- 1) Huron County Planner
- 2) Applicant and/or Agent
- 3) Others
- 4) Council's Questions and/or Comments.

NOTE: If a person or public body that files an appeal of a decision of ACW Township in respect to the proposed rezoning, but does not make written or oral submissions before the proposed rezoning is adopted, the Local Planning Appeal Tribunal (LPAT) may dismiss all or part of the appeal.

Zoning By-law Procedure Following Public Meeting

- This is a Public Meeting, not a Council Meeting; therefore, a decision of Council may or may not be made later this morning.
- If Council wishes to adopt the amendment, the Clerk will submit the passed By-Law to the County of Huron for approval.
- If the County approves the amendment, a Notice of County Decision will be sent to the Township, as well as each person or public body that made a written request to be notified of the decision.
- There is a 20-day objection period from the time Notice of County Decision has been mailed, where submissions will be received by the County Clerk.
- If an objection is received, an appeal is lodged with the Local Planning Appeal Tribunal (LPAT) and the Municipality no longer has jurisdiction of the file and/or the processing time. You may only file an appeal if you have submitted oral or written comments prior to the decision of Council.
- The fee for filing an appeal is \$1,100.00 payable by Certified Cheque or Money Order in Canadian funds, made out to the Minister of Finance, and must be accompanied by Appellant Form (A1).
- If Council does not pass the by-law, the applicant may appeal to the LPAT.
- If the amendment is approved by the County of Huron and no objections are received within the 20-day appeal period, the County Clerk will send a copy of the approved official plan amendment and advise that the decision is in full force and effect. This Notice is forwarded to the Township any agency requesting notice.

Recommendation of the Huron County Planner

It is recommended that Official Plan Amendment No. 11 be approved.

Recommendation of the Planning Advisory Committee

Effect of Public and Agency Comments on Decision of Council to the Application

c) Plan of Subdivision Application 40T21001 – Nine Mile Enterprises

We have provided Council with the report prepared by the County Planner, Celina Whaling-Rae, regarding this Plan of Subdivision Application. Ms. Whaling-Rae will review the application with the Planning Advisory Committee.

**TOWNSHIP OF ASHFIELD-COLBORNE-WAWANOSH PLANNING ADVISORY
COMMITTEE MEETING**

Call to Order

Declaration of Pecuniary Interests

Purpose

The purpose of the application is to subdivide the subject property to create 13 lots for 13 single detached residential dwellings, as well as two new municipal roads. The subject lands have a total area of approximately 3.6 hectares (9 acres). Access to the property will be from Russell Street and Wellington Street.

Requirement

This Public Meeting is being held under the Planning Act, which requires that County Council hold at least one Public Meeting, to be hosted by the Township of Ashfield-Colborne-Wawanosh and that proper notice be given.

Application Process

An application was submitted by Nine Mile Enterprises to the County of Huron and considered complete on March 10, 2021.

Notice of the Public Meeting was mailed by the County to all property owners within 120 meters of the property on March 11, 2021 and notice was posted on the subject property.

Comments:

- 1) Huron County Planner
- 2) Applicant and/or Agent
- 3) Others
- 4) Council's Questions and/or Comments.

NOTE: If a person or public body that files an appeal of a decision of the County of Huron in respect to the proposed plan of subdivision but does not make written or oral submissions before the proposed rezoning is adopted, the Local Planning Appeal Tribunal (LPAT) may dismiss all or part of the appeal.

Plan of Subdivision Procedure Following Public Meeting

- This is a Public Meeting, not a Council Meeting; therefore, a decision of will not be made today.
- Following the Public Meeting, the Clerk must send the Clerk's Record to the County of Huron for approval by Huron County Council.
- The County will circulate a Notice of Decision to all persons notified of this meeting and to any person or public body that has requested it.
- There is a 20-day objection period from the time the minutes of the meeting where the decision was made are ratified has been sent. Submissions will be received by the County Clerk.
- If an objection is received, an appeal is lodged with the Local Planning Appeal Tribunal (LPAT) and the County and the Township no longer have jurisdiction of the file and/or the processing time.
- The fee for filing an appeal is \$1,100.00 payable by Certified Cheque or Money Order in Canadian funds, made out to the Minister of Finance, and must be accompanied by Appellant Form (A1).
- If County Council does not approve the application, the applicant may appeal to the LPAT.
- If the By-law is passed and no objections are received within the 20-day appeal period, the County Clerk will certify that the By-law is in force and effect as of the date of its passing and Notice is forwarded to the Township of Ashfield-Colborne-Wawanosh and to the applicant.

Recommendation of the Huron County Planner

It is recommended that the Plan of Subdivision Application 40T21001 submitted by Nine Mile Enterprises be approved.

Recommendation of the Planning Advisory Committee

Effect of Public and Agency Comments on Decision of Council to the Application

Adjournment

That there being no further business, the Public Meeting be hereby closed at _____ a.m.

Moved by
Seconded by

CLOSE
PUBLIC
MEETING

THAT Ashfield-Colborne-Wawanosh Township Council hereby closes the Planning Advisory Committee Public Meeting.

Moved by
Seconded by

RECONVENE
COUNCIL
MEETING

THAT Ashfield-Colborne-Wawanosh Township Council hereby reconvenes their regular Council Meeting.

5.2 9:45 a.m. – Celina Whaling-Rae / County of Huron Planner – Minor Variance

Minor Variance Application File ACW MV02-21 Hulme

Moved by
Seconded by

OPEN
COMMITTEE
OF
ADJUSTMENT
MEETING

THAT Ashfield-Colborne-Wawanosh Council hereby adjourns the regular Council Meeting and hereby opens the Committee of Adjustment Meeting and Hearing to review the Minor Variance Application submitted by Herbert and Lynne Hulme.

We have provided Council with a copy of the report prepared by the County Planner, Celina Whaling-Rae, regarding this application. Ms. Whaling-Rae will review the application with the Committee of Adjustment.

STAFF COMMENTS: That this application for minor variance be approved subject to the following conditions:

- That the structure be located within the footprint contained on the site plan that accompanied the application.
- That the structure be constructed as shown in the elevation drawing that accompanied the application.
- That the variances' approval be valid for a period of 18 months from the date of the Committee's decision.

PUBLIC COMMENTS:

APPLICANT COMMENTS:

Moved by
Seconded by

APPROVE
ACW MV02-
21 HULME

THAT Ashfield-Colborne-Wawanosh Committee of Adjustment hereby agrees to approve the Minor Variance Application ACW MV02-21 Hulme as submitted, subject to the conditions as noted in the Planner's Report.

Effect of Public and Agency Comments on Decision of Council to the Application

Moved by
Seconded by

CLOSE
COMMITTEE
OF
ADJUSTMENT

THAT Ashfield-Colborne-Wawanosh Committee of Adjustment hereby closes their meeting.

Moved by
Seconded by

RECONVENE
COUNCIL
MEETING

THAT Ashfield-Colborne-Wawanosh Township Council hereby reconvenes their regular Council Meeting.

5.3 10:00 a.m. – Celina Whaling-Rae / County of Huron Planner - Consent Application

Shawn Driver – Consent File C18-2021

We have provided Council with a copy of the report prepared by Celina Whaling-Rae in regard to the application for consent received from Shawn Driver. Ms. Whaling-Rae will review the application with Council.

STAFF COMMENTS: We seek your direction.

5.4 10:15 a.m. - Richard Van Dop / Seasonal Recreation Water Rates

We have provided Council with a copy of an email received from Mr. Van Dop requesting to address Council with respect to the above noted item.

STAFF COMMENTS: None.

5.5 10:30 a.m. – Ben Brooks / Goderich Airport Strategic Plan

We have provided Council with a copy of the written submission prepared by HM Aero who has been hired by the Town of Goderich with respect to the above noted item.

STAFF COMMENTS: None.

6.0 ACCOUNTS

No items scheduled.

7.0 DEPARTMENT / COMMITTEE REPORTS

7.1 Water Department

7.1.1 Water Operations & Maintenance Report – February 2021

We have provided Council with a copy of the report prepared by Veolia Water Canada in regards to the operation and maintenance of our water systems for February 2021.

STAFF COMMENTS: For your information purposes.

7.1.2 2020 Annual Compliance Summary Reports

We have provided Council with a copy of the annual compliance summaries for the following:

- a) Benmiller Drinking Water System
- b) Century Heights Drinking Water System
- c) Dungannon Drinking Water System
- d) Huron Sands Drinking Water System

STAFF COMMENTS: That Council accepts the annual reports and compliance summaries as provided and adopt the following resolution.

ACTION: Council agreed to adopt the following resolution.

Moved by
Seconded by

ACCEPT 2020
ANNUAL
WATER
REPORTS &
COMPLIANCE
SUMMARIES

THAT Ashfield-Colborne-Wawanosh Township Council hereby accepts the 2020 Annual Compliance Summary Reports as submitted by Veolia Water for the Benmiller, Century Heights, Dungannon, and Huron Sands.

7.2 Building Department

7.2.1 Township Owned Land / Dungannon

Please refer to the "In-Camera Session"
(proposed disposition of land by the municipality)

7.3 Cemetery Department

No items scheduled.

7.4 Drainage Department

No items scheduled.

7.5 Administration Department

7.5.1 2021 Tax Rate By-Law

We have provided Council with a copy of the 2021 Tax Rate By-Law, affecting the rates for Township, Education, and County purposes.

STAFF COMMENTS: That Council adopt the 2021 Tax Rate By-Law in Section 14.

7.5.2 Consolidated Fee By-Law Amendments

We have provided Council with a copy of the revised Consolidated Fee By-Law reflecting the amendment made by the Township of Ashfield-Colborne-Wawanosh as per the following Section:

Schedule A

- O. – Sewage Rates

STAFF COMMENTS: That Council adopt the amended Fee By-Law in Section 14.

7.5.3 Gas Tax Funding – Top Up

We have provided Council with a copy of the AMO notice about the proposed Gas Tax Funding Top Up for 2021.

STAFF COMMENTS: For your information purposes.

7.5.4 Administration Staff

Please refer to the “In-Camera Session”
(personal matters related to employees and identifiable individuals)

7.5.5 Manley and Charles Streets

Please refer to the “In-Camera Session”
(proposed disposition of land by the municipality)

7.6 Public Works Department

7.6.1 Public Works Activity Report

We have provided Council with a copy of the report prepared by Public Works Superintendent Brian Van Osch. Mr. Van Osch will be available this morning.

STAFF COMMENTS: For your information purposes.

7.6.2 Birch Beach Road Culvert and Spillway Replacement – Tender

We have provided Council with a copy of the report prepared by B.M. Ross & Associates Ltd. with respect to the results of the above noted tender.

STAFF COMMENTS: That Council accept the tender of VanDriel Excavating Inc. as recommended by the Engineer and adopt the following resolution.

Moved by
Seconded by

BIRCH
BEACH
ROAD
CULVERT &
SPILLWAY
ACCEPT

THAT Ashfield-Colborne-Wawanosh Township Council hereby accepts the tender received from VanDriel Excavating Inc. in the amount of \$ 870,061.73, including H.S.T. for the Birch Beach Road Culvert & Spillway Replacement.

7.6.3 Paving Quotations for 2021

We have provided Council with a copy of the report prepared by Public Works Superintendent Brian Van Osch along with the quotation received from Lavis Contracting Co. Ltd., for the proposed 2021 Paving Program. Mr. Van Osch will be available this morning.

STAFF COMMENTS: That Council accepts the quote as presented and adopts the following resolution.

Moved by
Seconded by

ACCEPT
PAVING
QUOTATION

THAT Ashfield-Colborne-Wawanosh Township Council hereby accepts the quotation for the proposed 2021 Paving Program from Lavis Contracting Co. Ltd. for the total cost of \$ 166,451.25 plus H.S.T. for the paving of Horizon View Road from Highway 21 west.

7.6.4 Public Works Staff

Please refer to the "In-Camera Session"
(personal matters related to employees and identifiable individual)

7.6.5 Port Albert Land

Please refer to the "In-Camera Session"
(proposed acquisition of land by the municipality)

7.7 Environmental Services

No items scheduled.

7.8 Committee Reports

8.0 NEW BUSINESS

(items to be brought forward to a future meeting)

No items scheduled.

9.0 CORRESPONDENCE / DIRECTION REQUIRED

9.1 Goderich Sunset Golf Club 50th Anniversary – Sponsorship Request

STAFF COMMENTS: We seek your direction.

10.0 CORRESPONDENCE / FOR INFORMATION PURPOSES

10.1 Dungannon Community Alliance – Minutes

10.2 Maitland Valley Conservation Authority - Minutes

11.0 CORRESPONDENCE / ON COUNCIL TABLE

No items scheduled.

12.0 UNFINISHED BUSINESS

12.1 Official Plan Review Meeting

Tuesday, April 27, 2021 at 9:00 a.m. – Via Zoom / Video Conferencing Platform

STAFF COMMENTS: Reminder only.

12.2 Port Albert Servicing Master Plan – Public Meeting

Tuesday, April 27, 2021 at 6:00 p.m. Presentation and Questions at 7:00 p.m.
Via Zoom / Video Conferencing Platform

STAFF COMMENTS: Reminder only.

Since the Council Meeting is being held electronically through Zoom, Staff would ask that Council now proceed to Section 14 and adopt the by-laws prior to moving into an "In-Camera Session". This will allow the public participants an opportunity to be present during the adoption of the by-laws. Once the by-laws have been adopted, Council would then proceed to Section 13 and move into the "In-Camera Session". The public participants will not need to re-join as the meeting will be adjourned after the closed session.

13.0 IN-CAMERA / CLOSED SESSION

Moved by
Seconded by

MOVE TO
IN-CAMERA

THAT Ashfield-Colborne-Wawanosh Township Council move into an "In-Camera" session, with the CAO/Deputy-Clerk, Clerk, Treasurer, Chief Building Official, and the Public Works Superintendent remaining in attendance at _____ a.m. for the purpose of discussing:

- 1) Proposed disposition of land by the municipality.
- 2) Proposed acquisition of land by the municipality.
- 3) Personal matters related to employees and identifiable individuals.

13.1 RETURN TO OPEN SESSION

Moved by
Seconded by

RISE FROM
IN-CAMERA

THAT Ashfield-Colborne-Wawanosh Township Council rise from an "In-Camera" session at _____ a.m.

13.2 BUSINESS ARISING FROM IN-CAMERA / CLOSED SESSION

14.0 BY-LAWS

14.1 Sproul Zoning By-law Amendment

Moved by
Seconded by

SPROUL
ZONING
AMENDMEN
T

THAT leave be given to introduce By-Law 23-2021 being a by-law to amend Zoning By-law 32-2008, as amended, of the Corporation of the Township of Ashfield-Colborne-Wawanosh, and that it now be read severally a first, second, and third time, and finally passed this 6th day of April 2021.

14.2 Official Plan Amendment No. 11 By-Law

Moved by
Seconded by

ADOPTION
OF OPA 11

THAT leave be given to introduce By-Law 24-2021 being a by-law to amend the Township of Ashfield-Colborne-Wawanosh Official Plan, and that it now be read severally a first, second, and third time, and finally passed this 6th day of April 2021.

14.3 2021 Tax Rate By-Law

Moved by
Seconded by

TAX RATE
BY-LAW

THAT leave be given to introduce By-Law 25-2021 being a by-law to provide for the adoption of the municipal budget and 2021 tax rates for the Township of Ashfield-Colborne-Wawanosh, and that it now be read severally a first, second, and third time, and finally passed this 6th day of April 2021.

14.4 Consolidated Fee By-Law Amendment

Moved by
Seconded by

CONSOLIDA
TED FEE
BY-LAW

THAT leave be given to introduce By-Law 26-2021 being a by-law to set various fees for the Township of Ashfield-Colborne-Wawanosh, and that it now be read severally a first, second, and third time, and finally passed this 6th day of April 2021.

14.5 Equipment Operator & Labourer / Mechanic Appointment By-Law (Scott Rintoul)

Moved by
Seconded by

EQUIPMENT
OPERATOR
&
LABOURER /
MECHANIC
APPOINTME
NT BY-LAW

THAT leave be given to introduce By-Law 27-2021 being a by-law to appoint Scott Rintoul as an Equipment Operator & Labourer / Mechanic, and that it now be read severally a first, second, and third time, and finally passed this 6th day of April 2021.

14.6 Confirmation By-Law

Moved by
Seconded by

CONFIRMAT
ION BY-LAW

THAT leave be given to introduce By-Law 28-2021 being a by-law to confirm the proceedings of the Township of Ashfield-Colborne-Wawanosh meeting held on April 6, 2021, and that it now be read severally a first, second, and third time, and finally passed this 6th day of April 2021.

~

15.0 **ADJOURNMENT**

Moved by
Seconded by

ADJOURN

THAT Ashfield-Colborne-Wawanosh Township Council does now adjourn to meet again on April 20, 2021 at 9:00 a.m. or at the Call of the Mayor.

~



Council Minutes March 16, 2021

Township of Ashfield-Colborne-Wawanosh Council met in regular session on the 16th day of March 2021, at 9:00 a.m. through Zoom, an online video conferencing platform.

This meeting was held electronically as per By-Law #52-2020, Section 3.10 which allows for Electronic Participation of Council Meetings.

The following individuals were participants during the Council Meeting:

Mayor
Deputy Mayor
Councillors

Glen McNeil
Roger Watt
Gloria Fisher
Wayne Forster
Jennifer Miltenburg
Anita Snobelen
Bill Vanstone

Staff Present

CAO/Deputy-Clerk
Treasurer
Chief Building Official
Public Works Superintendent
Clerk

Mark Becker
Ellen McManus
Brett Pollock
Brian Van Osch
Florence Witherspoon

OTHERS PRESENT VIA ZOOM (Viewing and Observing Only): Susanne Cutting.

1.0 **CALL TO ORDER**

The municipality will be recording this meeting to “ensure meetings can be open to the public”.

2.0 **DISCLOSURE OF PECUNIARY INTEREST / POTENTIAL CONFLICT OF INTEREST**

None disclosed.

3.0 **ADOPTION OF PREVIOUS MEETING MINUTES**

3.1 Council Meeting Minutes – March 2, 2021

There is one minor adjustment to the minutes with respect to Section 14.2 Alternative Voting Method By-Law. The request for the recorded vote has been moved under the heading of Alternative Voting Method By-Law as opposed above the heading in the minutes to better reflect which by-law the recorded vote was requested.

Moved by Forster
Seconded by Miltenburg

ADOPT
COUNCIL
MINUTES

#1

THAT Ashfield-Colborne-Wawanosh Township Council hereby adopts the March 2, 2021 Council Meeting Minutes as written.

Carried.

3.2 Council Budget Meeting Minutes – March 5, 2021

Moved by Fisher
Seconded by Snobelen

ADOPT
COUNCIL
MINUTES

#2

THAT Ashfield-Colborne-Wawanosh Township Council hereby adopts the March 5, 2021 Council Meeting Minutes as written.

Carried.

3.3 Council Official Plan Meeting Minutes – March 9, 2021

Moved by Watt
Seconded by Forster

ADOPT COUNCIL MINUTES #3 THAT Ashfield-Colborne-Wawanosh Township Council hereby adopts the March 9, 2021 Council Meeting Minutes as written. Carried.

4.0 **OPEN FORUM (items pertaining to the agenda)**

None.

5.0 **DELEGATIONS**

No items scheduled.

6.0 **ACCOUNTS**

6.1 Payment of Current Accounts

Moved by Miltenburg
Seconded by Vanstone

APPROVE ACCOUNTS #4 THAT Ashfield-Colborne-Wawanosh Township Council hereby authorizes the payment of the March 2021 accounts as presented. Carried.

6.2 Payment of Previous Month Actual Accounts

Moved by Vanstone
Seconded by Forster

APPROVE ACTUAL PAYMENTS #5 THAT Ashfield-Colborne-Wawanosh Township Council hereby approves the payment of the February 2021 accounts in the amount of \$ 666,610.48. Carried.

6.3 Summary Revenue/Expenditure Reports

Reports for the Township, Lucknow & District Medical Centre, and Lucknow & District Recreation from January to February 2021.

Moved by Miltenburg
Seconded by Watt

REVENUE EXPENDITURE REPORT #6 THAT Ashfield-Colborne-Wawanosh Township Council adopts the summary revenue/expenditure reports of the Treasurer as written. Carried.

7.0 **DEPARTMENT / COMMITTEE REPORTS**

7.1 **Water Department**

No items scheduled.

7.2 **Building Department**

7.2.1 Chief Building Official's Report

We have provided Council with a copy of Mr. Pollock's report. Mr. Pollock was available this morning.

STAFF COMMENTS: For your information purposes.

ACTION: Noted and filed.

7.3 **Cemetery Department**

No items scheduled.

7.4 **Drainage Department**

No items scheduled.

7.5 **Administration Department**

7.5.1 Communication Strategy

As a follow-up from our last meeting, we have provided Council with a copy of the Communication Strategy, and the authorizing by-law. Ms. Witherspoon was available this morning.

STAFF COMMENTS: That the Communication Strategy be adopted by by-law in Section 14.

ACTION: Council agreed to accept the Communication Strategy and authorize by by-law in Section 14.

7.5.2 Port Albert Servicing Master Plan Project – Update

B.M. Ross & Associates are ready to present their findings with Council on the costing for the Port Albert Servicing Master Plan, prior to setting a public meeting date. Staff suggests holding a special Council meeting during the week of the 22nd of March, except for Tuesday, March 23rd.

STAFF COMMENTS: We seek your direction.

ACTION: Council agreed to set a date of Wednesday, March 24, 2021 beginning at 1:30 p.m.

7.5.3 Official Plan – Update

As a follow-up from our meeting held on March 9th with respect to comments received from the public on the Official Plan, staff would like to present to Council the recommended changes to the Official Plan. Staff suggests holding a special Council meeting to review prior to proceeding to the next step.

STAFF COMMENTS: We seek your direction.

ACTION: Council agreed to set a date of Tuesday, April 27, 2021 beginning at 9:00 a.m.

7.5.4 ICIP – COVID-19 Resilience Infrastructure Stream – Public Works Sheds

We are happy to provide Council with a copy of the notice that our application for the “Upgrades and Renovation of Public Works Sheds” was approved. Ms. McManus was available this morning.

STAFF COMMENTS: For your information purposes.

ACTION: Noted.

7.5.5 New Horizons for Seniors Program – Dungannon Green Space

We are happy to provide Council with a copy of the notice that our application for the “Dungannon Green Space Creation” was approved. Ms. McManus was available this morning.

STAFF COMMENTS: For your information purposes.

ACTION: Noted.

7.5.6 2021 COVID-19 Recovery Funding

We have provided Council with a copy of the letter received from the Ministry of Municipal Affairs and Housing with respect to the above noted allocation for ACW which is \$ 56,916.00 for 2021 COVID-related operating costs and pressures.

STAFF COMMENTS: For your information purposes.

ACTION: Noted.

7.5.7 2021 Proposed Budget

We have provided Council with a copy of the press release, highlights, and the proposed 2021 Budget. We have finalized the figures as directed by Council to reflect a 5.8 percent increase to the 2020 tax rate, which converts to an 8 percent increase to the 2020 Township levy. We have posted the information on the website in regards to the proposed Budget for 2021.

STAFF COMMENTS: That Council proceeds to adopt the budget as presented and pass the following resolution. Staff will bring the tax rate by-law to the next Council meeting for Council to adopt the affecting tax rates for the Township, Education, and County purposes.

ACTION: Council agreed to formally approve the 2021 Budget by adopting the following resolution.

Moved by Miltenburg
Seconded by Watt

APPROVE #7 THAT Ashfield-Colborne-Wawanosh Township Council hereby approves
2021 the 2021 Township Budget as presented. The Township levy for 2021 will
BUDGET be \$ 5,085,453 for Township purposes only. Carried.

7.5.8 Grants to Organizations – 2021

As a follow-up from our Budget Deliberations, we have provided Council with a copy of the summary of Grants to Organizations for 2021.

STAFF COMMENTS: That Council approves the list as presented by adopting the following resolution.

ACTION: Council agreed to formally approve the list of the Grants to Organizations for 2021.

Moved by Forster
Seconded by Fisher

GRANTS TO #8 THAT Ashfield-Colborne-Wawanosh Township Council hereby approves
ORGANIZATI the list a presented for the proposed 2021 Grants to Organizations. Carried.
ONS 2021

7.5.9 Port Albert General Store – LCBO Agency

We have provided Council with a copy of the request from Port Albert General Store to allow the LCBO Agency open during the specified Statutory Holidays in 2021.

STAFF COMMENTS: We seek your direction.

ACTION: Council agreed to support the request with staff responding.

7.5.10 Public Works Superintendent – Thomas McCarthy Appointment By-Law

The CAO reviewed the applications received, contacted those chosen for interviews, performed the interviews with the Mayor and the Deputy Mayor, and offered the position to the successful applicant Thomas McCarthy. We are happy to report that Mr. McCarthy has accepted the position. We have provided Council with a copy of the by-law appointing him to the position. Mr. McCarthy will start on Monday, April 12, 2021. Mr. Van Osch's last day will be Friday, April 30, 2021.

STAFF COMMENTS: That Council adopts the by-law in Section 14.

ACTION: Council agreed to adopt the by-law in Section 14.

7.6 Public Works Department

No items scheduled.

7.7 Environmental Services

No items scheduled.

7.8 Committee Reports

None.

8.0 NEW BUSINESS

(items to be brought forward to a future meeting)

No items scheduled.

9.0 CORRESPONDENCE / DIRECTION REQUIRED

No items scheduled.

10.0 CORRESPONDENCE / FOR INFORMATION PURPOSES

No items scheduled.

11.0 CORRESPONDENCE / ON COUNCIL TABLE

No items scheduled.

12.0 UNFINISHED BUSINESS

No items scheduled.

13.0 IN-CAMERA / CLOSED SESSION

No items scheduled.

14.0 BY-LAWS**14.1 Communication Strategy By-Law**

Moved by Fisher
Seconded by Forster

COMMUNIC #9
ATIONS
STRATEGY

THAT leave be given to introduce By-Law 20-2021 being a by-law to adopt the Communications Strategy for the Township of Ashfield-Colborne-Wawanosh, and that it now be read severally a first, second, and third time, and finally passed this 16th day of March 2021.

Carried.

14.2 Public Works Superintendent (Thomas McCarthy) Appointment By-Law

Moved by Miltenburg
Seconded by Watt

PUBLIC #10
WORKS
SUPERINTE
NDENT
APPT
BY-LAW

THAT leave be given to introduce By-Law 21-2021 being a by-law to establish the position of Public Works Superintendent, and to appoint the position, and that it now be read severally a first, second, and third time, and finally passed this 16th day of March 2021.

Carried.

14.3 Confirmation By-Law

Moved by Snobelen
Seconded by Watt

CONFIRMAT #11
ION BY-LAW

THAT leave be given to introduce By-Law 22-2021 being a by-law to confirm the proceedings of the Township of Ashfield-Colborne-Wawanosh meeting held on March 16, 2021, and that it now be read severally a first, second, and third time, and finally passed this 16th day of March 2021.

Carried.

~

15.0 **ADJOURNMENT**

Moved by Fisher
Seconded by Vanstone

ADJOURN #12

THAT Ashfield-Colborne-Wawanosh Township Council does now adjourn to meet again on March 24, 2021 at 1:30 p.m. or at the Call of the Mayor.

Carried.

~

Mayor, Glen McNeil

CAO/Deputy-Clerk, Mark Becker



Council Minutes March 24, 2021

Township of Ashfield-Colborne-Wawanosh Council met in special session on the 24th day of March 2021, at 1:30 pm through Zoom, a video conferencing platform.

This meeting was held electronically as per By-Law #52-2020, Section 3.10 which allows for Electronic Participation of Council Meetings.

The following individuals were participants during the special Council meeting:

Mayor Deputy Mayor Councillors	Glen McNeil Roger Watt Gloria Fisher Wayne Forster Jennifer Miltenburg Anita Snobelen
CAO/Deputy Clerk Clerk Treasurer Chief Building Official Public Works Superintendent Planner	Mark Becker Florence Witherspoon Ellen McManus Brett Pollock Brian Van Osch Celina Whaling-Rae

OTHERS PRESENT: Kelly Vader and Dale Erb, BM Ross and Associates

The following list of public present is not complete as many individuals did not submit a first and/or last name when logging into the electronic platform. Barry Hutchison, Debbie Elissat, Donna Melanson, Gitta Voisin, Kevin Melanson, Larry Lightfoot, Max Faulhammer, Ben Van Egmond, Delores Harrower, Kaitlin Bos, Michael Gubesch, Mary Lou Rae, Rob Fleming, Vanessa Gregory.

1.0 **CALL TO ORDER**

This meeting has been called to review the proposal from BM Ross for the Port Albert Servicing Master Plan.

2.0 **DISCLOSURE OF PECUNIARY INTEREST / POTENTIAL CONFLICT OF INTEREST**

None disclosed.

3.0 **PORT ALBERT SERVICING MASTER PLAN**

3.1 Dale Erb & Kelly Vader / B.M. Ross and Associates

We have provided Council with a copy of the presentation that will be shared with Council this morning with respect to the Port Albert Servicing Master Plan proposal.

Mr. Erb and Ms. Vader presented their findings and recommendations.

STAFF COMMENTS: None.

ACTION: Council set a public meeting date of Tuesday, April 27 at 6:00 pm for a recorded video presentation of the information presented today, with the Public Meeting portion of the meeting to begin at 7:00 pm. This video will be available at least one week prior to the public meeting so that those affected by the Port Albert Servicing Master Plan will have a chance to review the presentation and have questions either submitted beforehand or ready for the meeting. All those affected by the Master Plan will be sent a Notice of the meet by mail, which will include details on how where to review the meeting beforehand.

5.0 ADJOURNMENT

Moved by Miltenburg
Seconded by Vanstone

ADJOURN

THAT Ashfield-Colborne-Wawanosh Township Council does now adjourn to meet again on April 6, 2021 at 9:00 a.m. or at the Call of the Mayor.

Carried.

~

Mayor, Glen McNeil

Clerk, Florence Witherspoon



PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

Phone: 519.524.8394 Ext. 3 Fax: 519.524.5677

Toll Free: 1.888.524.8394 Ext. 3

www.huroncounty.ca

To: Township of Ashfield-Colborne-Wawanosh, Mayor, and Members of Council
 From: Celina Whaling-Rae, Planner
 Date: March 31st, 2021

Re: **Zoning By-law Amendment Application Z04-21**
 Plan 146 Lot 3 and Lot 4 E/S Wellington Street (Ashfield), Township of Ashfield-Colborne-Wawanosh, known municipally as 96 Wellington Street, Port Albert

Owner/Applicant: Matthew Sproul

This report is submitted to Ashfield-Colborne-Wawanosh (ACW) Council for the Public Meeting on April 6th, 2021.

RECOMMENDATION

It is recommended that Zoning By-law Amendment Application Z04-21 be **approved**.

PURPOSE

The purpose of the proposed Zoning By-law Amendment is to recognize the creation of a new, undersized lot within the 'Village/Hamlet Residential – Low Density (VR1)' zone.

REVIEW

This property was previously subject to Consent Application C04/21, which proposed to sever the property in order to create a new residential lot through infill. The entirety of the property is 4066.5 square metres (1.10 acres) in size. It is designated Village/Hamlet in the ACW Official Plan, and is zoned 'Village/Hamlet Residential – Low Density (VR1)' in the ACW Zoning By-law. The severed parcel is presently vacant, while the retained parcel contains a single detached residence and a shed.

The proposed severed lot, as seen in Figure 1, is 1811 square metres in size, which is 39 square metres below the minimum lot size of 1850 square metres stipulated in the provisions of the VR1 zone. As such, a condition of approval for C04/21 was for the severed lot to be re-zoned to recognize it as undersized. This application seeks to achieve this, through changing the zoning on the severed parcel from VR1 to 'Village/Hamlet Residential – Special Zone (VR1-19)' The VR1-19 special zone stipulates that:

Notwithstanding the provisions of this by-law to the contrary, the area zoned VR1-19 shall have a minimum lot area of 1811 square metres. All other provisions of this by-law shall apply.

Figure 1: Aerial of Subject Property (severed parcel depicted in yellow)



A letter of objection for the proposed zoning by-law amendment was received by Attila and Gyongyi Simon, who reside at 55 South Street in Port Albert. They are opposed to permitting the undersized lot due to:

- Impact of the proposed development on existing development;
- Impacts on their property value; and
- New minimum standards for lot sizes in Port Albert.

The following is staff's comments with regard to the Simons' concerns:

- Considering the functionality of new development, and its impact(s) on existing development is critical – particularly in un-serviced settlement areas such as Port Albert. A number of conditions of approval attached to Consent Application C04/21 aim to mitigate these impacts. These include requiring a site plan for future development that demonstrates the location(s) of all proposed structures, wells, and septic systems, as well as requiring a lot grading and drainage plan showing existing elevations of the severed parcel and adjacent properties, and proposed elevations of the severed parcel. These two conditions must be met to the satisfaction of the Township before the severance is finalized. The applicant also submitted a nitrate study alongside Consent Application C04/21 that confirmed the proposal poses low risk to groundwater resources. Further, the property is encompassed within the area subject to the Port Albert Master Servicing Review. It is staff's opinion that these considerations will mitigate any negative impacts on surrounding development and septic systems.

- Staff are unable to comment on whether the creation of undersized parcel will impact surrounding property values.
- It is staff's opinion that 1850 square metres (0.47 acres) remains the appropriate minimum lot size for the VR1 zone. This lot size ensures adequate room for wells and septic systems subject to minimum distancing under the Ontario Building Code. Further, 1850 square metres typically ensures residents have space for both residences and accessory buildings/structures such as sheds, decks, and pools. In considering this application, the 39 square metre difference is considered very minor, and is not felt to represent a change in direction of any kind.

No additional comments were received from neighbours or circulated agencies. ACW staff are supportive of the proposal.

The functionality and character of the undersized lot are important in considering the zoning by-law amendment. As mentioned, no nitrate concerns were indicated on the subject property. Further, a site plan demonstrating that development can be achieved with minimum distancing between a well and septic system as per the Ontario Building Code will be required prior to any development being permitted. The impact of the undersized lot in terms of character is minimal. The 39 square metres is felt to have very little noticeable impact aesthetically, and will continue to maintain the character of the surrounding area.

COMMENTS

	Not Received	No Concerns	Concerns	See Conditions / Comment
Neighbours			✓	The Simons have submitted concerns with regard to the impact of development on existing development, property values, and minimum lot size standards.
ACW Staff		✓		
Ministry of Transportation (MTO)	✓			

SUMMARY

It is recommended that Zoning By-law Amendment application Z04-21 be approved.

Sincerely,

Celina Whaling-Rae
Planner

**Effect of Public and Agency Comments on Decision of Council to the Planning application
(Pursuant to Sections 17, 22, 34, 35, 45, 51 and 53 of the Planning Act, RSO, 1990, as amended)**

	A. Effect of Public Comments on Decision of Council	B. Effect of Agency Comments on Decision of Council (e.g. Planning, Public Works, Health Unit)
1. Council agrees with effects of input as contained in the planning report	Council concurs with the planning report regarding the effect of public and agency comments on the decision.	
2. No comments received	No public comments were received on this application so there was no effect on the decision.	No agency comments were received on this application so there was no effect on the decision.
3. Supportive comments received	Public comments were received in support of the application, the effect of which resulted in a decision to approve the application.	Agency comments were received in support of the application, the effect of which resulted in a decision to approve the application.
4. Concerns raised were addressed through conditions to approval or changes to mapping or text amendment	Public comments were received on the issue(s) of _____. The comments were address through (conditions to approval/changes to the mapping or text of the amendment).	Comments were received from agencies on the issues of _____. The comments were addressed through (conditions to approval/changes to the mapping or text of the amendment).
5. Concerns raised did not influence the decision	Public comments were received on the issue(s) of _____. Comments were thoroughly considered but the effect did not influence the decision of Council to (approve/deny) the application.	Comments were received from agencies identifying the issue(s) of _____. Comments were thoroughly considered but the effect did not influence the decision of Council to (approve/deny) the application.
6. Concerns raised did influence the decision	Public comments were received on the issue(s) of _____, the effect of which influenced the decision of Council to (approve/deny) the application.	Agency comments were received on the issue(s) of _____, the effect of which influenced the decision of Council to (approve/deny) the application.
7. Comments received in support and opposition to the application	Options from above 1A/3A/4A/5A/6A	Options from above 1B/3B/4B/5B/6B
8. Other	Additional wording deemed appropriate by Council	Additional wording deemed appropriate by Council



Township of Ashfield-Colborne-Wawanosh
82133 Council Line, RR5
Goderich, ON N7A 3Y2
www.acwtownship.ca
519-524-4669

March 17, 2021
FILE: ACW Z04-21 Sproul

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 re-zone a portion of the subject property to recognize a future lot as undersized.

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 an online Public Meeting on Tuesday, April 6, 2021 at 9:00 am. During this time, the Township of Ashfield-Colborne-Wawanosh Council will be considering the change.



Owner/Applicant: Matthew Sproul
Location of Property: Plan 146 Lot 3 and Lot 4 E/S Wellington Street, Ashfield (96 Wellington Street, Port Albert)

The Proposed Change

The subject zoning by-law amendment application is a condition of approval for consent application C04/21, which proposes to sever the subject property to create a new residential lot. The lot proposed be severed is 39 square metres below the minimum lot size of 1850 square metres stipulated in the ACW Zoning By-law for the 'Village/Hamlet Residential – Low Density (VR1)' zone. If approved, this zoning by-law amendment will recognize the severed lot as undersized and permit development, subject to lot planning. The subject property is currently designated 'Village/Hamlet' in the ACW Official Plan, and is zoned 'Village-Hamlet Residential – Low Density (VR1)' in the ACW Zoning By-law.

Council of the Corporation of the Township of Ashfield-Colborne-Wawanosh considered this application to be complete on March 11, 2021. 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

Further information regarding this application can be found at <http://www.acwtownship.ca/property-development/planning-applications/>. Questions may be directed to the Planner Celina Whaling-Rae at cwhalingrae@huroncounty.ca or by phoning 519-524-8394 extension 3. Information about the application can also be obtained in-person at the municipal office between the hours of 8:30am and 4:00pm.

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 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 online public meeting. **Individuals are strongly encouraged to submit their comments prior to the meeting for consideration.*

How to Access the Public Meeting

As a result of the COVID-19 Pandemic, the Public Meeting will be held in electronic format.

You are entitled to attend this public meeting electronically to express your views about this application, or you may be represented by counsel for that purpose.

For information on how to participate in the Public Meeting, please visit the municipal website at <http://www.acwtownship.ca/council/council-agendas-4/>. Details on participating in the electronic meeting will be provided when the agenda is 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.

Stay Informed

If you would like to be notified of the decision, you must make a written request to the Planning Advisory Committee at the municipal address above, or through email to clerk@acwtownship.ca. This will also entitle you to be advised of a possible Local Planning Appeal 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 Local Planning Appeal Tribunal (LPAT) 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.



THE CORPORATION OF THE TOWNSHIP OF
ASHFIELD-COLBORNE-WAWANOSH

BY-LAW NUMBER 23-2021

BEING A BY-LAW to amend the Zoning By-law 32-2008 for the Township of Ashfield-Colborne-Wawanosh.

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 a portion of Plan 136 Lot 4 Lot 4 E/S Wellington St (Ashfield), Township of Ashfield-Colborne-Wawanosh, municipally known as 96 Wellington Street, 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 'Village/Hamlet Residential – Low Density (VR1)' to 'Village/Hamlet Residential – Low Density – Special (VR1-19),' the zone symbol on the lands designated 'zone change from VR1 (Village/Hamlet Residential – Low Density) to VR1-19 (Village/Hamlet Residential – Low Density – Special)'.
3. Section 28.9, Village/Hamlet Residential – Low Density Special Zones, is hereby amended by adding the following subsection:

"VR1-19"

Notwithstanding the provisions of the by-law to the contrary, the area zoned VR1-19 shall have a minimum lot area of 1811 square metres. All other provisions of the by-law shall apply.

4. Section By-law 32-2008, is hereby amended by replacing Zone Map 11D with a new Zone Map 11D, as attached on Schedule 3, which is declared to be part of this by-law.
5. All other provisions of By-law 32-2008 shall apply.
6. 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 6th day of April 2021.

Read a third time and finally passed this 6th day of April 2021.

Glen McNeil, Mayor

Mark Becker, CAO/Deputy Clerk

THE CORPORATION OF THE TOWNSHIP OF
ASHFIELD-COLBORNE-WAWANOSH
BY-LAW NUMBER 23-2021
SCHEDULE 1

By-law 23-2021 has the following purpose and effect:

1. The zoning by-law (*application #: ACW Z04-21*) changes the zoning on a portion of Plan 136 Lot 4 Lot 4 E/S Wellington St (Ashfield), Township of Ashfield-Colborne-Wawanosh, municipally known as 96 Wellington Street.

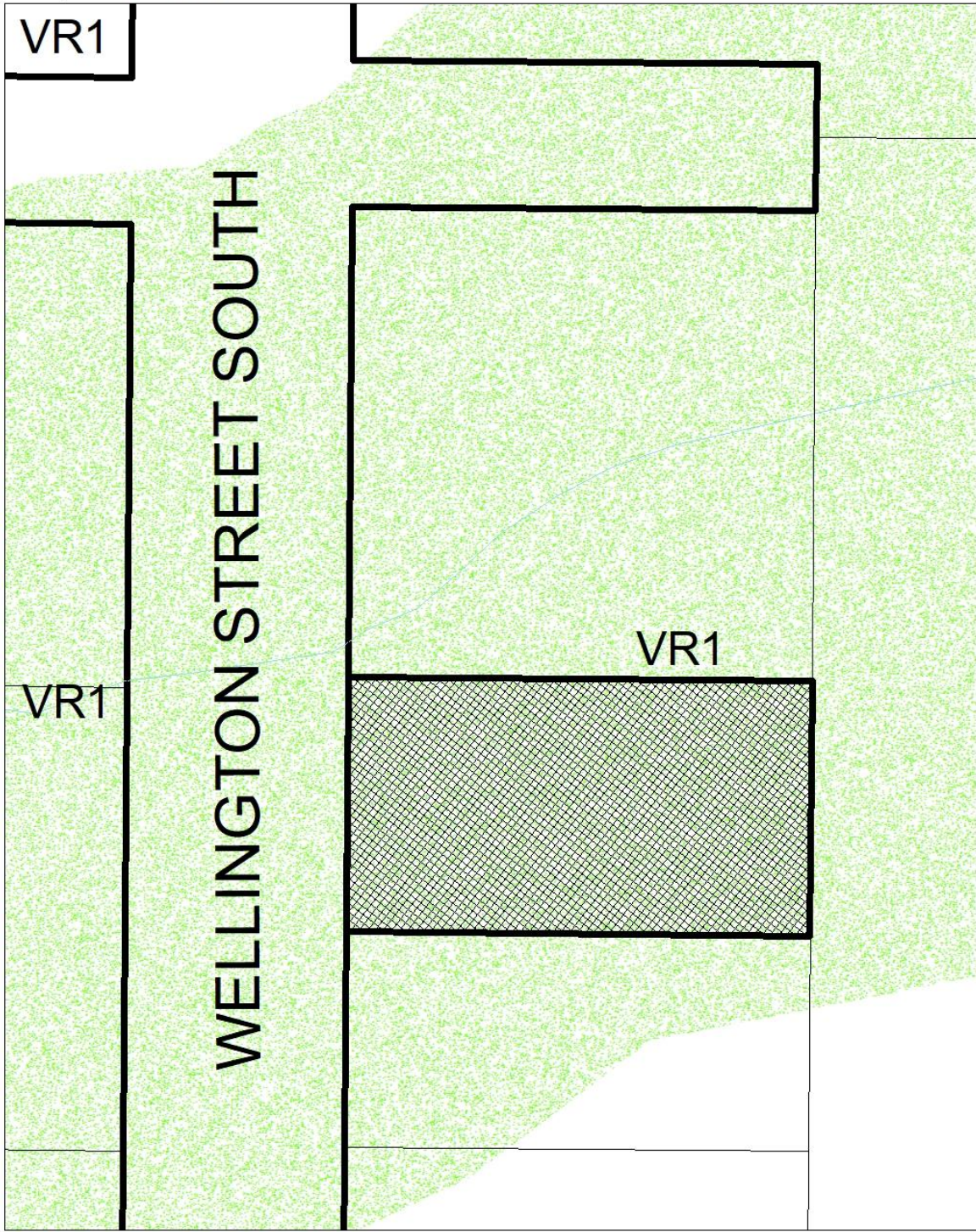
The purpose and effect of this Zoning By-law Amendment is to change the zoning on a portion of the property from 'Village/Hamlet Residential – Low Density (VR1)' to 'Village/Hamlet Residential – Low Density – Special (VR1-19)' to permit the creation of a lot below the minimum lot size stipulated in the ACW Zoning By-law. The minimum lot size stipulated in the zoning by-law for the VR1 zone is 1850 square metres, whereas the proposed lot is 1811 square metres. A hydrogeological assessment submitted by the applicant is supportive of the proposal. This zoning by-law amendment is required as a condition of approval for consent application C04/21.

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

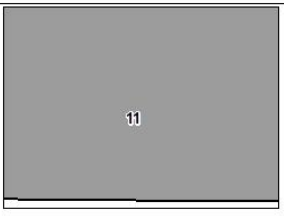
2. This by-law amends the Zoning By-law of the Corporation of the Township of Ashfield-Colborne-Wawanosh (32-2008).
3. The location map and key maps showing the location to which this by-law applies are found on the following pages and are entitled Schedule 2, 3 & 4.

THE CORPORATION OF THE TOWNSHIP OF
 ASHFIELD-COLBORNE-WAWANOSH
BY-LAW NUMBER 23-2021
SCHEDULE 4

Zone Map 11D	Township of Ashfield- Colborne-Wawanosh Zoning By-Law Port Albert	Amendments <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; border: 1px solid black; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); margin-right: 5px;"></div> Zone change from VR1 (Village/Hamlet Residential-Low Density) to VR1-19 (Village/Hamlet Residential-Low Density-Special Zones) </div>	Zone Map 11D
-----------------	--	--	-----------------



<ul style="list-style-type: none"> AG1 Zone (Unless otherwise noted) NE1 Zone NE5 Zone Holding Zone Conservation Authority Regulated Lands 	<ul style="list-style-type: none"> Watercourse Waterbody Property Boundary 500 m Buffer 	<p>0 5 10 Meters 1:500</p>
--	---	------------------------------------



For office use only	File # _____
Received _____,	20 _____
Considered Complete _____,	20 _____

MUNICIPALITY OF A-C-W

Application for Official Plan and/or Zoning By-law Amendment

A. THE AMENDMENT

1. TYPE OF AMENDMENT

Official Plan Amendment [] Zoning By-law Amendment [] Both []

2. WHAT IS THE PURPOSE OF AND REASONS FOR THE PROPOSED AMENDMENT(S)?

I AM SEEKING GOVERNMENT BLESSINGS TO CREATE A NEW SPECIAL VRI ZONE THAT, NOTWITHSTANDING SECTION 18.4, WILL ALLOW FOR A MINIMUM LOT SIZE OF 1800 M²

B. GENERAL INFORMATION

3. APPLICANT INFORMATION

- a) Registered Owner's Name(s): MATTHEW SPANOW
 Address: PO BOX 25152 STN LONDON BRC, LONDON, ONT N6C 6A9
 Phone: Home (519) 440-8137 Work () Fax ()
 Email: _____ Cell () _____
- b) Applicant (Agent) Name(s): _____
 Address: _____
 Phone: Home () Work () Fax ()
 Email: _____ Cell () _____
- c) Name, Address, Phone of all persons having any mortgage, charge, debenture or encumbrance on the property:

d) Send Correspondence To? Owner Agent [] Other AND DEVEREAUX MURRAY PROFESSIONAL CORP

4. WHAT AREA DOES THE AMENDMENT COVER?

- a) [] the "entire" property or
- b) [] just a "portion" of the property

77 MAIN ST. S
SEAFORTH, ONT.
NOK IWO
ATTN: JOHN MCKERCHER.

5. PROVIDE A DESCRIPTION OF THE ENTIRE PROPERTY:

Ward: ASHFIELD

911 Address and Road Name: 96 WELLINGTON ST S, PORT ALBERT

Roll Number (if available): 40 70 640 022 01706 0000

Concession: _____ Lot: LOT 3 LOT 4 E/S Registered Plan No.: 136

Area: 4057.7m² .4057 hectares Depth: 63.7 M metres Frontage (Width): 63.7 M metres

6. IS ANY OF THE LAND IN WELLHEAD PROTECTION AREA C? Yes No Unknown

If **Yes**, please obtain a Restricted Land Use Permit from the Risk Management Official.
If **Unknown**, please consult with your Municipal Planner and obtain a Restricted Land Use Permit if necessary.

7. PROVIDE A DESCRIPTION OF THE AREA TO BE AMENDED IF ONLY A 'PORTION' OF THE PROPERTY:

Area: 1811 M² hectares Depth: _____ metres Frontage (Width): _____ metres

1 square' = .09290304 m²

8. WHAT IS THE CURRENT PLANNING STATUS?

✓ Official Plan Designation: SETTLEMENT AREA
 ✓ Zoning: VR 1

9. LIST LAND USES THAT ARE PERMITTED BY CURRENT OFFICIAL PLAN DESIGNATION:

RESIDENTIAL

C. EXISTING AND PROPOSED LAND USES AND BUILDINGS

10. WHAT IS THE "EXISTING" USE OF THE LAND?

VACANT THE PROPOSED RESIDENTIAL

How long have the existing uses continued on the subject land: NA YEARS

11. WHAT IS THE "PROPOSED" USE OF THE LAND?

RESIDENTIAL

PROVIDE THE FOLLOWING DETAILS FOR ALL BUILDINGS: (Use a separate page if necessary)

Are any buildings proposed to be built on the subject land: Yes [] No []

	Existing	Proposed
a) Type of Building(s)	<u>DOG HOUSE 6'x6'</u>	
b) Main Building Height	<u>2.5 (m)</u>	(m)
c) % Lot Coverage	<u>.00184%</u>	
d) # of Parking Spaces	<u>NONE</u>	
e) # of Loading Spaces	<u>NONE</u>	
f) Number of Floors	<u>1</u>	
g) Total Floor Area	<u>3.34 (sq. m)</u>	sq. m)
h) Ground Floor Area (exclude basement)	<u>3.34</u>	
i) Building Dimensions	<u>6'x6'</u>	
j) Date of Construction	<u>N/A</u>	
k) Setback from Buildings to:		
	Front of Lot Line <u>60'</u>	
	Rear of Lot Line <u>143'</u>	
	Side of Lot Line <u>1'</u>	

D. EXISTING AND PROPOSED SERVICES

12. INDICATE THE APPLICABLE WATER SUPPLY AND SEWAGE DISPOSAL:

	<u>Municipal Water</u>	<u>Communal Water</u>	<u>Private Well</u>	<u>Municipal Sewers</u>	<u>Communal Sewers</u>	<u>Private Septic</u>
a) Existing	[]	[]	[]	[]	[]	[]
b) Proposed	[]	[<input checked="" type="checkbox"/>]	[<input checked="" type="checkbox"/>]	[]	[]	[<input checked="" type="checkbox"/>]
c) If the requested amendment would permit development on a privately owned and operated individual or communal septic system and more than 4500 litres of effluent would be produced per day as a result of the development being completed, the applicant must submit:						
<i>N/A</i>	[]	a servicing options report; and				
	[]	a hydrogeological report.				

13. WILL STORM DRAINAGE BE PROVIDED BY:

- Sewers []
- Ditches []
- Swales []
- Other [] Specify _____

Is storm drainage present or will it be constructed PRESENT.

14. TYPE OF ACCESS (CHECK APPROPRIATE SPACE)

- | | |
|--|--|
| <input type="checkbox"/> provincial highway | <input type="checkbox"/> municipal road, seasonally maintained |
| <input type="checkbox"/> county roads | <input type="checkbox"/> right of way |
| <input checked="" type="checkbox"/> municipal roads, maintained all year | <input type="checkbox"/> water access |

E. OFFICIAL PLAN AMENDMENT *N/A*

(Proceed to Section F) if an Official Plan Amendment is not proposed).

15. DOES THE PROPOSED OFFICIAL PLAN AMENDMENT DO THE FOLLOWING?

- | | | | |
|--|---------|--------|-------------|
| Add a Land Use designation in the Official Plan | Yes [] | No [] | Unknown [] |
| Change a Land Use designation in the Official Plan | Yes [] | No [] | Unknown [] |
| Change a policy in the Official Plan | Yes [] | No [] | Unknown [] |
| Replace a policy in the Official Plan | Yes [] | No [] | Unknown [] |
| Delete a policy in the Official Plan | Yes [] | No [] | Unknown [] |
| Add a policy in the Official Plan | Yes [] | No [] | Unknown [] |

16. IF APPLICABLE AND KNOWN AT TIME OF APPLICATION, PROVIDE THE FOLLOWING:

- a) Section Number(s) of Policy to be changed _____
- b) Text of the proposed new policy attached on a separate page? Yes [] No []
- c) New designation name _____
- d) Map of proposed new Schedule attached on a separate page? Yes [] No []

N/A

17. LIST PURPOSE OF AMENDMENT AND LAND USES THAT WOULD BE PERMITTED BY THE PROPOSED AMENDMENT:

18. DOES THE REQUESTED AMENDMENT ALTER ALL OR ANY PART OF THE BOUNDARY OF AN AREA OF SETTLEMENT IN A MUNICIPALITY OR ESTABLISH A NEW AREA OF SETTLEMENT IN A MUNICIPALITY?

Yes [] No []

If yes: Attach the current official plan policies, if any, dealing with the alteration or establishment of an area of settlement.

19. DOES THE REQUESTED AMENDMENT REMOVE THE SUBJECT LAND FROM ANY AREA OF EMPLOYMENT?

Yes [] No []

If yes: Attach the current official plan policies, if any, dealing with the removal of land from an area of employment.

20. IS THE REQUESTED AMENDMENT CONSISTENT WITH THE PROVINCIAL POLICY STATEMENT ISSUED UNDER SECTION 3 (1) OF THE PLANNING ACT?

Yes [] No [] Unknown []

F. ZONING BY-LAW AMENDMENT

(Proceed to Question 29 (Drawing) if a Zoning By-law Amendment is not proposed).

21. DOES THE PROPOSED ZONING BY-LAW AMENDMENT DO THE FOLLOWING?

- Add or change zoning designation in the Zoning By-law Yes [x] No [] Unknown []
Change a zoning provision in the Zoning By-law Yes [] No [x] Unknown []
Replace a zoning provision in the Zoning By-law Yes [] No [x] Unknown []
Delete a zoning provision in the Zoning By-law Yes [] No [x] Unknown []
Add a zoning provision in the Zoning By-law Yes [] No [x] Unknown []

N/A

22. IF APPLICABLE AND KNOWN AT TIME OF ZONING APPLICATION, PROVIDE THE FOLLOWING:

- a) Section Number(s) of provisions to be changed
b) Text of the proposed new provision attached on a separate page? Yes [] No []
c) New zone name:
d) Map of proposed new Key Map attached on a separate page? Yes [] No []

N/A

23. LIST LAND USES PROPOSED BY ZONING AMENDMENT.

- date the current owner acquired the subject land

24. HAS THERE BEEN A PREVIOUS APPLICATION FOR REZONING UNDER SECTION 34 OF THE PLANNING ACT AFFECTING THE SUBJECT PROPERTY?

Yes [] No [x]

25. IS THE INTENT OF THIS APPLICATION TO IMPLEMENT AN ALTERATION TO THE BOUNDARY OF AN AREA OF SETTLEMENT OR TO IMPLEMENT A NEW AREA OF SETTLEMENT?

Yes [] if yes, attached details of the Official Plan or Official Plan Amendment No [x]

26. IS THE INTENT OF THIS APPLICATION TO REMOVE LAND FROM AN AREA OF EMPLOYMENT?

Yes [] No []

If yes: Attach details of the official plan or official plan amendment that deals with the matter.

27. IS THE APPLICATION FOR AN AMENDMENT TO THE ZONING BY-LAW CONSISTENT WITH PROVINCIAL POLICY STATEMENT ISSUED UNDER SECTION 3 (1) OF THE PLANNING ACT?

Yes [] No [] Unknown []

G. SKETCH CHECKLIST

28. ACCURATE, TO SCALE, DRAWING OR PROPOSAL: (In the space below or on a separate page(s), please provide drawing of the proposal, preferably prepared by a qualified professional. In some cases, it may be more appropriate to prepare additional drawings at varying scales to better illustrate the proposal).

The application shall be accompanied by a clean, legible sketch sharing the following information. Failure to supply this information will result in a delay in processing the application.

A sketch showing in metric units:

- a) the boundaries and dimensions of the subject land;
- b) the location, size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines;
- c) the approximate location of all natural and artificial features (*for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks*) that,
 - i) are located on the subject land and on land that is adjacent to it, and
 - ii) in the applicant's opinion may affect the application;
- d) the current uses of land that is adjacent to the subject land;
- e) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right of way;
- f) if access to the subject land will be by water only, the location of the parking and docking facilities to be used;
- g) the location and nature of any easement affecting the subject land

The drawing(s) should show (please use a survey if available):

- Property boundaries and dimensions
- Dimensions of area of amendment
- Distance from structures to lot lines
- Easements or restrictive covenants
- Building dimensions & location
- Neighbouring adjacent land uses
- Parking and loading areas
- Use of Neighbouring properties
- Public roads, allowances, rights of way
- Municipal Drains/Award Drains
- Wetlands, floodplain, wet areas
- Woodlots, forested areas, ANSI's, ESA's
- Driveways and lanes
- Other features (bridges, wells, railways, septic systems, springs, slopes, gravel pits)
- Natural watercourses
- North arrow

H. OTHER RELATED PLANNING APPLICATIONS

29. HAS THE APPLICANT OR OWNER MADE APPLICATION FOR ANY OF THE FOLLOWING, EITHER ON OR WITHIN 120 METRES OF THE SUBJECT LAND?

Official Plan Amendment	Yes []	No []
Zoning By-law Amendment	Yes []	No []
Minor Variance	Yes []	No []
Plan of Subdivision	Yes []	No []
Consent (Severance)	Yes [<input checked="" type="checkbox"/>]	No []
Site Plan Control	Yes []	No []

30. IF THE ANSWER TO QUESTION 29 (above) IS YES, PLEASE PROVIDE THE FOLLOWING INFORMATION:

File No. of Application: _____

Approval Authority: _____

Lands Subject to Application: _____

Purpose of Application: _____

Status of Application: _____

Effect on the Current Application for Amendment: _____

I. OTHER SUPPORTING INFORMATION

31. PLEASE LIST THE TITLES OF ANY SUPPORTING OR ATTACHED DOCUMENTS:

(e.g. Environmental Impacts Study, Hydrogeological Report, Traffic Study, Market Area Study, Aggregate License Report, Stormwater Management Report etc. It is recognized that the applicant meet with planning staff to attempt to determine the supporting documents that will be required).

J. PRE-SUBMISSION CONSULTATION

32. Applicants are strongly encouraged to contact the County and speak/meet with the Planner to the Municipality before submitting an application for information.

Date of Applicant's consultation meeting with County Planner: _____

Has the Planner advised the Applicant that this application needs to be reviewed by the Huron County Stewardship Coordinator for comments on Natural Heritage matters.

Yes (submit a fee of \$212.00 made payable to the Treasurer, County of Huron) No

K. PUBLIC CONSULTATION STRATEGY

33. PLEASE OUTLINE YOUR PROPOSED STRATEGY FOR CONSULTING WITH THE PUBLIC WITH RESPECT TO THIS AMENDMENT REQUEST:

(e.g. individual contact, hold a neighbourhood meeting, telephone conversation, letter explaining proposal & inviting questions/comments, website/internet, etc.).

M. APPLICANT'S DECLARATION

(This must be completed by the **Person Filing the Application** for the proposed development site.)

I, MATTHEW SPROUL of the Township of Ashfield-Colborne-Wawanash
(Name of Applicant) (Name of Town, Township, etc.)

In the Region/County/District of Huron solemnly declare that all of the statements contained in this application and supporting documentation are true and complete, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the "Canada Evidence Act."

Please be advised the responsibility for filing a complete application rests solely with the owner/applicant. Anything not requested or applied for in this application and subsequently found to be necessary (which may require another application(s) and fee(s)) are the sole responsibility of the owner/applicant. The County/Municipality will address only the application as applied for, and any items that are not included in the application are not the responsibility of the County/Municipality.

All studies required to support this application shall be at the expense of the applicant and included at the time of submission as a complete application. Where the County/Municipality incurs costs for the peer review of any consultants' reports or fees for legal opinions, the County/Municipality will be reimbursed such costs by the applicant.

In the event of third-party appeals to applications approved by the County/Municipality, the applicant may be responsible for some or all of the legal and other costs incurred by the County/Municipality, at the discretion of the County/Municipality.

DECLARED before me at:
Region/County/District of Huron

In the Municipality of Huron East

This 19th day of February, 2021
(Day) (Month) (Year)

[Signature]
Signature

MATTHEW SPROUL
Please Print name of Applicant

John Cameron McKercher
Commissioner of Oaths

[Signature]
Signature of Commissioner

February 19, 2021
Date




N. OWNER/APPLICANT'S CONSENT DECLARATION

In accordance with the provisions of the Planning Act, it is the policy of the County Planning Department to provide the public access to all development applications and supporting documentation.

In submitting this development application and supporting documentation, I _____ the owner/the authorized applicant, hereby acknowledge the above-noted policy and provide my consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

I hereby authorize the County of Huron staff, Municipal staff and council members of the decision making authority to access to the subject site for purposes of evaluation of the subject application.



Signature

FEB 19 2021

Date

APPLICATION AND FEE OF \$ \$1986 RECEIVED BY THE MUNICIPALITY

If comment fees are required for the Huron Stewardship Coordinator to review this application, (see Section J: Pre-Submission Consultation). Please collect a fee of \$212.00 made payable to the Treasurer, County of Huron.

COMPLETE THIS FORM TO DETERMINE IF SEPTIC COMMENTS ARE REQUIRED ON YOUR PLANNING APPLICATION

For certain planning applications, comments are required from local municipal staff to assist the municipality in its decision on your application. This sheet will determine if comments are required from staff, and if so, the appropriate fee* must be submitted with your application and paid to the local municipality (*based on the local municipality's Fee Schedule – consult your Planner to determine).

Name of Applicant: MATTHEW SPLOW NITRATE STUDY COMPLETED

Name of Owner (if different from the applicant): _____

Location of Property (Lot, Concession or Registered Plan, and Municipality):
96 WELLINGTON ST PORT ALBERT

Type of Planning Application(s) submitted with this form:

- Consent (severance) Minor Variance
 Zoning By-Law Amendment Plan of Subdivision/Condominium
 Official Plan Amendment

Please answer **Section A OR Section B**, depending on the type of servicing available. In the following question, "property" means the subject property or, in the case of a severance, each of the resulting lots.

Section A - Where SANITARY SEWERS are available.

Is the property within 183 metres (600 feet) of an abattoir (slaughter house)?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
--	------------------------------	-----------------------------

Section B - Where SEPTIC SYSTEMS are required.

The application is for the creation of a new lot for which the primary use will be a new dwelling (other than a new dwelling on a farm).	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is the property less than .4 hectares (1 acre) in area?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Does the property have less than .2 hectares (1/2 acre) of "useable land" for a septic tank and tile bed? See definition of "useable land" below.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
I am uncertain of the location of the existing septic tank and tile bed on the property.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
There will be more than one dwelling unit on each lot.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
An industrial or commercial use is proposed which will require a septic system.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the property with 183 metres (600 feet) of an abattoir (slaughter house)?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
The application is for a new Plan of Subdivision/Condominium	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Proceed to Section C .		

"Useable Land" means an area of land with suitable original soil for the installation of a Class 4 subsurface sewage disposal system, free of any buildings, structures swimming pools, etc. and such land is or will be used solely for a septic tank and tie bed and any future replacement of the tile bed, and which area is at least 3 metres (10 feet from any property line, at least 15 metres (15 feet) from a top-of-bank of a watercourse or lake, not located in a flood plain, not located in an environmentally sensitive area, and does not contain field tile or other artificial drainage (other restrictions may apply according to legislation.)

Name of Owner or Designated Agent: MATTHEW SPLOW

Signature and Date: [Signature] FEB 19 2021

To be completed by Municipal Clerk: Has the Septic Review Fee, made payable to the local municipality, been collected from the applicant? *Please note type of application and file # on the cheque.

Yes No Amount: _____

Name of Clerk-Treasurer: _____

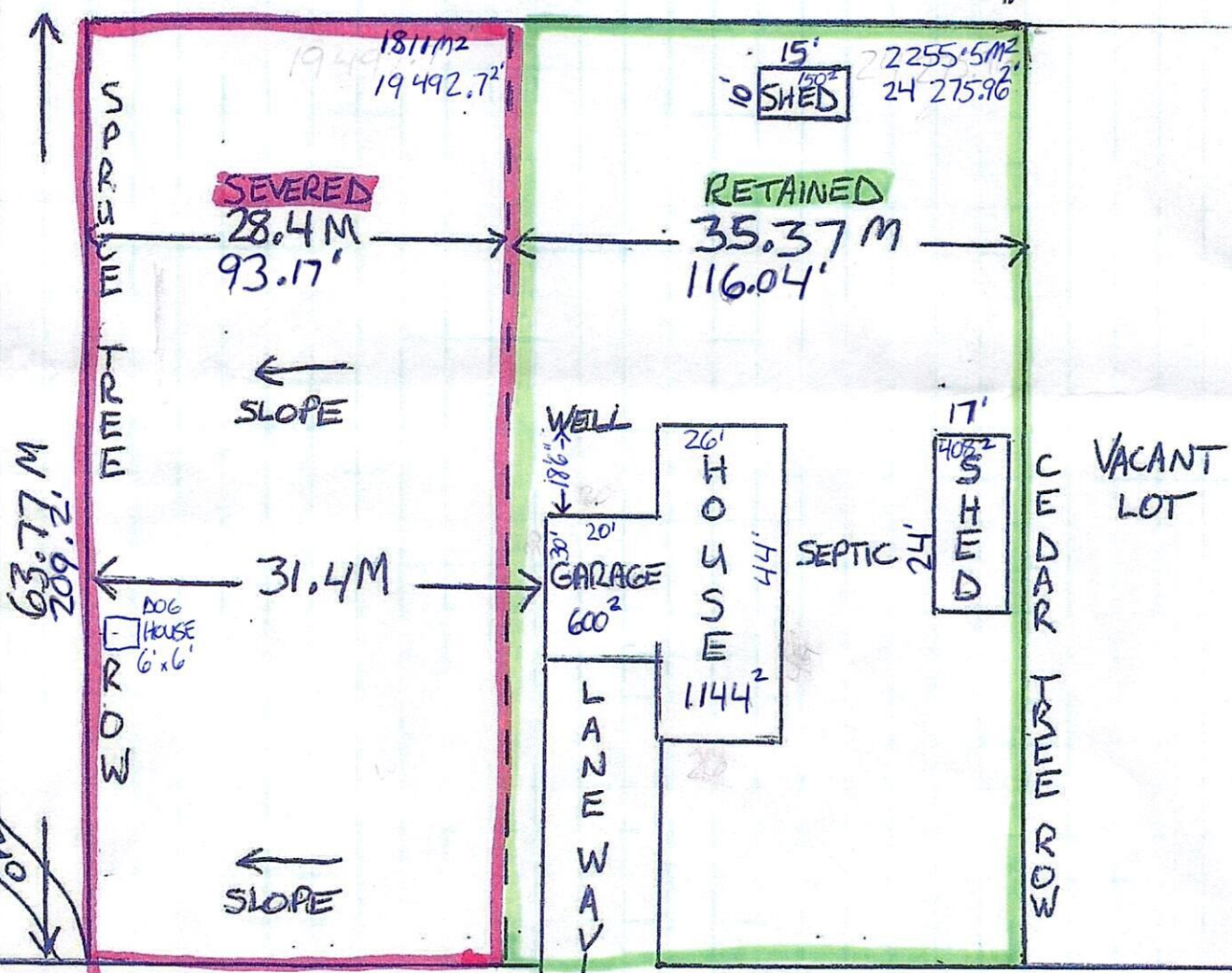
CO4-2021 sprout

3.2808' / M
1' = 0.3048 M
1 M² = 10.764' ²
1' ² = .092903 M²



NEW HOUSE

63.77 M.



96 WELLINGTON ST., PORT ALBERT

VACANT LOT

VACANT LOT

VACANT LOT



PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

Phone: 519.524.8394 Ext. 3 Fax: 519.524.5677

Toll Free: 1.888.524.8394 Ext. 3

www.huroncounty.ca

5.1 b)

To: Township of Ashfield-Colborne-Wawanosh, Mayor, and Members of Council
From: Celina Whaling-Rae, Planner
Date: March 31st, 2021

Re: Proposed Official Plan Amendment #11

This report is submitted to Ashfield-Colborne-Wawanosh (ACW) Council for the Public Meeting on April 6th, 2021.

RECOMMENDATION

Pending comments received at the public meeting, it is recommended that ACW Council **support** Official Plan Amendment (OPA) 11 to the ACW Official Plan and that the amendment be forwarded to the County of Huron for approval.

COMMENTS

Council previously directed staff to initiate a proposed minor amendment to the ACW Official Plan to remove the following policy:

New developments will be limited to 5 or fewer lots or units where private on-site water and sewage are to be used.

This policy is referenced within the sections of the Official Plan outlining development standards for residential developments in the Village/Hamlet and Lakeshore Residential designations. The policy was previously adopted in 2013 to reflect the 2005 Provincial Policy Statement (PPS).

In 2014, the PPS was updated to no longer contain this policy. It is staff's recommendation that this policy should be removed from the ACW Official Plan as well. Staff's understanding was that the intent of the policy was to ensure residential development was done at a scale considerate of the environmental impact(s) of private servicing. It is staff's opinion that there are various pre-submission requirements which address this concern, including nitrate studies, storm water management plans, lot grading and drainage plans, and servicing options statements.

No comments were received from members of the public on the advertised amendment. It is recommended that ACW Council support OPA 11.

Sincerely,

Celina Whaling-Rae
Planner



Township of Ashfield-Colborne-Wawanosh
82133 Council Line, RR5
Goderich, ON N7A 3Y2
www.acwtownship.ca
519-524-4669

March 17, 2020
FILE: ACW OPA 11

Notice of Public Meeting

For a Proposed Official Plan Amendment

Planning Act, R.S.O. 1990, cP. 13., S. 17 & S. 21

The Township of Ashfield-Colborne-Wawanosh (ACW) is proposing a minor change to the ACW Official Plan.

You are invited to participate in an online Public Meeting on Tuesday, April 6th, 2021 at 9:00am.

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

The Proposed Change

Currently, policy 8.4.4.9.15 of the ACW Official Plan stipulates that all new residential development on private services shall be limited to 5 or fewer lots. The Township is proposing to remove this policy from the Official Plan to allow for development on private services to exceed 5 lots. This policy change will apply across the Township.

This proposed amendment is not included as part of the Township's wider 5 Year Official Plan Review. For more information on the Official Plan Review, please visit: <http://www.acwtownship.ca/property-development/official-plan/>

Learn More

Further information regarding this application can be found at <http://www.acwtownship.ca/property-development/planning-applications/>. Questions may be directed to the Planner Celina Whaling-Rae at cwhalingrae@huroncounty.ca or by phoning 519-524-8394 extension 3. Once the municipal office re-opens, information about the application can also be obtained in-person between the hours of 8:30am and 4:00pm.

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
2. You can speak during the online public meeting. *Individuals are strongly encouraged to submit their comments prior to the meeting for consideration.

How to Access the Public Meeting

As a result of the COVID-19 Pandemic, the Township of Ashfield-Colborne-Wawanosh has closed the municipal office to the public. The Public Meeting will be held in electronic format.

You are entitled to attend this public meeting electronically to express your views about this application, or you may be represented by counsel for that purpose.

For information on how to participate in the Public Meeting, please visit the municipal website at <http://www.acwtownship.ca/council/council-agendas-4/>. Details on participating in the electronic meeting will be provided when the agenda is published at the end of the business day on Friday, April 2, 2021. If you have any questions regarding how to participate in the meeting, please phone the municipal office at 519-524-4669.

Stay Informed

If you would like to be notified of the decision, you must make a written request to the Committee of Adjustment at the municipal address above, or through email to clerk@acwtownship.ca. This will also

entitle you to be advised of a possible Local Planning Appeal Tribunal hearing if the decision of this application is appealed.

Your Rights

The applicant, the Minister of Municipal Affairs & Housing, or any other person or public body who has an interest in this matter may, within 20 days of the making of the decision, appeal to the Tribunal against the decision of the committee. This may be done by filing with the Secretary-Treasurer of the Committee a Notice of Appeal setting out the objection to the decision and the reasons in support of the objection. This must be accompanied by payment to the Secretary-Treasurer of the fee charged by the Tribunal under the Local Planning Appeal Tribunal Act, 2017 as payable on an appeal from a Committee of Adjustment to the Tribunal, in accordance with Section 45(12) of the Planning Act. For more information, please visit the Local Planning Appeal Tribunal website at <https://elto.gov.on.ca/tribunals/lpat>.



THE CORPORATION OF THE TOWNSHIP OF
ASHFIELD-COLBORNE-WAWANOSH

BY-LAW NUMBER 24-2021

BEING A BY-LAW to amend the Township of Ashfield-Colborne-Wawanosh Official Plan

The Council of the Township of Ashfield-Colborne-Wawanosh, in accordance with the provisions of the Planning Act, R.S.O. 1990, hereby enacts as follows:

1. Amendment No. 11 to the Official Plan of the Township of Ashfield-Colborne-Wawanosh including text changes, is hereby adopted.
2. The Clerk is hereby authorized and directed to give Notice of Adoption of Amendment No. 11 and to make application to the Corporation of the County of Huron for the approval of Amendment No. 11 to the Official Plan of the Township of Ashfield-Colborne-Wawanosh.
3. This By-law shall come into force and take effect on the day of final passing thereof.
4. This by-law may be cited as the "Official Plan Amendment No. 11 By-Law".

Read a first and second time this 6th day of April 2021.

Read a third time and finally passed this 6th day of April 2021.

Mayor, Glen McNeil

CAO/Deputy Clerk, Mark Becker

CONSTITUTIONAL STATEMENT

PART 'A'

Part 'A' is the preamble to Amendment No. 11 to the Official Plan for the Township of Ashfield-Colborne-Wawanosh and does not constitute part of this amendment. It provides general introductory information on the purpose, location, and basis of the amendment.

PART 'B'

Part 'B' consisting of the following text constitutes Amendment No. 11 to the Official Plan for the Township of Ashfield-Colborne-Wawanosh. Part 'B' contains the housekeeping text amendment.

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. 11 TO THE OFFICIAL PLAN FOR THE TOWNSHIP OF ASHFIELD-COLBORNE-WAWANOSH

1. PURPOSE

The purpose of the Official Plan Amendment to Amend Section 8.4.4.9 by removing policy 8.4.4.9.15:

"New developments will be limited to 5 or fewer lots or units where private on-site water and sewage are to be used."

2. LOCATION

The amendment applies across the Township of Ashfield-Colborne-Wawanosh.

3. BASIS

This is an amendment to remove a policy which limits new residential development on private services to 5 or fewer lots.

PART 'B'
AMENDMENT NO. 11
TO THE OFFICIAL PLAN
FOR THE TOWNSHIP OF ASHFIELD-COLBORNE-WAWANOSH

1. INTRODUCTION

All of this part of the document entitled Part 'B' consisting of the following text, constitute Amendment No. 11 to the Ashfield-Colborne-Wawanosh Official Plan.

2. DETAILS OF THE AMENDMENT

The text of Section 8.4.4.9 of the Township of Ashfield-Colborne-Wawanosh Official Plan is hereby amended by removing policy 8.4.4.9.15:

"New developments will be limited to 5 or fewer lots or units where private on-site water and sewage are to be used."

PART 'C'
APPENDICES
AMENDMENT NO. 11
TO THE OFFICIAL PLAN
FOR THE TOWNSHIP OF ASHFIELD-COLBORNE-WAWANOSH

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

The purpose of the Official Plan Amendment is to amend the Township of Ashfield-Colborne-Wawanosh Official Plan to remove a policy limiting new residential development on private services to 5 or fewer lots. This will allow for future residential developments on private services to consist of more than 5 lots.

This is an amendment under Sections 17 and 21 of the Planning Act and not a Five-Year Review under Section 26 of the Planning Act.

This Amendment will remove a policy from the Plan which limits new residential development on private services to 5 or fewer lots.



PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

Phone: 519.524.8394 Ext. 3 Fax: 519.524.5677

Toll Free: 1.888.524.8394 Ext. 3

www.huroncounty.ca

5.1 c)

To: Township of Ashfield-Colborne-Wawanosh, Mayor, and Members of Council
From: Celina Whaling-Rae, Planner
Date: April 1st, 2021

Re: Plan of Subdivision 40T21001

Plan 136 Lot 25 to 30 East of Arthur St, Lots 25 to 30 West of Sydenham St,
Lot 28 East of Sydenham St RP 22R4914 Parts 3 and 4 PT Part 6 (Ashfield),
Township of Ashfield-Colborne-Wawanosh

Owner: Nine Mile Enterprises

Applicant: Michael Gubesch

This report is submitted to Ashfield-Colborne-Wawanosh (ACW) Council for the joint Public Meeting on April 6th, 2021.

RECOMMENDATION

Pending comments received during the public meeting, it is recommended that ACW Council **support** Plan of Subdivision File 40T21001 with the attached conditions, and forward the application to the County of Huron for Draft Plan Approval.

PURPOSE AND DESCRIPTION

This application was submitted for the purpose of receiving draft plan approval for a Plan of Subdivision in Port Albert. The subject lands are 9 acres in size, and previously contained 13 lots deemed to be no longer be within a Plan of Subdivision by former Ashfield Township in 1991. The developer is proposing to create 13 residential lots, as well as construct two new municipal roads to provide frontage for these new lots. The lot sizes vary from 2423 square metres (0.6 acres) to 1983 square metres (0.5 acres) in size.

The subject lands were previously subject to consent applications C45/20, C46/20, and C47/20, which resulted in the severance of 5 lots from the northeast corner of the property.

Access to the subdivision will be provided off of Russell Street. The developer is proposing to open the Sydenham and Arthur Street road allowances to the south of Russell Street to provide frontage to the proposed lots. The developer previously conveyed the portions of the road allowances owned by Nine Mile Enterprises to the Township in order to facilitate this process. The road allowances are proposed to culminate on the north side of the Victoria Street drain via hammer-head turnarounds.

The subject lands are currently vacant. They are designated Village/Hamlet in the ACW Official Plan, and are zoned 'Village/Hamlet Residential – Low Density (VR1)' in the ACW Zoning By-law. The applicant is proposing that the lots be used for single-detached residences, as is permitted in the VR1 zone. The subdivision will be serviced through

private water and septic, given that no municipal services are offered in Port Albert at this time. Storm water from this development is proposed to be directed to the Victoria Street drain via swales constructed adjacent to the roadways.

REVIEW

Plans of Subdivision are required to meet the criteria of the Planning Act, be consistent with the Provincial Policy Statement (2020) (PPS), and conform to the Huron County and ACW Official Plans.

Section 51(24) of the Planning Act sets out a number of criteria against which a Plan of Subdivision is to be evaluated, including:

(a) effect of development on matters of provincial interest

The PPS directs residential development to occur in designated settlement areas, such as Port Albert. The lands for the proposed development are presently vacant, are within the Port Albert settlement area boundaries, and are zoned to allow for residential development to occur. The development will not negatively impact ecological systems, agricultural resources, or natural resources.

(b) whether the subdivision is premature or in the public interest

The registration of the proposed 13 lots will result in infilling, which promotes the efficient use of land and services, such as existing roads. The proposal is not premature, and is in the public interest.

(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any

The application for Plan of Subdivision generally conforms to the policies of the Huron County and ACW Official Plans.

(d) the suitability of the land for the purposes for which it is to be subdivided

The developer has consulted with the Township of Ashfield-Colborne-Wawanosh and Maitland Valley Conservation Authority (MVCA). Neither parties have identified concerns regarding the suitability of the subject land for the proposed development. The lands are designated and zoned to permit the proposed development.

(e) roads

Portions of the existing, unopened Sydenham and Arthur Street road allowances are proposed to be constructed to the Township standard for this development. Both streets will be accessible via Russell Street to the north once constructed, and will cumulatively provide frontage for all 13 lots.

(f) the dimensions and shapes of the proposed lots

The 13 lots are all rectangular shaped, and are in character with the dimensions of surrounding properties. All 13 lots exceed the 1850 square metre minimum lot size of the VR1 zone, and meet the minimum lot frontage and depth stipulated in the ACW Zoning By-law. Lots 7 and 13, as seen in Figure 1, are slightly larger than the other proposed

lots, in order to accommodate the required fifteen (15) meter minimum setback from the Victoria Street drain required of future structures.

(g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land

The development of the site shall be regulated through the draft plan conditions, the subsequent Subdivision Agreement signed between the developer and the Township, the Zoning By-law, and the Ontario Building Code. The developer is proposing to register a restrictive covenant on title of the proposed lots with regard to matters such as lot layout. This covenant will not be regulated by the Township.

(h) conservation of natural resources and flood control

Design of lot grading and drainage and storm water management for the development has been done in consultation with the Maitland Valley Conservation Authority (MVCA) and the Township of Ashfield-Colborne-Wawanosh. As a condition of draft plan approval, the Planning Department recommends a condition that final storm water management and lot grading and drainage plans be to the satisfaction of these agencies. Further, MVCA has requested that, prior to final registration, a professionally prepared storm water management plan be submitted and reviewed to the satisfaction of MVCA and the Township that may include:

- The completion of infrastructure necessary for adequate storm water management of the development, or
- The assessment of a professional engineer demonstrating new infrastructure is not required to mitigate storm water impacts of this development.

(i) the adequacy of utilities and municipal services

The 13 lots are proposed to be serviced with individual drilled wells and private septic systems. A Servicing Options Study and Nitrate Study were provided by the developer with submission of the Plan of Subdivision application that support this proposal, and no concerns with the proposed method of servicing have been raised by agencies.

(j) the adequacy of school sites

The local Catholic school board has submitted comments saying they have no concerns with the proposal. It is not anticipated that the proposed development will have a significant impact on school enrollment in the area.

(k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes

The proposed development includes lands to be dedicated for two new public streets. Due to the location and scale of the proposed development, there are no plans to require lands to be conveyed for public parks. As such, cash-in-lieu of parkland may be collected by the Township. Conditions of draft plan approval include requirements for utility easements and cash-in-lieu of parkland requirements.

(l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy

Union Gas and Hydro One have been circulated with the subject proposal. Neither agency submitted any comments or concerns regarding the means and supply of gas and electricity. The development being within a walkable distance to the Port Albert Beach further contributes to the conservation of energy.

(m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters

The proposed development is not subject to site plan control, as single detached residences are exempt from the Township's Site Plan Control By-law 10-2021. Matters relating to public services and roads will be address through the Subdivision Agreement.

Provincial Policy Statement (2020) and Huron County Official Plan

The application for Plan of Subdivision is consistent with the requirements of the Provincial Policy Statement and the Huron County Official Plan, subject to meeting the requirements of the ACW Official Plan.

Township of Ashfield-Colborne-Wawanosh Official Plan

Section 8.4.2 of the ACW Official Plan recognizes Port Albert as a centralized location for residential, commercial, and social activities in the community, and states that Port Albert provides ample opportunity for residential development in a rural and lakeshore setting. Section 8.3 stipulates that goals for ACW's settlement areas are to:

- Protect and enhance the character and aesthetic qualities of the settlement areas;
- Provide sufficient land for growth within settlement areas;
- Direct development to designated areas;
- Prevent the intrusion of non-farm development in agriculture areas; and
- Ensure appropriate and adequate services are provided within settlement areas.

The proposed development helps to fulfill these goals by providing new, low density residential development that is in character with existing development and within a designated settlement area

Section 8.4.4.9 of the Official Plan states the following development standards for development in the Village/Hamlet designation:

- Development must be compatible with surrounding uses.
- Most development will proceed by plan of subdivision. Infilling and small-scale development may proceed by consent based on an acceptable concept plan.
- Natural features and functions will be protected. The design will be harmonized with natural features, including topography and woodlands.
- Lot sizes will be sufficient to accommodate the proposed method of servicing over the long term. Where septic systems are proposed, developments will comply with the provincial groundwater protection criteria for nitrates, and lots will contain a contingency tile bed area.
- New developments, including the opening up of new areas, will be required to connect to an existing municipal water supply or establish a new municipal water

supply. Infilling and small-scale developments may be serviced by communal or individual wells where municipal water is not available. Development adjacent to serviced communities outside Ashfield-Colborne-Wawanosh will be required to connect to existing services.

- Water supply and sewage disposal are subject to approvals from the appropriate authority before development occurs.
- Open space areas, natural areas and parkland will be conveyed to the municipality or owned in common by the subdivision residents. Council may accept payment in lieu of parkland where appropriate.
- Vehicle access will be provided by a public road developed to municipal standards.
- Adequate lot grading and drainage, and storm water management are required
- A development agreement will be signed and registered on title to the satisfaction of the municipality.
- The appropriate zoning is in force.
- Development will be considerate of Heritage, Accessibility, and Clean Air, Water, and Soil.
- For development proposed on private communal services, hydrogeologic studies are required.
- New developments will be limited to 5 or fewer lots or units where private on-site water and sewage are to be used.
- Adequate off-street parking is provided to accommodate residents and visitors
- Requirements for a complete application as outlined in Section 9.14 must be met.

The proposal conforms to the development standards outlined in the ACW Official Plan, with the exception of the policy limiting residential development on private services to five (5) or fewer lots. It has been recommended that this policy be removed through proposed Official Plan Amendment (OPA) 11. Should OPA 11 be adopted, the proposal will conform to all development standards.

OTHER CONSULTED

Maitland Valley Conservation Authority

Maitland Valley Conservation Authority has noted that the Plan of Subdivision proposal is in general conformity with the natural hazard policies of the PPS. MVCA is requesting that, as a condition of draft plan approval, a professional prepared storm water management plan be submitted and reviewed to the satisfaction of MVCA and the Township. This storm water management plan may include the completion of infrastructure necessary for adequate storm water management of the development, or the assessment of a professional engineer demonstrating new infrastructure is not required to mitigate storm water impacts of this development (i.e. there are no impacts).

Canada Post

Canada Post has requested that the developer consult with Canada Post to determine suitable permanent locations for the Community Mail Box. The developer will then indicate these locations on the appropriate servicing plans.

Huron-Perth Catholic District School Board

The Huron-Perth Catholic District School Board has expressed no concerns with the Draft Plan of Subdivision

No comments were received from members of the public with regard to the proposal at the time of submission of this report.

PROCESS

The County of Huron is the approval authority for Plan of Subdivision applications. The Township of ACW can choose to recommend that Huron County Council (i) approve the application with conditions, (ii) defer a decision for more information, or (iii) deny the application. Following the recommendation of ACW, the application will be brought to Huron County Council Day 1 for consideration.

The developer will have three years to fulfill the conditions of draft plan approval, unless they apply for and receive an extension. Once conditions are fulfilled, the County of Huron may grant final approval and the Plan of Subdivision can be registered. Any application for final approval will be brought back before ACW Council for a recommendation.

SUMMARY

The proposed Plan of Subdivision is consistent with the criteria set forth by Section 51(24) of the Planning Act, is consistent with the Provincial Policy Statement, and generally conforms to the Huron County and ACW Official Plans. Comments provided by agencies and input from ACW staff have informed the recommended conditions for draft plan approval.

Pending comments received during the joint public meeting, it is recommended that AC Council support Plan of Subdivision 40T21001 with the attached conditions, and forward the application to the County of Huron for Draft Plan Approval.

Sincerely,



Celina Whaling-Rae
Planner

Draft Conditions 40T21001

DRAFT PLAN FOR PLAN OF SUBDIVISION

File: 40T21001

Subdivider: Nine Mile Enterprises

Lower Tier: Township of Ashfield-Colborne-Wawanosh

Subject Lands: Plan 136 Lot 25 to 30 East of Arthur St, Lots 25 to 30 West of Sydenham St, Lot 28 East of Sydenham St RP 22R4914 Parts 3 and 4 PT Part 6 (Ashfield), Township of Ashfield-Colborne-Wawanosh

Date of Draft Approval: TBD

WHEREAS the application for subdivision 40T21001 has been circulated according to the Delegation Orders of the Minister of Municipal Affairs and the County of Huron's Procedures Manual;

AND WHEREAS the application affects an area designated for residential development in the Township of Ashfield-Colborne-Wawanosh Official Plan;

AND WHEREAS any issues raised during the circulation of the application are addressed by the following conditions to draft approval;

NOW, THEREFORE the Council of the Corporation of Huron hereby issues draft approval to file 40T21001 which pertains to Plan 136 Lot 25 to 30 East of Arthur St, Lots 25 to 30 West of Sydenham St, Lot 28 East of Sydenham St RP 22R4914 Parts 3 and 4 PT Part 6 (Ashfield), Township of Ashfield-Colborne-Wawanosh and the following conditions shall apply.

The County of Huron's conditions and amendments to final approval for registration of this subdivision (File 40T21001) are as follows (the following conditions must be met prior to final approval):

Description

1. That this approval applies to the draft plan dated November 23, 2020. The subdivision consists of 13 residential lots.

General

2. That the subdivision be named to the satisfaction of the Township of Ashfield-Colborne-Wawanosh.
3. That all municipal requirements, financial or otherwise be met to the satisfaction of the Township of Ashfield-Colborne-Wawanosh.

Phasing

4. That the subdivision may proceed in phases as determined in the detailed design phase.
5. That any road or storm water management and drainage infrastructure required for the independent development of any phase shall be completed to the satisfaction of

the Township of Ashfield-Colborne-Wawanosh and the Maitland Valley Conservation Authority, prior to the registration of the respective phase.

Roads

6. That road allowances included in the draft plan shall be shown and dedicated as public roads.
7. That the roads be developed to a standard acceptable to the Township of Ashfield-Colborne-Wawanosh.
8. That the roads shown on the draft plan be named to the satisfaction of the Township of Ashfield-Colborne-Wawanosh.
9. That any temporary turning circles, hammer heads, dead ends and/or open sides of road allowances created by this Plan of Subdivision be accompanied in the municipal road allowance to the satisfaction of the Township of Ashfield-Colborne-Wawanosh

Reserves, Easements and Blocks

10. Any easements required for municipal services will be provided by the Developer to the satisfaction of the Township of Ashfield-Colborne-Wawanosh.
11. Any easements as may be required for any utility purposes, including but not limited to electricity, telecommunications, cable, gas and hydro shall be granted by the Developer to the appropriate authorities to their satisfaction.
12. Any easements for storm water management will be transferred to the Township of Ashfield-Colborne-Wawanosh. The final Storm Water Management Plan and Report may result in requirements for additional easements or arrangements for outlets.
13. At the time of registration of the plan all easements will be provided by the developer to the satisfaction of the Township.

Subdivision Agreement

14. Prior to registration of the plan the Developer shall enter into a Subdivision Agreement with the Township of Ashfield-Colborne-Wawanosh and such agreement be registered against the lands to which it applies.
15. That the Subdivision Agreement between the Developer and the Township of Ashfield-Colborne-Wawanosh address the following and any other requirements deemed necessary:
 - a. Provide for installation and connection to all public services, including but not limited to street lighting, to the satisfaction of the Township.
 - b. Provide for the provision of private individual septic systems to the satisfaction of the Township.

- c. Provide for the planting of trees and landscaping on streets and any other public areas to the satisfaction of the Township.
 - d. Provide for implementation of a Storm Water Report and Plan.
16. That the Subdivision Agreement shall be registered against the lands to which it applies once the plan of subdivision has been registered.
17. That the Developer agrees in writing, to the satisfaction of the Township, that no work, including but not limited to tree cutting, grading or filling, will occur on the lands until such time as the Developer has obtained written permission from the Township or has entered into a Subdivision Agreement with the Township.
18. A copy of the subdivision agreement between the Developer and the Township of Ashfield-Colborne-Wawanosh shall be provided to the County of Huron Planning and Development Department prior to final approval of this subdivision.

Engineering Drawings

19. Prior to final approval, the Developer shall submit for approval subdivision design drawings for all public works and services within the entire subdivision, prepared and certified by a Professional Engineer, to the satisfaction of the Township of Ashfield-Colborne-Wawanosh.

Servicing

20. That the Developer agrees in writing to satisfy all requirements, financial and otherwise, of the Township of Ashfield-Colborne-Wawanosh concerning the provision of all public services, including but not limited to roads, streetlights, installation of services, and drainage.
21. That all utility installations shall be located underground.
22. That a street lighting plan be submitted and approved by the Township of Ashfield-Colborne-Wawanosh.

Canada Post

23. The Developer agrees to consult with Canada Post to determine suitable permanent locations for Community Mail Boxes. The developer will then indicate these locations on the appropriate servicing plans to the satisfaction of Canada Post.
24. The Developer agrees, prior to offering any units for sale, to display a map on the walls of the sales office in a place readily accessible to potential homeowners that indicates the location of all Community Mail Boxes within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mail Boxes.
25. The Developer will provide a suitable and safe temporary site for a Community Mail Box until curbs and final grading are completed at the permanent Community Mail

Box locations. Canada Post will provide mail delivery to new residents as soon as the homes are occupied.

26. The Developer agrees to provide the following for each Community Mail Box site and to include these requirements on the appropriate servicing plans:
- a. Any required walkway across the boulevard, per Township standards.
 - b. Any required curb depressions for wheelchair access, with an opening of at least two metres.
 - c. A Community Mail Box concrete base pad per Canada Post specifications.

Storm Water Management

27. That a professionally prepared storm water management plan be submitted and reviewed to the satisfaction of Maitland Valley Conservation Authority and the Township of Ashfield-Colborne-Wawanosh that may include:
- a. The completion of infrastructure necessary for adequate storm water management of the development, or
 - b. The assessment of a professional engineer demonstrating new infrastructure is not required to mitigate storm water impacts of this development.

Financial Requirements

28. Arrangements shall be made, satisfactory to both the Township of Ashfield-Colborne-Wawanosh and the County of Huron, for reimbursement of any legal and/or engineering fees and disbursements incurred by them in connection with the review or approval of this plan of subdivision.

Lapsing

29. The proponent has three (3) years from the date of draft approval of this plan of subdivision to obtain final approval from the County. If final approval is not obtained before three (3) years from the date of draft approval, and in the absence of an extension applied for by the Developer and approved by the County, then the draft approval shall be deemed to be void.

Clearances

30. That the County be advised in writing by the appropriate agencies how the foregoing conditions have been satisfied.

NOTES TO DRAFT APPROVAL

1. It is the applicant's responsibility to fulfill the conditions of draft approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the County of Huron, Planning and Development Department, quoting the County file number.
2. An application for final approval of the Plan of Subdivision must be submitted to the County of Huron with copies of the required clearance letters. Be advised the County of

Huron requires a minimum of two weeks to review an application for final approval of a Plan of Subdivision.

3. A copy of the final M-Plan is required by the County of Huron and the Municipality of Central Huron.

4. It is the responsibility of the Developer to provide the approval body with the required information and fees to extend this draft approval. Should this information and fees not be received prior to the lapsing date, the Draft Plan Approval will lapse. There is no authority to revise the approval after the lapsing date. A new subdivision application under Section 51 of the Planning Act will be required.

5. An updated review of the plan and revisions to the Conditions of Approval may be necessary if an extension is to be granted.

6. A copy of the development agreement is required by the County of Huron.

7. Clearances are required from the following:

Condition # 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 28
Township of Ashfield-Colborne-Wawanosh
82133 Council Line
RR5 Goderich, ON N7A 3Y2

Condition # 18, 28, 29, 30
County of Huron Planning & Development Department
57 Napier Street,
Goderich, Ontario, N7A 1W2

Condition #5, 27
Maitland Valley Conservation Authority
1093 Marietta Street, Box 127
Wroxeter, ON N0G 2X0

Condition # 23, 24, 25, 26
Canada Post
Delivery Services Officer | Delivery Planning
955 Highbury Ave
London, ON N5Y 1A3



TOWNSHIP OF
ASHFIELD-COLBORNE-WAWANOSH

**NOTICE OF COMPLETE
APPLICATION AND PUBLIC
MEETING FOR A
DRAFT PLAN OF SUBDIVISION
AFFECTING THE TOWNSHIP OF
ASHFIELD-COLBORNE-WAWANOSH**



The County of Huron has received an application for a Plan of Subdivision for the lands described below in the Township of Ashfield-Colborne-Wawanosh. The Councils of the Corporation of the County of Huron and the Township of Ashfield-Colborne-Wawanosh will hold an electronic public meeting to obtain public comment on a proposed Plan of Subdivision under Section 51 of the Planning Act.

Electronic Public Meeting Information:

Tuesday, April 6th, 2021 at 9am

APPLICANT: Michael Gubesch
OWNER: Nine Mile Enterprises
FILE NUMBER: 40T21001
LOCATION: Plan 136 Lot 25 to 30 East of Arthur St, Lots 25 to 30 West of Sydenham Street, Lot 28 East of Sydenham Street RP 22R4914 Parts 3 and 4 PT Part 6 in the Township of Ashfield-Colborne-Wawanosh. See attached maps.

PURPOSE & EFFECT

The purpose of the application is to subdivide the subject property to create 13 lots for 13 single detached residential dwellings, as well as two new municipal roads. The subject lands have a total area of approximately 3.6 hectares (9 acres). Access to the property will be from Russell Street and Wellington Street.

The County of Huron considered this application to be complete on March 10th, 2021.

PLANNING POLICIES

The subject lands are designated Village/Hamlet in the Ashfield-Colborne-Wawanosh Official Plan and are zoned VR1 (Village/Hamlet Residential – Low Density) in the Ashfield-Colborne-Wawanosh Zoning By-law.

ADDITIONAL INFORMATION

Due to COVID-19, the offices of the Huron County Planning & Development Department are closed. As a result, in-person services are not available at this time. Staff would be pleased to connect with you via email or phone.

For more information please contact Celina Whaling-Rae, Planner with the Huron County Planning & Development Department, at cwhalingrae@huroncounty.ca or by phone at 519-524-8394 ext. 3.

Copies of the application and supporting studies are available for viewing by contacting Lisa Finch, Land Division Administrator at lfinch@huroncounty.ca.

HOW TO COMMENT

Revised Procedure due to COVID-19 Pandemic

Public meetings are being held electronically in response to the current situation.

Please forward your comments to the Huron County Planning & Development Department **by March 31st, 2021**. Comments can be sent in writing by mail, fax or email to the contact information below:

Huron County Planning & Development Department
57 Napier Street, Goderich, ON, N7A 1W2
Phone: 519-524-8394 x3
Fax: 519-524-5677
Email: planning@huroncounty.ca

For those persons who wish to participate orally at the hearing, there is an option to join the electronic hearing; please contact Ashfield-Colborne-Wawanosh's Clerk, Florence Witherspoon, directly for a specific meeting invitation at clerk@acwtownship.ca (519-524-4669). Those who wish to participate orally are to contact the Clerk no later than **4 p.m. on April 1st, 2021**.

Please note that comments and opinions submitted on these matters, 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, Council Agenda or Council Minutes.

Please refer to the file number and applicant in all correspondence.

For more information on the providing comments or participating in an electronic hearing, please review the public meeting participation guide attached as Appendix 1 to this notice or contact Ashfield-Colborne-Wawanosh's Clerk.

ANY PERSON may attend the electronic public meeting and/or make written or verbal representation either in support or in opposition to the proposed Plan of Subdivision.

NOTIFICATION OF DECISION: If you wish to be notified of the decision of the County of Huron on this proposed Plan of Subdivision you must make a written request to: Susan Cronin, Clerk, Huron County Administration Dept., 1 Court House Square, Goderich, ON, N7A 1M2

BE ADVISED: Following a decision and notice thereof, there will be a period of 20 days within which appeals may be filed by those who are eligible.

If a person or public body would otherwise have an ability to appeal the decision of the Approval Authority to the Local Planning Appeal Tribunal but does not make oral submissions at the public meeting or make written submissions to the County of Huron in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of the County of Huron to the Local Planning Appeal Tribunal.

If a person or public body would otherwise have an ability to appeal the decision of the Approval Authority to the Local Planning Appeal Tribunal but does not make oral submissions at the public meeting or make written submissions to the County of Huron in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion there are reasonable grounds to do so.

DATED AT THE COUNTY OF HURON THIS 11TH DAY OF MARCH, 2021.

Susan Cronin
County Clerk
County of Huron

1 Court House Square
Goderich, ON N7A 1M2
(519) 524-8394 ext.3

Florence Witherspoon
Clerk
Township of Ashfield-Colborne-
Wawanosh
82133 Council Line
RR5 Goderich, ON, N7A 3Y2
(519) 524-4669



TOWNSHIP OF
ASHFIELD-COLBORNE-WAWANOSH

The Township of Ashfield-Colborne-Wawanosh Council Meetings via Webinars on Zoom

Home About ACW Property & Development Township Office Community Services Council

Council Agendas

Upcoming Agenda

The Agenda itself will be posted on the website at closing time on the Friday prior to the Council Meeting.

[April 21, 2020 Council Agenda](#)
[April 21, 2020 Agenda Package](#)

ELECTRONIC PARTICIPATION ONLY

Join the Zoom Meeting online:
<https://zoom.us/j/94234482656>

or Join by Telephone:
+1 647 374 4685
+1 647 558 0588
Webinar ID: 942 3448 2656

Hyperlink to join webinar - Option 1 and 2

Phone number to call to join meeting - Option 2 and 3

Webinar ID required to access the meeting when calling in - Option 2 and 3

Option 1: Participate with video for the **Webinar** – download the Zoom program to your computer, smart phone or tablet. Items required to use video conferencing are microphone, speakers, and video camera.

Option 2: View the **Webinar** and use phone audio – download Zoom program onto your device. Call in using your phone. (Device doesn't have a microphone or speaker).

Option 3: Listen to the **Webinar** via phone – call in using your phone with the phone number provided. (No device and no internet).

Joining a Council Meeting

As Option 1:

- Visit our website at www.acwtownship.ca. Click on Council then Council Agendas in the drop-down menu.
- Click on the hyperlink from the website to join eg. <https://zoom.us/...>
 - You may have to wait for the Zoom program to download onto your computer. If this doesn't happen automatically, go to <https://zoom.us/support/download> and the download will commence automatically on the device you are using.
 - Then click "Open Zoom Meetings"
- Enter your full name and email address then click "Join Webinar"
- If prompted – enter in Webinar ID (11 digits)
- Click "Join"

If the host hasn't started broadcasting the webinar, a message will appear on your screen to wait for the host. The webinar will begin when the host starts the webinar.

During the Webinar you are **an attendee** therefore you **may** have the following options to participate:

- 1) mute / unmute your audio
- 2) virtually raise your hand



When you need to leave the meeting or when it is over, click "Leave Meeting" in right corner.

As Option 2:

- Visit our website at www.acwtownship.ca. Click on Council then Council Agendas in the drop-down menu.
- Click on the hyperlink from the website to join eg. <https://zoom.us/...>
 - You may have to wait for the Zoom program to download onto your computer. If this doesn't happen automatically, go to <https://zoom.us/support/download> and the download will commence automatically on the device you are using.
 - You may have to wait for the Zoom program to download onto your computer
- Enter your full name and email address then click "Join Webinar"
- If prompted – enter in Webinar ID (11 digits)
- Click "Join"
- You will be prompted to "Join the audio"
- Click in bottom right corner "Audio Settings", "Leave Computer Audio"



- Then follow **Option 3** to call in via phone

As Option 3:

- Visit our website at www.acwtownship.ca. Click on Council then Council Agendas in the drop-down menu.
- Dial the phone number provided from your phone
- You will be prompted to enter the meeting / webinar ID (11 digits) then press #
- You will be promoted to enter a participant code if applicable or just press #
- If the host hasn't started the meeting yet, you can stay on the line and wait by pressing #

During the Meeting you are **an attendee** therefore you **may** have the following options to participate:

- 1) mute / unmute your audio by pressing *6
- 2) raise your hand by pressing *9

Online / Phone Etiquette

Similar to Council meetings, attendees are not active participants, they are to view and listen only.

The public will be given an opportunity to address Council at the meeting. Please wait for this time to direct any questions you may have to the meeting host by "*Raising your hand*".

To avoid any background noise for all participants involved, ensure your audio is on mute until you are speaking. Once you're done speaking, place your audio back on mute.

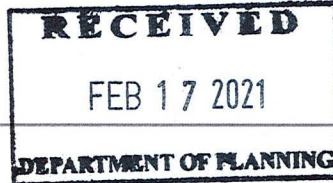
When speaking, please announce yourself by your full name and title. Then speak.

The public will be required to maintain decorum at all times.

Should you have any questions or concerns with joining a meeting, please call the office at 519-524-4669



INSTRUCTIONS FOR SUBDIVISION APPLICATIONS



57 Napier St., Goderich ON N7A 1W2
 Telephone: (519) 524-8394 ext. 3
 Fax: (519) 524-5677
 Email: planning@huroncounty.ca

Detach and retain this page for future reference

1. This process pertains to the draft plan of subdivision applications:
 - i) "Plan of Subdivision";
 - ii) "Major Redline Amendments to Draft Approved Plan of Subdivision".

2.

Plan of Subdivision / Condominium	2018 Fees effective Jan 1/18	2019 Fees effective Jan 1/19	2020 Fees effective Jan 1/20	2021 Fees effective Jan 1/21
-1 to 10 lots/blocks/units	\$6,242	\$6,366	\$6,493	\$6,623
- 11 or more lots/blocks/units	\$6,242	\$6,366	\$6,493	\$6,623
	+\$156 per lot, unit or block over 10 to a max. of \$15,300	+\$159 per lot, unit or block over 10 to a max. of \$15,606	+\$162 per lot, unit or block over 10 to a max. of \$15,918	+\$165 per lot, unit or block over 10 to a max. of \$16,236

3. Other related applications can be processed concurrently and within the process for plans of subdivision. See other types of application forms and process if related application forms are not filed concurrently.

STEPS IN THE PROCESS

- Step 1 Applicants who are not familiar with the County process or who require assistance or information to complete the application are encouraged to meet with County planning staff prior to submitting an application.
- Step 2 If necessary, obtain a Restricted Land Use Permit from the Risk Management Official to submit with Application Form
- Step 3 Application Form is submitted to the above address with a cheque for the required fees and an authorization letter if applicable. Application forms containing insufficient or inaccurate information may be returned along with the application fee to the applicant.
- Step 4 Formal Pre-Consultation meeting with assigned Planner and Municipal Staff. The purpose of the meeting is to:
 - i) Review application and information submitted;
 - ii) Identify key issues in processing;
 - iii) Identify any concurrent applications required;
 - iv) Identify any studies that have to be completed prior to acceptance of an application; and any studies that may be required prior to the approval of development; and,
 - v) Identify staff contacts.

Discuss the requirement to contact their lawyer/surveyor to discuss future registration of the plan including procedures for Applications of Absolute Title /Certification of Titles (these procedures can be very time consuming. Legal and survey advice, along with consultation with the Land Registry staff is strongly recommended.
- Step 5 Application Reviewed & Accepted (applicant notified of complete application)
 - i) Timelines for processing are established
- Step 6 Application circulated to Local Municipalities, Departments, Agencies and the Public (as necessary)
- Step 7 Public Meeting held at Local Municipality
- Step 8 Resolution from Local Council supporting application and proposed draft conditions
- Step 9 County Council Meeting and Recommendation to Huron County Council
- Step 10 Approval Authority (Huron County Council) draft approval or refusal of application
- Step 11 Notice of Approval Authority Decision circulated
- Step 12 Appeal period
- Step 13 Begin fulfilling conditions
- Step 14 Final Approval

NOTE TO APPLICANTS

A complete submission including all applicable requested information and fees will be required prior to an application being accepted for processing. Information provided by the applicant in support of an application will be available for public review upon acceptance of the application. Copies of correspondence from the Planning and Development Department will be mailed to the applicant and agent. Application fees will not be refunded once substantial work has been undertaken.

Note:

Please be advised the responsibility for filing a complete application rests solely with the owner/applicant. Anything not requested or applied for in this application and subsequently found to be necessary, which may require another application(s) and fee(s), are the sole responsibility of the owner/applicant. The County/Municipality will address only the application as applied for, and any items that are not included in the application are not the responsibility of the County/Municipality.

All studies required to support this application shall be at the expense of the applicant and included at the time of submission as a complete application. Where the County/Municipality incurs costs for the peer review of any consultants' reports or fees for legal opinions, the County/Municipality will be reimbursed such costs by the applicant.

SUBDIVISION APPLICATION

In the event of third-party appeals to applications approved by the County/Municipality, the applicant may be responsible for some or all of the legal and other costs incurred by the County/Municipality, at the discretion of the County/Municipality.

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FOR APPLYING FOR APPROVAL UNDER SECTION 51 OF THE PLANNING ACT

OFFICE USE ONLY

File Number: <u>40T21001</u>	Related File Number(s): _____
Date Received: <u>FEB 17, 2021</u> Date Application considered complete <u>MAR 10, 2021</u>	Amount Paid: \$ <u>7,118.00</u>
Concurrent Applications Filed <input type="checkbox"/> Official Plan Amendment (Attach appropriate form) <input type="checkbox"/> Zoning By-law Amendment (Attach appropriate form) <input type="checkbox"/> Other (Specify) _____ (Attach appropriate form and fees)	

A COMPLETE APPLICATION includes the information listed below.

If this information which is needed to review the application is not submitted with the application form, **it will delay the acceptance of the application. The application will be returned to the applicant for completion of the required information.** Please provide:

Attached

- ___ 5 copies of the completed application form and declarations;
- ___ 5 rolled copies of the draft plan completed as required under Section 51(17) of the Planning Act;
- ___ 1 original and electronic copy of the draft plan on an 8-1/2" by 14" or 11" by 17" reduction;
- ___ 1 original and electronic copy of the draft plan on an 8-1/2" by 14" reduction with the requested zoning plotted on the face of the draft plan;
- ___ Application Fee(s) made payable to the Treasurer, County of Huron;
- ___ A CD or an electronic file containing the plan of subdivision in AutoCAD native format (.dwg.) stored as a single file, with all of the classes of features (eg. Lot lines, Lot numbers, curve schedule(s), Street names, etc.) separated into different layers or GIS format shape file.
The file must be tied to the County's geographic NAD83 UTM (zone 17N)
- ___ Electronic copy of studies on a CD (i.e. traffic impact study)
- ___ Letter of Authorization if the owner is not the applicant and/or the owner has not signed the face of the draft plan;
- ___ Required studies identified at Pre-consultation.
- ___ Restricted Land Use Permit if necessary.

Please list the reports or studies that accompany this application (and supply 3 copies of each):

--

THIS APPLICATION PACKAGE MUST BE SUBMITTED TO:

Huron County Planning Department
 57 Napier St, 2nd Floor
 Goderich On N7A 1W2

SUBDIVISION APPLICATION

1. Applicant Information			
a) Complete the information below and indicate <u>one</u> contact as the Prime Contact. <i>All communications will be directed to the Prime Contact with a copy to the owner.</i>			
Registered Owner(s)	Name	Address	Phone/Fax/E-mail
	Nine Mile Enterprises Inc.	21 North Street, Port Albert, ON	519-955-2380
	Michael Gubesch	N7A 3X9	michael.ninemile@gmail.com
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
		Roll # (if available)	
Applicant(s) _____			
Agent _____			
	D. Culbert Ltd.	50 North Street, Goderich, ON	519-524-5321
Ont. Land Surveyor	_____	N7A 2T4	Phone
	_____	Address	Fax/Email
	John Schenk	5 Veterans Road, Wingham, ON	519-357-4500
Solicitor (if known)	_____	N0G 2W0	Phone
	_____	Address	Fax/Email
b) Which of the above is the Prime Contact? <u>Michael Gubesch</u>			

2. Description of Land	
a) Geographic Township	<u>Township of Ashfield-Colborne-Wawanosh</u>
b) Lot(s)	_____ Concession(s) _____ Registered Plan No. <u>22R-4914</u>
	Lot 28 East of Sydenham Street
c) Street Address / 911# (if appropriate)	<u>Lots 25, 26, 27, 28, 29, 30 West of Sydenham Street</u>
	<u>Lots 25, 26, 27, 28, 29, 30 East of Arthur Street</u>
d) Location and area of land adjoining or adjacent to lands to be subdivided in which the owner has an interest	<u>None</u>
e) Is any of the land in Wellhead Protection Area C? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>	
	If Yes, please obtain a Restricted Land Use Permit from the Risk Management Official. If Unknown, please consult your Municipal Planner and obtain a Restricted Land Use Permit if necessary.

3. Easements	
a) Are there any easements or restrictive Covenants affecting the subject lands? YES _____ NO <u>X</u>	
If YES, describe the easement or Covenant and its effect.	

4. Previous Applications

a) Has the subject land ever been the subject of a previous application for approval of a plan of subdivision?
 YES _____ NO Not to our knowledge

b) If YES, please indicate the file number and decision made on the application.
 40T - _____
 Decision: _____

c) Has the subject site ever been the subject of a previous application for approval of a consent to sever?
 YES _____ NO Not to our knowledge

d) If YES, please indicate the file number and decision made on the application.
 File Number: _____
 Decision: _____

Proposed Land Use Please fill out the table below:

5. Proposed Uses					
	No. of Residential Units	No. of Lots/Blocks (as labelled on plan)		Net Area in Hectares	Density Proposed (Specify Units Per Hectare)
		Lots	Blocks		
RESIDENTIAL					
Detached Dwellings	13	13		2.464	5.28
Semi-detached Dwellings					
Row, Townhouse (Multiple Attached) Dwellings					
Apartments Residential					
- less than 2 bedrooms					
- 2 bedrooms or more					
* Other (Residential)					
NON-RESIDENTIAL					
Neighbourhood Commercial	Nil				Nil
Other Commercial	Nil				Nil
Industrial	Nil				Nil
Local and Community Park	Nil				Nil
Open Space and Hazard Lands	Nil				Nil
Institutional (Specify)	Nil				Nil
Road Allowances	Nil				Nil
* Other (Specify)	Nil				Nil
TOTAL					

6. Proposed Other Use Descriptions

Provide a description of use _____

Other Residential _____

Institutional _____

Other Uses _____

7. Provincial Policy Information Requirements

Current and Previous Use of the Subject Land and Surrounding Area

a.) What is the current and previous use of the subject land?

Current Use(s) Vacant Land

All previous known uses: Agriculture

b.) Has there been an industrial, commercial use or a gas station on the subject land or adjacent land, any grading change of the property by adding fill or other material, any petroleum or other fuel stored on the subject land or land adjacent to the subject land or Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?

YES ___ NO None to our knowledge

If YES, please be specific:

c.) If YES to 2, a soils investigation study including previous use inventory is required, showing all former uses of the subject land, or if appropriate, the adjacent land. This study must be prepared by a qualified consultant.

Report attached? YES ___ NO X

d.) Subsurface Rights

Are the subsurface rights and the surface rights to the property held by the same owner? YES X NO ___

If the answer is NO, who owns the subsurface rights? _____

Please have the owner complete the following declaration.

AUTHORIZATION FROM THE OWNER OF THE SUBSURFACE RIGHTS

(if different from the Owner of the lands)

I, _____, owner of the subsurface rights for the subject property, am aware of this application and consent to it.

_____ (signature) _____ (date)

_____ (address)

_____ Telephone Number _____ Facsimile Number

8. Affordable Housing Information

For applications that include permanent housing (i.e. not seasonal) fill in the following information:

For example: Semi detached 10 units; 93 sq. m; \$95,000 - \$105,000; ownership; 100%

a.) Housing Type (i.e. detached dwelling, semi detached, multiple attached, apartment) _____

b.) Number of Units: _____

c.) Unit Size (sq.m) _____

d.) Estimated Price/Rent per Month _____

e.) Tenure: _____

f.) % of Affordable Units: _____

9. Significant Features Checklist					
Check through the following list. Indicate under YES, NO, or UNKNOWN if a listed feature is on-site or within 500 metres. Indicate under YES, NO, or UNKNOWN if a listed development circumstance applies. Be advised of the potential information requirements in noted sections.					
FEATURES OR DEVELOPMENT CIRCUMSTANCES	YES <input type="checkbox"/>	NO <input type="checkbox"/>	UNKNOWN <input type="checkbox"/>	IF FEATURE; SPECIFY DISTANCE IN METRES	POTENTIAL INFORMATION NEEDS
Non-farm development near designated urban areas or rural settlement areas		X			Demonstrate sufficient need within 20 year projections and that proposed development will not hinder efficient expansion of urban areas or rural settlement areas.
Class 1 Industry ¹		X		___ metres	Assess development for residential and other sensitive uses within 70 metres.
Class 2 Industry		X		___ metres	Assess development for residential and other sensitive uses within 300 metres.
Class 3 Industry within 1000 metres		X		___ metres	Assess development for residential and other sensitive uses within 1000 metres.
Land Fill Site		X		___ metres	Address possible leachate, odour, vermin and other impacts.
Sewage Treatment Plant		X		___ metres	Assess the need for a feasibility study for residential and other sensitive land uses.
Waste Stabilization Pond		X		___ metres	Assess the need for a feasibility study for residential and other sensitive land uses.
Active railway line		X		___ metres	Evaluate impacts within 100 metres. Consult with railway company.
Controlled access highways or freeways, including designated future ones		X		___ metres	Evaluate impacts within 100 metres.
Airports where noise exposure forecast (NEF) or noise exposure projection (NEP) is 28 or greater		X			Demonstrate feasibility of development above 28 NEF for sensitive land uses. Above the 35 NEF/NEP contour, development of sensitive land uses is not permitted.
Electric transformer station		X		___ metres	Determine possible impacts within 200 metres.
High voltage electric transmission line		X		___ metres	Consult the appropriate electric power service.
Transportation and infrastructure corridors		X		___ metres	Will the corridor be protected? Noise Study prepared? Traffic study prepared?
Mineral aggregate resource areas		X		___ metres	Will development hinder access to the resource or the establishment of new resource operations?
Mineral aggregate operations		X		___ metres	Will development hinder continuation of extraction? Noise and Dust Study completed?
Mineral and petroleum resource areas		X		___ metres	Will development hinder access to the resource or the establishment of new resource operations?
Existing pits and quarries		X		___ metres	Will development hinder continued operation or expansion? Noise and Dust Study completed?
Significant wetlands or potentially significant wetlands		X		___ metres	Provide Environmental Impact Study.
Significant ravine, valley, river and stream corridors and significant portions of habitat of endangered and threatened species		X		___ metres	Provide Environmental Impact Study.
Significant fish habitat, wildlife habitat, woodlands, valley lands, areas of natural and scientific interest.		X		___ metres	Provide Environmental Impact Study.
Sensitive groundwater recharges areas, headwaters and aquifers.		X			Demonstrate that groundwater recharge areas, headwaters and aquifers will be protected.
Significant landscapes, vistas and ridge-lines, significant built heritage resources and cultural heritage landscapes.		X			Development should conserve significant landscapes, vistas and ridge-lines, significant built heritage resources and cultural heritage landscapes.
Significant archaeological resources		X			Assess development proposed in areas of medium and high potential for significant archaeological resources. These sources are to be studied and preserved, or where appropriate, removed. Catalogued and analyzed prior to development.
					Determine feasibility within the 1:100 year erosion limits of ravines, river valleys and streams.
Floodplains	X			15m from top of bank on Victoria Street drain	Determine limit of Development or where a Special Policy Area (SPA) is in effect, development must meet the Official Plan policies and Conservation Authority policies and permits.
Hazardous sites		X		___ metres	Slope Study, Flood line Study
Contaminated sites		X			Assess an inventory of previous uses in areas of possible soil contamination.
Prime agricultural land		X			Demonstrate need for use other than agricultural and indicate how impacts are to be mitigated.

9. Significant Features Checklist					
Check through the following list. Indicate under YES, NO, or UNKNOWN if a listed feature is on-site or within 500 metres. Indicate under YES, NO, or UNKNOWN if a listed development circumstance applies. Be advised of the potential information requirements in noted sections.					
FEATURES OR DEVELOPMENT CIRCUMSTANCES	YES <input type="checkbox"/>	NO <input type="checkbox"/>	UNKNOWN <input type="checkbox"/>	IF FEATURE; SPECIFY DISTANCE IN METRES	POTENTIAL INFORMATION NEEDS
Agricultural operations		<input checked="" type="checkbox"/>		___ metres	Development to comply with the Minimum Distance Separation Formulae and Official Plan policies.

1. Class 1 Industry - small scale, self-contained plant, no outside storage, low probability of fugitive emissions and daytime operations only.
2. Class 2 Industry - medium scale processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime truck traffic.
3. Class 3 Industry - indicate if within 1000 metres - processing and manufacturing with frequent and intense off-site impacts and a high probability of fugitive emissions.
4. Hazardous sites - property or lands that could be unsafe for development or alteration due to naturally occurring hazards. These hazards may include unstable soils (sensitive marine clays, organic soils) or unstable bedrock (Karst topography).

10. Provincial Policy
Is the plan consistent with provincial policy statement issued under Section 3 (1) of the Planning Act? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNKNOWN <input type="checkbox"/>

11. Official Plan
a) What is the land use designation of the site in the approved Official Plan? Residential
b) Does the proposal conform? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
c) If NO has a separate application for an Official Plan Amendment been made? YES <input type="checkbox"/> FILE # <input type="text"/>

12. Zoning Applications Under Planning Act
a) Is the land covered by a Minister's zoning order? YES <input type="checkbox"/> NO <u>Not to our knowledge</u>
b) What is the current zoning of the subject lands? <u>VR1</u>
c) Does the proposed plan conform to the existing zoning? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
d) If NO, have you made a concurrent application for rezoning? YES <input type="checkbox"/> File # <input type="text"/>

13. Other Applications Under Planning Act
Have you made any other application for the subject lands? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
If YES, please indicate
<input type="checkbox"/> Part Lot Control File # _____ Status _____
<input type="checkbox"/> Minor Variance File # _____ Status _____
<input type="checkbox"/> Site Plan File # _____ Status _____
<input type="checkbox"/> Draft Plan of Condominium File # _____ Status _____
<input type="checkbox"/> Other (Specify) _____ File # _____ Status _____

14. Access
Access to the subject lands will be by:
<input type="checkbox"/> Provincial Highway <input type="checkbox"/> County Highway <input checked="" type="checkbox"/> Assumed Municipal Street
<input type="checkbox"/> Private Street (not usually permitted) <input type="checkbox"/> Right of Way (not permitted)
<input type="checkbox"/> Other (Specify) _____

15. Water Access

If access is by water, closest parking or docking facilities to be used and distance of facilities from subject land.

16. Water

a) Water supply will be provided to the subject lands by:

- Municipal piped water YES _____ NO _____

- Private communal well YES _____ NO _____

- Individual wells for each lot Other (Specify) _____

b) If the plan proposes more than five lots or units on privately owned & operated individual or communal wells, the applicant must submit:

servicing options report; and

hydrogeological report

c) If the plan would permit development of more than five lots or units on privately owned and operated individual or communal wells, the applicant must submit:

servicing options report; and

hydrogeological report

17. Sewage Disposal

a) Sanitary/Sewage disposal will be provided to the:

Municipal sanitary sewers YES _____ NO X

Private communal collection and YES _____ NO X

Individual septic system for each lot YES X NO _____

Other (Specify) _____

b) If the plan would permit development of five or more lots or units on privately owned and operated individual or communal wells or septic systems, the applicant must submit:

servicing options report; and

hydrogeological report

c) If the plan would permit development of fewer than five lots or units on privately owned and operated individual or communal wells or septic systems, and more than 4500 litres of effluent would be produced per day as a result of the development being completed, the applicant must submit:

servicing options report; and

hydrogeological report

18. Storm Drainage

a) Storm Drainage will be provided by: YES X NO _____

Connection to Municipal Storm Sewer YES _____ NO _____

Connection to Municipal Drain

Name of Municipal Drain Victoria Street Drain

Swales, ditches

Other (Specify) YES _____ NO _____

b) The subject lands are within the MVCA (sub) watershed.

SUBDIVISION APPLICATION

c) A conceptual stormwater management plan has been completed for the subject lands YES _____ NO X
 If yes;
 Name of Study _____
 Completed by _____
 Date of Study _____

19. Archaeological Assessment

Does the subject land contain any area of archaeological potential? No
 If the plan would permit development on land that contains known archaeological resources or areas of archaeological potential, the applicant must submit:
 an archaeological assessment prepared by a person who holds a licence that is effective with respect to the subject land, issued under Part VI (Conservation of Resources of Archaeological Value) of the *Ontario Heritage Act*; and
 a conservation plan for any archaeological resources identified in the assessment.

20. Pre-Submission Consultation

Applicants are strongly encouraged to contact the County and speak/meet with the Planner to the Municipality before submitting an application for information.
 Date of Applicant's consultation meeting with County Planner: September 15, 2020
 Has the Planner advised the Applicant that this application needs to be reviewed by the Huron County Stewardship Coordinator for comments on Natural Heritage matters.
 Yes (submit a fee of \$212.00 made payable to the County of Huron) No

DECLARATIONS

21.a) OWNER'S AUTHORIZATION (If the Owner is NOT FILING THE APPLICATION)
(If Multiple Owners, an Authorization Letter From Each Owner Is Required)

If the PERSON filing the application as the Applicant is not the owner, the registered owner(s) must complete the following and the Applicant must provide authorization on the face of the draft plan if the plan is NOT signed by the owner:

I, (we) _____, being the
Print (name(s) of owner, individuals or company)

registered owner(s) of the subject lands, hereby authorize _____
Print (name of agent and/or company (if applicable))

To prepare and submit a draft plan of subdivision application for approval.

_____ Signature	_____ Day Month Year
--------------------	---

NOTE: If the Owner is an incorporated company, the company seal shall be applied (if there is one).

21.b) **APPLICANT'S DECLARATION**
This must be completed by the Person filing the Application for the proposed development site.

I, Michael Gubesch of the Township of Ashfield-Colborne-Wawanosh
(name of applicant) (Name of Town, Township, etc.)

in the Region/County/District of Huron County solemnly declare that all of the statements

contained in this application of draft plan of subdivision for 13 building lots
(description)

and all supporting documents and plans are true and complete, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the "Canada Evidence Act."

NOTE:

Please be advised the responsibility for filing a complete application rests solely with the owner/applicant. Anything not requested or applied for in this application and subsequently found to be necessary (which may require another application(s) and fee(s)) are the sole responsibility of the owner/applicant. The County/Municipality will address only the application as applied for, and any items that are not included in the application are not the responsibility of the County/Municipality.

All studies required to support this application shall be at the expense of the applicant and included at the time of submission as a complete application. Where the County/Municipality incurs costs for the peer review of any consultants' reports or fees for legal opinions, the County/Municipality will be reimbursed such costs by the applicant.

In the event of third-party appeals to applications approved by the County/Municipality, the applicant may be responsible for some or all of the legal and other costs incurred by the County/Municipality, at the discretion of the County/Municipality.

Declared before me at:
Region/County/District of Huron

in the Municipality of Ashfield-Colborne-Wawanosh

this 10 day of February, 2021
(Day) (Month) (Year)

John Schenk
Commissioner of Oaths

Signature Michael Gubesch

Please Print name of Applicant
Michael Gubesch per Nine Mile Enterprises Inc.

OWNER/APPLICANT'S CONSENT

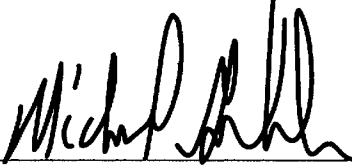
DECLARATION

In accordance with the provisions of the Planning Act, it is the policy of the County Planning Department to provide public access to all development applications and supporting documentation.

In submitting this development application and supporting documentation, I Michael Gubesch.

The owner/the authorized applicant, hereby acknowledge the above-noted policy and provide my consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

I hereby authorize The County of Huron to post a Notice of Application sign and County staff to access to the subject site for purposes of evaluation of the subject application.



Signature

10.02.2021

Day Month Year

OWNER/APPLICANT'S INFORMATION (Mandatory)

Print Name: Michael Gubesch

Mailing Address: 21 North Street, RR3 Goderich
N7A 3X9

E-mail Address: michael.ninemile@gmail.com

Telephone No. 519-955-2432 Fax No. _____

SCHEDULE 1

Mapping Information Requirements See Section 51(17) of Planning Act
Attach 2 full sized copies and 1 – 8½” x 14” copy of a draft plan of subdivision showing:
 (all measurements, scales, etc. must be metric)

- the boundaries of the proposed subdivision certified by an Ontario Land Surveyor
- Ontario land surveyor's name, signature and date of signature
- map scale
- legend
- north marker
- name of person or firm who prepared the plan
- date plan prepared and dates of any revisions
- dimensions and layout of the proposed roads, lots and blocks, including walkways, school sites and park blocks, if any
- on a key map on the draft plan of subdivision
 - all adjacent land owned by the applicant or in which applicant has an interest
 - all subdivisions adjacent to the proposed subdivision
 - boundaries of the proposed subdivision and boundaries of the township lots or original grants that include any part of the proposal
- proposed use, including maximum number of units by type, for each lot and block
- existing land use on the site and on adjacent lands
- natural and artificial features within or adjacent to the property
 - existing buildings and structures to be retained or demolished
 - active or inactive railways, rail rights-of-way
 - highways and other roads - existing, public/private, open/closed location, width, and proposed generic street labels (i.e. Street A, Street B) with a separate list of proposed street names
 - watercourses (lakes, streams, ponds, wetlands, etc.)
 - flood plains/flood elevations, flood lines, fill lines, top of slope lines
 - woodland
 - significant plant and wildlife habitat (including ESA's & ANSI's)
 - drainage courses, retention ponds (natural or man-made)
 - archaeological or historic features
- existing services (where information is readily available from the municipality or service agency)
 - waterlines and sewer
 - main hydro lines
- soil type (including porosity)
- contours and elevations
- domestic water supply (if not municipal water)
- restrictive covenants and easements affecting the site
- lot and concession/registered plan number/street address
- also attach one copy of the plan reduced to (8½X14")
- owner's name(s), signature and date of signature¹ OR Authorized Individual - (See below for acceptable wording)
- A CD or an electronic file containing the plan of subdivision in AutoCAD native format (.dwg) stored as a single file, with all of the classes of features (e.g. Lot lines, Lot numbers, curve schedule(s), Street names, etc.) separated into different layers or GIS format shape file.**

The file must be tied to the County's geographic projection NAD83 UTM (Zone 17N)

If the Owner does not sign the face of the draft plan, the following statement should be included within the title block of the plan

I, (we) _____, am authorized to submit this draft plan of subdivision on behalf of
 (Name or Company Name)

the owner, _____
 (Name or Company Name)

 (Name of Authorized Agent - Printed) (Signature Line)

¹ All registered owners must sign. If there is more than one owner, a letter of authorization is necessary allowing one person to act on behalf of the others if all owners do not sign the plan. ***If any registered owner fails to sign or provide authorization, the application will be considered incomplete and will be returned.***



PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

Phone: 519.524.8394 Ext. 3 Fax: 519.524.5677

Toll Free: 1.888.524.8394 Ext. 3

www.huroncounty.ca

5.2

To: Township of Ashfield-Colborne-Wawanosh, Mayor, and Members of Council
From: Celina Whaling-Rae, Planner
Date: March 31st, 2021

Re: Minor Variance Application MV02-21
Front Concession NTP, Part Lot 26 as RP 22R3 Part 8 with ROW (Ashfield),
Township of Ashfield-Colborne-Wawanosh, known municipally as 85519
McDonald Lane

Owner/Applicant: Herb and Lynne Hulme

This report is submitted to Ashfield-Colborne-Wawanosh (ACW) Council for the Public Meeting on April 6th, 2021.

RECOMMENDATION

It is recommended that the requested variances in application MV02/21 be approved, subject to the following conditions:

1. That the structures be located within the footprint contained on the site plan that accompanied the application.
2. That the structures be constructed as shown in the elevation drawing that accompanied the application.
3. That the variances' approval be valid for a period of 18 months from the date of the Committee's decision.

PURPOSE

This application was submitted for the purpose of allowing an existing cottage to be raised and for a new garage to be constructed within the 100 Year Erosion Hazard. The subject property lies entirely within the 100 Year Erosion Hazard.

REVIEW

The subject property is designated Lakeshore Residential and Natural Environment in the ACW Official Plan. It is zoned 'Natural Environment (NE1)' and 'Lakeshore Residential - Seasonal (LR1)' (Zone Map 3A). Section 8.4.4.9 of the ACW Official Plan requires development to be compatible with surrounding uses. Section 45(1) of the *Planning Act* provides the following four tests of a minor variance:

- Is the variance minor?
- Is the variance considered appropriate planning for the subject site?
- Does the development conform with the ACW Zoning By-law?
- Does the development conform with the ACW Official Plan?

Figure 1: Aerial Photo of the Subject Property (outlined in red)

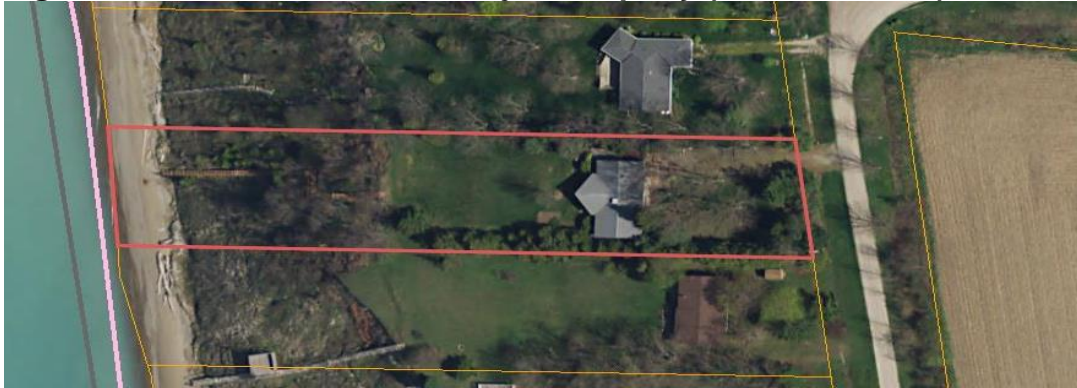


Figure 2: Site Plan for the Subject Property

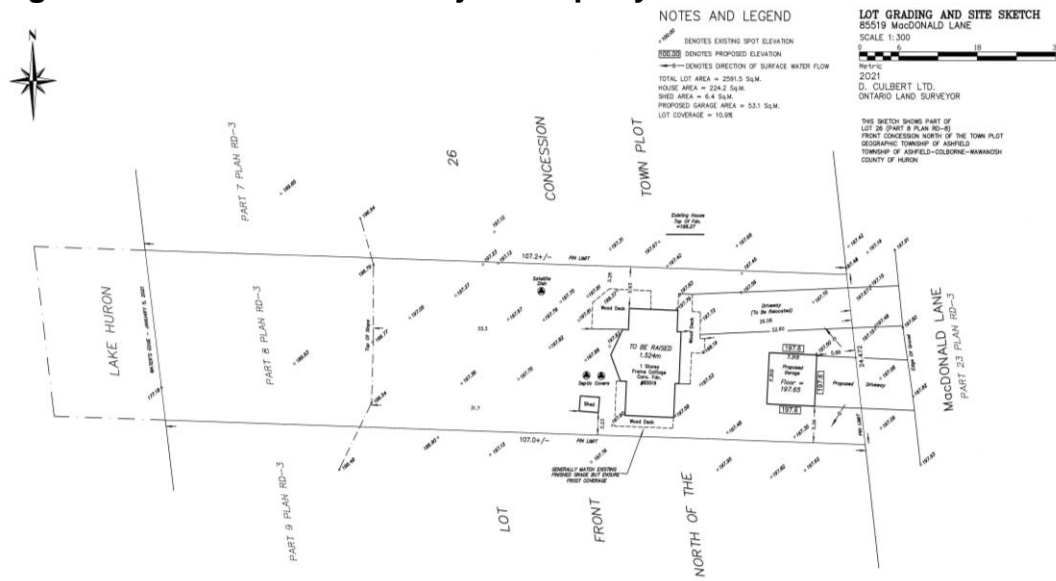
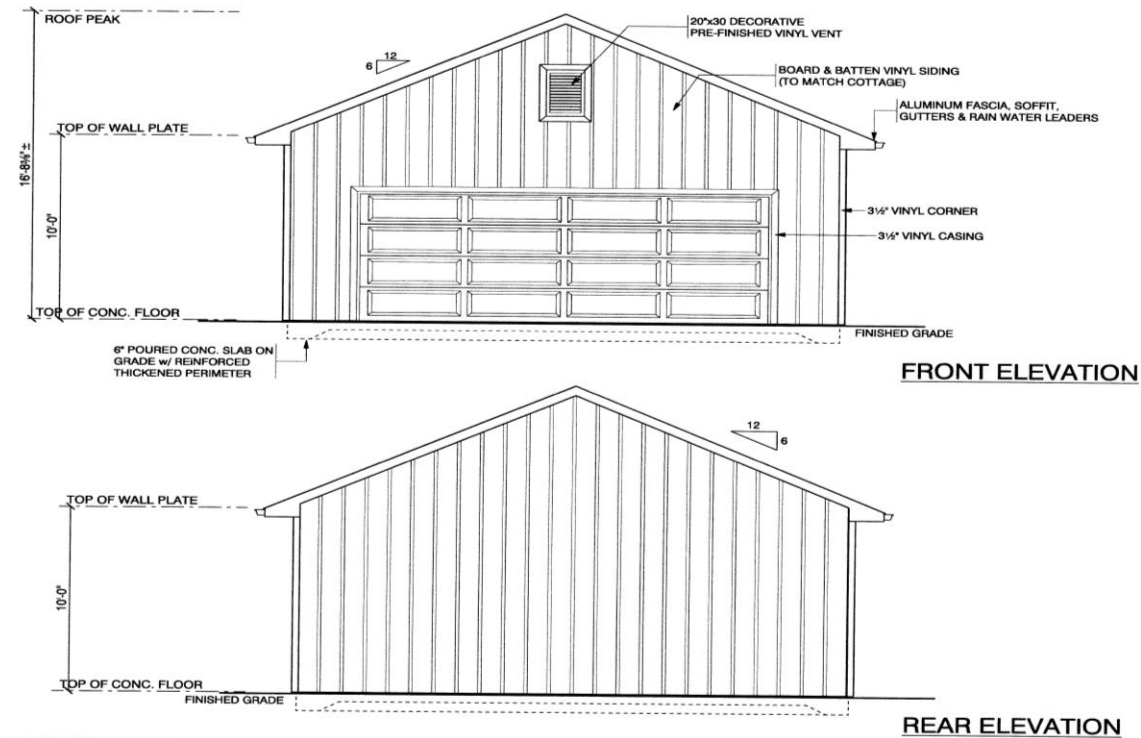


Figure 3: Image of the Subject Property



Figure 4: Proposed Garage Elevations



Evaluating whether the development is minor is subject to the development’s potential impacts on existing slope instabilities. The applicants have submitted a geotechnical slope stability assessment with their application. The Geotechnical Engineer does not anticipate that the proposed works will negatively impact the existing stability of the slope at their proposed locations. As such, the variance can be considered minor.

The development can also be considered appropriate. The residence is existing and will not be moved from its present location, and the garage will be located in the rear yard as is required by the zoning by-law. The development will not obstruct any neighbours’ view of the lake.

The residence and garage are both structures permitted within the LR1 zone, and the development will remain outside of the NE1 zone. The applicants proposed to continue to use the property for lakeshore residential purposes. The development conforms with the ACW Zoning By-law and Official Plan.

One neighbour comment was received from Richard and Diana Strype, who are supportive of the proposal. Maitland Valley Conservation Authority (MVCA) and ACW Staff have no concerns.

COMMENTS

	Not Received	No Concerns	Concerns	See Conditions / Comment
Neighbours		✓		

MVCA		✓		
ACW Staff		✓		

SUMMARY

It is recommended that minor variance application ACW MV02/21 be approved with conditions requiring that the structures be located within the proposed footprint and elevations, and that the variances’ approval be valid for a period of 18 months from the date of the Committee’s decision.

Sincerely,

Celina Whaling-Rae
Planner

**Effect of Public and Agency Comments on Decision of Council to the Planning application
(Pursuant to Sections 17, 22, 34, 35, 45, 51 and 53 of the Planning Act, RSO, 1990, as amended)**

	A. Effect of Public Comments on Decision of Council	B. Effect of Agency Comments on Decision of Council (e.g. Planning, Public Works, Health Unit)
1. Council agrees with effects of input as contained in the planning report	Council concurs with the planning report regarding the effect of public and agency comments on the decision.	
2. No comments received	No public comments were received on this application so there was no effect on the decision.	No agency comments were received on this application so there was no effect on the decision.
3. Supportive comments received	Public comments were received in support of the application, the effect of which resulted in a decision to approve the application.	Agency comments were received in support of the application, the effect of which resulted in a decision to approve the application.
4. Concerns raised were addressed through conditions to approval or changes to mapping or text amendment	Public comments were received on the issue(s) of _____. The comments were address through (conditions to approval/changes to the mapping or text of the amendment).	Comments were received from agencies on the issues of _____. The comments were addressed through (conditions to approval/changes to the mapping or text of the amendment).
5. Concerns raised did not influence the decision	Public comments were received on the issue(s) of _____. Comments were thoroughly considered but the effect did not influence the decision of Council to (approve/deny) the application.	Comments were received from agencies identifying the issue(s) of _____. Comments were thoroughly considered but the effect did not influence the decision of Council to (approve/deny) the application.
6. Concerns raised did influence the decision	Public comments were received on the issue(s) of _____, the effect of which influenced the decision of Council to (approve/deny) the application.	Agency comments were received on the issue(s) of _____, the effect of which influenced the decision of Council to (approve/deny) the application.
7. Comments received in support and opposition to the application	Options from above 1A/3A/4A/5A/6A	Options from above 1B/3B/4B/5B/6B
8. Other	Additional wording deemed appropriate by Council	Additional wording deemed appropriate by Council



Township of Ashfield-Colborne-Wawanosh
82133 Council Line, RR5
Goderich, ON N7A 3Y2
www.acwtownship.ca
519-524-4669

March 17, 2021
FILE: ACW MV02-21 Hulme

Notice of Public Meeting

For a Proposed Minor Variance to Zoning By-law 32-2008

Planning Act, R.S.O. 1990, cP. 13., S. 45 (5)

A change is proposed in your neighbourhood. A Minor Variance Application has been received that, if approved, would allow for the raising of an existing cottage and the construction of an accessory building within the 100 Year Erosion Hazard..

You are invited to participate in an online Public Meeting on Tuesday, April 6, 2021 at 9:00am.

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



Owner/Applicant: Herbert & Lynne Hulme

Location of Property: CON FRONT NTP LOT 26 AS RP 22R3 PART 8 WITH ROW (85519 McDonald Lane)

The Proposed Change

The purpose of this application is to seek relief from Section 3.31.7 of ACW Zoning By-law 32-2008, which defines the 100 Year Erosion Hazard as the top-of-bank setback for all new development and reconstruction of existing development along Lake Huron. The applicants are proposing to raise the existing cottage and construct a garage. Given that the property lies entirely within the 100 Year Erosion Hazard, the variance is required to allow the cottage to be raised.

The subject property is designated Lakeshore Residential & Natural Environment, and is zoned LR1 & NE1.

Learn More

Further information regarding this application can be found at <http://www.acwtownship.ca/property-development/planning-applications/>. Questions may be directed to the Planner Celina Whaling-Rae at cwhalingrae@huroncounty.ca or by phoning 519-524-8394 extension 3. Once the municipal office re-opens, information about the application can also be obtained in-person between the hours of 8:30am and 4:00pm.

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
2. You can speak during the online public meeting. *Individuals are strongly encouraged to submit their comments prior to the meeting for consideration.

How to Access the Public Meeting

As a result of the COVID-19 Pandemic, the Public Meeting will be held in electronic format.

You are entitled to attend this public meeting electronically to express your views about this application, or you may be represented by counsel for that purpose.

For information on how to participate in the Public Meeting, please visit the municipal website at <http://www.acwtownship.ca/council/council-agendas-4/>. Details on participating in the electronic meeting will be provided when the agenda is published at the end of the business day 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.

Stay Informed

If you would like to be notified of the decision, you must make a written request to the Committee of Adjustment at the municipal address above, or through email to clerk@acwtownship.ca. This will also entitle you to be advised of a possible Local Planning Appeal Tribunal hearing if the decision of this application is appealed.

Your Rights

The applicant, the Minister of Municipal Affairs & Housing, or any other person or public body who has an interest in this matter may, within 20 days of the making of the decision, appeal to the Tribunal against the decision of the committee. This may be done by filing with the Secretary-Treasurer of the Committee a Notice of Appeal setting out the objection to the decision and the reasons in support of the objection. This must be accompanied by payment to the Secretary-Treasurer of the fee charged by the Tribunal under the Local Planning Appeal Tribunal Act, 2017 as payable on an appeal from a Committee of Adjustment to the Tribunal, in accordance with Section 45(12) of the Planning Act. For more information, please visit the Local Planning Appeal Tribunal website at <https://elto.gov.on.ca/tribunals/lpat>.

For office use only	File # _____
Received _____, 20 ____	
Considered Complete _____, 20 ____	

APPLICATION FOR MINOR VARIANCE OR FOR PERMISSION

Planning Act, RSO 1990, O. Reg. 200/96, Amended by O.Reg. 432/96 & 508/98

Minor Variance	2018 Fee <i>Effective Jan 1/18</i>	2019 Fee <i>Effective Jan 1/19</i>	2020 Fee <i>Effective Jan 1/20</i>	2021 Fee <i>Effective Jan 1/21</i>
- 1 or 2 variances	\$1,456	\$1,484	\$1,514	\$1,544
- 3 or more variances	\$1,872	\$1,909	\$1,947	\$1,986

Each application must be accompanied by the application fee in the form of a cheque payable to the local municipality.

The undersigned hereby applies to the Committee of Adjustment for the Township of Ashfield-Colborne-Wawanosh
_____ (name of municipality) under section 45 of the
Planning Act 1990 for relief, as described in this application, from By-law No 32-2008 (as amended).

- Name of Owner Herb & Lynne Hulme
Telephone: 647-210-8264 Email: hhulme1@cogeco.ca
Address ^{Home} 15196 Argyll Road, Georgetown ON L7G 5J4
- Name of Agent (if applicable) _____
Telephone: _____ Email: _____
Address _____

Note: Unless otherwise requested, all communications will be sent to the agent, if any.

- Provide legal description and address of property.
Ward: Ashfield
Concession: Front NTP Lot: Pt Lot 26 Registered Plan #: _____
911 Address and Road Name: 85519 McDonald Lane

NOTE: If property legal description and address approved, all numbers following will need to be changed.

Proposed:

13. Location of all buildings and structures on or proposed for the subject land (Specify distance from side, rear and front lot lines):

Existing:

Cottage: 5.93m to N lot line, ~3m to S lot line, ~25m to road

Proposed:

Garage: 5.26m to S lot line, 5.88m to road

14. Date of acquisition of subject land:

15. Date of construction of all buildings and structures on subject land:

2021 - 2022

16. Existing uses of the subject property:

Lakeshore Residential

17. Existing uses of abutting properties:

Lakeshore Residential

18. Length of time the existing uses of the subject property have continued:

19. Municipal services available (check appropriate space or spaces):

Water – Connected	<input type="checkbox"/>			
Publicly Owned	<input type="checkbox"/>	Privately Owned	<input type="checkbox"/>	
Communal Well	<input checked="" type="checkbox"/>	Lake	<input type="checkbox"/>	
<u>Sewage Disposal</u> – Connected	<input type="checkbox"/>			
Sanitary Sewers	<input type="checkbox"/>	Septic System	<input checked="" type="checkbox"/>	Privy <input type="checkbox"/>
Storm Drainage – Connected	<input type="checkbox"/>			
Storm Sewers	<input type="checkbox"/>	Ditches	<input type="checkbox"/>	Swales <input type="checkbox"/> Other <input type="checkbox"/>

Township of Ashfield-Colborne-Wawanosh

(name of municipality)

- b) Each copy of this application must be accompanied by a plan showing the dimensions of the subject land and all abutting land; the location, size and type of all existing and proposed buildings and structures on the subject land indicating the distance of the buildings from the lot lines; approximate location of all natural and artificial features on the subject and adjacent lands; location, width and name of roads; location of easements; and use of adjacent lands. The Committee of Adjustment may require that the plan be signed by an Ontario Land Surveyor.
- c) Please be advised the responsibility for filing a complete application rests solely with the owner/applicant. Anything not requested or applied for in this application and subsequently found to be necessary (which may require another application(s) and fee(s)) are the sole responsibility of the owner/applicant. The County/Municipality will address only the application as applied for, and any items that are not included in the application are not the responsibility of the County/Municipality.

All studies required to support this application shall be at the expense of the applicant and included at the time of submission as a complete application. Where the County/Municipality incurs costs for the peer review of any consultants' reports or fees for legal opinions, the County/Municipality will be reimbursed such costs by the applicant.

In the event of third-party appeals to applications approved by the County/Municipality, the applicant may be responsible for some or all of the legal and other costs incurred by the County/Municipality, at the discretion of the County/Municipality.

OWNER'S AUTHORIZATION

(This must be completed by the OWNER if the **owner is not filing the application.**)

I/We LYNNE HULME ^{HH 1/10}, being the registered owner(s) of the subject lands, hereby

authorize _____ to prepare and submit an application of Minor Variance.

Signature of Owner

Date

APPLICANT'S DECLARATION

(This must be completed by the **Person Filing the Application** for the proposed development site.)

I, LYNNE HULME of the TOWN OF HALTON HILLS

(Name of Applicant) (Name of Town, Township, etc.)

In the Region/County/District HALTON I solemnly declares that all of the statements contained in this application and supporting documentation are true and complete, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the "Canada Evidence Act."

DECLARED before me at:

Region/County/District Halton

In the Municipality of Halton Hills

Lynne Hulme
Signature

This 22 day of February, 2021
(Day) (Month) (Year)

LYNNE HULME
Please **Print** name of Applicant

[Signature]
Commissioner of Oaths

Jasmine M. Spudic
LSO # 73356V

OWNER/APPLICANT'S CONSENT DECLARATION

In accordance with the provisions of the Planning Act, it is the policy of the County Planning Department to provide the public access to all development applications and supporting documentation.

In submitting this development application and supporting documentation, I, _____, the owner/the authorized applicant, hereby acknowledge the above-noted policy and provide my consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

I hereby authorize the County of Huron staff, Municipal staff and council members of the decision making authority to access to the subject site for purposes of evaluation of the subject application.

Signature

Date

OFFICE USE ONLY

CERTIFICATION

I, _____

For the _____

Of _____ in the _____ of _____

Certify that the above application is a true copy.

Dated this _____ day of _____, 20 _____

Signature _____

**COMPLETE THIS FORM TO DETERMINE IF
SEPTIC COMMENTS ARE REQUIRED
ON YOUR PLANNING APPLICATION**

For certain planning applications, comments are required from local municipal staff to assist the municipality in its decision on your application. This sheet will determine if comments are required from local staff, and if so, the appropriate fee* must be submitted with your application and paid to the local municipality (*based on the local municipality's Fee Schedule – consult with your Planner to determine).

Name of Applicant: HERB HULME, LYNNE HULME

Name of Owner (if different from the applicant): _____

Location of Property (Lot, Concession or Registered Plan, and Municipality): _____

Type of Planning Application(s) submitted with this form:

- | | | | |
|--------------------------|-------------------------|-------------------------------------|---------------------------------|
| <input type="checkbox"/> | Consent (severance) | <input checked="" type="checkbox"/> | Minor Variance |
| <input type="checkbox"/> | Zoning By-Law Amendment | <input type="checkbox"/> | Plan of Subdivision/Condominium |
| <input type="checkbox"/> | Official Plan Amendment | | |

Please answer Section A **OR** Section B, depending on the type of servicing available. In the following question, "property" means the subject property or, in the case of a severance, each of the resulting lots.

Section A – Where **SANITARY SEWERS** are available.

Is the property within 183 metres (600 feet) of an abattoir (slaughter house)?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
--	------------------------------	--

Section B – Where **SEPTIC SYSTEMS** are required.

The application is for the creation of a new lot for which the primary use will be a new dwelling (other than a new dwelling on a farm).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the property less than .4 hectares (1 acre) in area?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the property have less than .2 hectares (1/2 acre) of "useable land" for a septic tank and tile bed? See definition of "useable land" below.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
I am uncertain of the location of the existing septic tank and tile bed on the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
There will be more than one dwelling unit on each lot.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
An industrial or commercial use is proposed which will require a septic system.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the property with 183 metres (600 feet) of an abattoir (slaughter house)?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
The application is for a new Plan of Subdivision/Condominium	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Proceed to **Section C**

"Useable Land" means an area of land with suitable original soil for the installation of a Class 4 subsurface sewage disposal system, free of any buildings, structures swimming pools, etc. and such land is or will be used solely for a septic tank and tie bed and any future replacement of the tile bed, and which area is at least 3 metres (10 feet from any property line, at least 15 metres (15 feet) from a top-of-bank of a watercourse or lake, not located in a flood plain, not located in an environmentally sensitive area, and does not contain field tile or other artificial drainage. (Other restrictions may apply according to legislation.)

Name of Owner or Designated Agent

Signature and Date

To be completed by Municipal Clerk: Has the Septic Review Fee, made payable to the local municipality, been collected from the applicant?

*Please note type of application and file # on the cheque.

Yes

No

Amount: _____

Name of Clerk-Treasurer

Signature and Date



PLANNING & DEVELOPMENT

5.3

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

Phone: 519.524.8394 Ext. 3 Fax: 519.524.5677 Toll Free: 1.888.524.8394

Ext. 3

www.huroncounty.ca

Consent Application Report – File C18/21 To Ashfield-Colborne-Wawanosh Council

Owner/Applicant: Shawn Driver	Date: March 31, 2021
Property Address: 23 Wellington Street South, Port Albert	
Property Description: Plan 126 Lot 27 East of Sydenham St, Lot 27 West of Wellington St (Ashfield), Ashfield-Colborne-Wawanosh	

Recommendation: That provisional consent be:

- granted with conditions (attached)
- deferred
- denied (referred to the County Council Day 1 for a decision)

Purpose:

- enlarge abutting lot
- create new lot
- surplus farm dwelling
- right-of-way / easement
- other:

	Area	Official Plan Designation:	Zoning:	Structures:
Severed	2205.5 (0.5 acres)	Village/Hamlet	'Village/Hamlet Residential – Low Density (VR1)'	Shed
Retained	2439.2 (0.6 acres)	Village/Hamlet	'Village/Hamlet Residential – Low Density (VR1)'	Single detached residence, shed

Review: This application:

- Is consistent with the Provincial Policy Statement (s. 3(5) Planning Act);
- Does not require a plan of subdivision for the proper and orderly development of the municipality (s.53(1) Planning Act);
- Conforms with section 51(24) of the Planning Act;
- Conforms with the Huron County Official Plan;
- Conforms with the Ashfield-Colborne-Wawanosh Official Plan;
- Complies with the Ashfield-Colborne-Wawanosh Zoning By-law (or will comply subject to a standard condition of rezoning or minor variance);
- Has been recommended for approval by the local municipality; and
- Has no unresolved objections/concerns raised (to date) from agencies or the public.
(Applications that do not meet all of the foregoing criteria will be referred to the County Committee of the Whole Day 1 for a decision)

Agency / Other Comments:

	Not Received	No Concerns	Concerns	See Conditions / Comment
Neighbours	✓			John Strawbridge had some questions regarding the development, but did not submit any formal comments.
ACW Staff		✓		Recommended conditions of approval outlined below.

Figure 1: Aerial Photo of Subject Property (*severed outlined in red, retained outlined in yellow*)



Additional Comments:

This consent application was submitted for the purpose of creating a new lot through infill in Port Albertt. The applicant presently owns a double lot, meaning his property contains two former lots created through Plan 136 that were previously merged together. The applicant is proposing to sever the lot in order to make the west portion of the double lot separately conveyable.

The total size of the subject property is approximately 1.1 acres. It is designated Village/Hamlet, and is zoned 'Village/Hamlet Residential – Low Density (VR1)'. The severed parcel is approximately 2205.5 square metres, or 0.5 acres in size, and contains a shed. It is adjacent to east of the unopened Sydenham Street road allowance. The retained parcel is approximately 2439.2 square metres, or 0.6 acres in size, and contains a single detached residence and a shed. It has frontage onto Wellington Street. The subject property is encompassed within the Port Albert Master Servicing Plan study area. As such, the findings of the nitrate study conducted for the study area are sufficient in lieu of an individual submission made by the applicant.

The septic system which current services the singled detached residence is presently contained within the severed parcel. Further, the severed lot does not presently have frontage onto an open public road. However, it is anticipated that, should ACW and Huron County Council grant draft plan approval to Plan of Subdivision 40T21001 (Nine Mile Enterprises c/o Michael Gubesch), the unopened portion of the Sydenham Street road allowance adjacent to the severed parcel will be constructed to the municipal

standard. As a result, the following conditions are recommended in addition to the standard conditions of approval:

- A septic permit be obtained, and that a final inspection be completed for a new or relocated system to service the existing residence, to the satisfaction of the Township.
- A site plan be provided that:
 - Includes existing and proposed elevations for the severed and retained lots, as well as elevations of the neighbouring properties.
 - Demonstrates adequate space for a septic system on the retained parcel which maintains the minimum distance to the well on-site stipulated by the Ontario Building Code.
- The existing septic system be decommissioned to the satisfaction of the Township.
- The shed on the severed parcel be removed to the satisfaction of the Township.
- A –h Holding Symbol be placed on the severed parcel until such time a Development Agreement is entered into between the applicant and the Township, and until such time the severed parcel has frontage onto an open public road constructed to the Township standard.

No comments were received from any members of the public. John Strawbridge, a neighbour to the property, had some questions regarding the proposal, but did not submit any formal comments.

The ACW Official Plan directs new development to designated areas, including the subject property. Infill proposals such as the subject application allow for higher densities to be achieved efficiently, while creating a lot sized to appropriately handle private servicing for residential purposes and in character with the surrounding neighbourhood. It is recommended that this application be approved, subject to the recommended conditions.

Recommended Conditions

Expiry Period

1. Conditions imposed must be met within one year of the date of notice of decision, as required by Section 53(41) of the Planning Act, RSO 1990, as amended. If conditions are not fulfilled as prescribed within one year, the application shall be deemed to be refused. Provided the conditions are fulfilled within one year, the application is valid for two years from the date of the notice of decision.

Municipal Requirements

2. All municipal requirements be met to the satisfaction of the Township including servicing connections if required, cash-in-lieu of park dedication, property maintenance, compliance with zoning by-law provisions for structures, compliance with Section 65 of the Drainage Act and any related requirements, financial or otherwise.
3. The sum of \$250.00 to be paid to the municipality as cash-in-lieu of parkland.

4. A septic permit has been obtained, and final inspection has been completed for a new or relocated system to service the existing residence on the retained parcel, to the satisfaction of the Township.
5. The existing septic system on the severed parcel be decommissioned to the satisfaction of the Township.

Survey / Reference Plan

6. Provide to the satisfaction of the County and the Township:
 - a) a survey showing the lot lines of the severed parcel and the location of any buildings thereon, and
 - b) a reference plan based on the approved survey.

Zoning

7. Where a violation of any municipal zoning by-law is evident, the appropriate minor variance or rezoning shall be obtained to the satisfaction of the Township.

Other

8. A –h Holding symbol be placed on both the severed and retained parcels until a Development Agreement has been signed between the applicant and the Township, and the severed parcel has frontage onto an open public road constructed to the Township standard.
9. The shed on the severed parcel be removed to the satisfaction of the Township.
10. A site plan be provided that includes existing and proposed elevations for the severed and retained parcels, as well as elevations of the neighbouring properties, and demonstrates adequate space for a septic system on the retained parcel which maintains the minimum distance to the well on-site, to the satisfaction of the Township.

Sincerely,



Celina Whaling-Rae
Planner



PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

Phone: 519.524.8394 Ext. 3 Fax: 519.524.5677 Toll Free: 1.888.524.8394 Ext. 3

www.huroncounty.ca

NOTICE OF AN APPLICATION FOR CONSENT FOR SEVERANCE

DATE: March 5, 2021

File # **C18-2021**

TO:

- Owner/Applicant: Shawn Driver
- Florence Witherspoon, Clerk - Township of Ashfield-Colborne-Wawanosh
- Sarah Louise McGregor, Building Administrative Assistant – Township of Ashfield-Colborne-Wawanosh
- Celina Whaling-Rae, Planner, Huron County Planning Department

Enclosed is a copy of an application for Consent for your review and comments to the Huron County Planning & Development Department.

LOCATION OF PROPERTY

Township: Ashfield-Colborne-Wawanosh

Lot: Plan 136, Lot 27 E of Sydenham Street, Lot 27 W of Wellington Street

Address: 23 Wellington Street South, Port Albert

Owner/Applicant: Shawn Driver

PURPOSE AND EFFECT

The purpose and effect of this application is for the creation of a new lot. The proposed land to be severed is approximately 2205.53 m² (0.5 acres) consisting a shed. The land to be retained is approximately 2439.20 m² (0.6 acres) consisting a house.

LAST DAY FOR RECEIVING COMMENTS

We would appreciate your comments by **March 19, 2021** as to whether or not your department or agency has any comments to this severance and whether or not any conditions should be imposed. All comments should be addressed to the Attention of Lisa Finch, Land Division Administrator at the following by e-mail address lfinch@huroncounty.ca or by regular mail to the address above and to the Attention of Lisa Finch, Land Division Administrator. We will assume you have no objections to the application if no comments are received by the time specified. If this does not provide you with sufficient opportunity to consider the application, please advise.

DECISION AND APPEAL

If you wish to be notified of the decision in respect to the proposed consent, you must make a written request to the Huron County Planning & Development Department c/o Ms. Lisa Finch, Land Division Administrator, Huron County Consent Granting Authority at 57 Napier Street, 2nd Floor, Goderich, Ontario, N7A 1W2.

If a person or public body, that files an appeal of a decision in respect of the proposed consent, does not make written submission to the Huron County Planning Department before it gives or refuses to give a provisional consent, then the Local Planning Appeal Tribunal may dismiss the appeal.

ADDITIONAL INFORMATION

Further information regarding this application will be available to the public for inspection by electronic means or via mail request to:

**Huron County Planning & Development Department
57 Napier Street, 2nd Floor, Goderich, Ontario N7A 1W2
Attention: Lisa Finch, Land Division Administrator**

APPLICATION FOR CONSENT



For office use only	File # <u>C18-2021</u>
	Received <u>FEB 16</u> , 20 <u>21</u>
	Considered Complete <u>MAR 3</u> , 20 <u>21</u>

1. PRE-SUBMISSION CONSULTATION

Applicants are strongly encouraged to contact the County and speak/meet with the Planner assigned to the Municipality before submitting an application.

Date of Applicant's consultation meeting with County Planner assigned to Municipality: January 2021

2. APPLICATION INFORMATION

<p>Name of Applicant Shawn Driver</p> <hr/> <p>Contact Information Address: <u>23 Wellington St. S</u> Town: <u>Port Albert</u> Postal Code: <u>N7A 3X9</u> Home Phone: _____ Cell: <u>519-831-3073</u> Work: _____ Email: <u>k8mercerc@hotmail.com</u> Fax: _____</p>	<p>Name of Owner</p> <hr/> <p><input checked="" type="checkbox"/> <i>Check box if same as Applicant</i></p> <p>Contact Information Address: _____ Town: _____ Postal Code: <u>N7A 3X9</u> Home Phone: _____ Cell: _____ Work: _____ Email: _____ Fax: _____</p>
--	---

a) Solicitor name (if known) _____

Address: _____

Tel: _____ Email: _____

Correspondence to be sent to: all parties, or applicant, and/or owner

b) Name, Address, Phone of all persons having any mortgage, charge, debenture or encumbrance on the property:

Shawn Driver- Mortgage
23 Wellington St. S
Port Albert, On
N7A 3X9
519-440-8722

APPLICATION FOR CONSENT

3. LOCATION OF THE SUBJECT PROPERTY – SEVERED & RETAINED (Complete applicable lines)

Municipality: <u>Ashfield-Colborne-Wawanosh</u>	Concession: _____
Ward: <u>Ashfield</u>	Lot Number(s): <u>27 E of Syd/27 W of Wel</u>
Registered Plan: <u>136</u>	Lot(s) Block(s): _____
Reference Plan: _____	Part Number(s): _____
Municipal Address (911 number and street/road name): <u>23 Wellington Street South, Port Albert</u>	Roll # (if available): <u>407064002204902</u>

- a) Are there any right-of-way easements or restrictive covenants affecting the severed or retained land?
 Yes No
- b) If Yes, describe the location of the right-of-way or easement or covenant and its effect:
- c) Is any of the severed or retained land in Wellhead Protection Area A, B or C? Yes No Unknown
If YES, please obtain a Restricted Land Use Permit from the Risk Management Official.
 If **Unknown**, please consult with your Municipal Planner and obtain a Restricted Land Use Permit if necessary.
- d) Is the subject property systematically tiled? If yes, please submit tile maps with your application. Yes No

4. PURPOSE OF THE APPLICATION

Type of proposed transaction:

Transfer: <input checked="" type="checkbox"/> Creation of a new lot <input type="checkbox"/> Addition to lot <input type="checkbox"/> An easement <input type="checkbox"/> Other purpose (please specify): _____	Other: <input type="checkbox"/> Charge <input type="checkbox"/> Lease <input type="checkbox"/> Correction of title
--	---

Briefly, describe the proposed transaction:

Creation of a new residential lot through infill

Name(s) of person(s), if known, to which land or interest in land is to be transferred, leased or charged:

If a surplus severance, provide legal description and locations of other farm holdings of owner/purchaser:

If creating a lot addition, identify the lands to which parcel will be added.

Municipality: _____	Ward: _____
Concession: _____	Lot Number(s): _____
Registered Plan: _____	Lot(s)/Block(s): _____
Reference Plan: _____	Part Number(s): _____
Municipal Address (911 number and street/road name):	Roll # (if available): _____

APPLICATION FOR CONSENT

5. DESCRIPTION OF SUBJECT LAND

a) Description land intended to be severed:

Frontage: 111'

Depth: 209'

Area: .5 of an acre

Existing Use(s): _____

Proposed Use(s): residential

Existing Building(s) or Structure(s)

Shed

b) Type of access:

(Check appropriate box)

- existing building(s) or structure(s)
- provincial highway county road
- municipal road, maintained all year
- municipal road, seasonally maintained
- other means (please specify)

c) Type of water supply proposed:

(Check appropriate box)

- publicly owned and operated piped water system
- privately owned and operated individual well
 - dug
 - drilled
- privately owned and operated communal well
- lake or other water body
- other means (please specify)

d) Type of sewage disposal proposed:

(Check appropriate box)

- publicly owned & operated sanitary sewage system
- privately owned & operated individual septic tank
- privately owned & operated communal septic system
- privy
- other means (please specify)

a) Description land intended to be retained:

Frontage: 104'

Depth: 209'

Area: .5 of an acre

Existing Use(s): residential

Proposed Use(s): _____

Existing Building(s) or Structure(s)

Residence,

b) Type of access:

(Check appropriate box)

- existing building(s) or structure(s)
- provincial highway county road
- municipal road, maintained all year
- municipal road, seasonally maintained
- other means (please specify)

c) Type of water supply proposed:

(Check appropriate box)

- publicly owned and operated piped water system
- privately owned and operated individual well
 - dug
 - drilled
- privately owned and operated communal well
- lake or other water body
- other means (please specify)

d) Type of sewage disposal proposed:

(Check appropriate box)

- publicly owned & operated sanitary sewage system
- privately owned & operated individual septic tank
- privately owned & operated communal septic system
- privy
- other means (please specify)

APPLICATION FOR CONSENT

6. LAND USE

a) What is the existing Official Plan designation of the property?
Settlement Area

b) What is the zoning of the property?
VR1 (Village/Hamlet Residential - Low Density)

c) Are any of the following uses or features on the subject land or on adjacent land, within 500 metres of the subject land?

Please respond **Yes** or **No** to each use or feature

Use of Feature	On Subject Land	On Adjacent Land	
	Please indicate: Yes / No	Within 500 metres of the Subject Land? Please indicate: Yes / No Metres	
An agricultural operation, including livestock facility or stockyard	No	No	
A landfill	No	No	
A sewage treatment plant or waste stabilization plant	No	No	
A provincially significant wetland (Class 1, 2 or 3 wetland)	No	No	
Flood plain	No	No	
A rehabilitated mine site	No	No	
A non-operating mine site within 1 km of the subject land	No	No	
An active mine site	No	No	
An industrial or commercial use (specify the use[s])	No	No	
A former industrial or commercial use	No	No	
An active railway line	No	No	
A municipal airport	No	No	
An underground storage tank or buried waste	No	No	
A current Environmental Site Assessment for the site or has one been prepared within the last 5 years. If Yes, please submit with application.	No	No	

APPLICATION FOR CONSENT

7. HISTORY OF THE PROPERTY

- a) Has the subject land ever been the subject of an application for approval of a plan of subdivision under Section 51 of the planning Act or a consent under Section 53 of the Planning Act?

Yes No Unknown

If **Yes**, and known, provide file number of the application and the decision made on the application.

File Number: _____

Decision: _____

- b) If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.

- c) Is the subject land reserved for either manure applications under the Nutrient Management Plan or manure agreement submitted to the municipality? Yes No

8. PROVINCIAL POLICY

- a) Is the application consistent with the Provincial Policy Statement issued under Section 3 (1) of the Planning Act? Yes No Unknown

9. NATURAL HERITAGE

- a) Does this application need to be reviewed by the Huron County Biologist for comments on Natural Heritage matters? (based on direction from Planner.)

Yes (submit a fee of \$212.00 made payable to: Treasurer, County of Huron)

No

10. SEPTIC SYSTEM REVIEW

Please answer **Section A** OR **Section B**, depending on the type of servicing available.

Section A – Where **SANITARY SEWERS** are available:

Is the property within 183 meters (600 feet) of an abattoir? (slaughter house)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
--	---

Section B – Where **SEPTIC SYSTEMS** are available:

The application is for the creation of a new lot for which the primary use will be a new dwelling (other than a new dwelling on a farm).	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
The severed parcel contains a residence or other building(s) serviced by an on-site sewage system?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If you answered Yes : is the on-site sewage system older than 5 years of age?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If you answered Yes : has the on-site sewage system been inspected by a licensed contractor within the past 3 years?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If you answered Yes : you are required to provide a certificate of inspection with your application. If you answered No : you will be required to have an inspection carried out and provide a certificate of inspection as a condition of consent (severance) approval.	
Is the property <u>less than</u> .4 hectares (1 acre) in area?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does the property have <u>less than</u> .2 hectares (1/2 acre) of "useable land"* for septic tank and tile bed? See definition of "usable land" below	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

APPLICATION FOR CONSENT

- * "Usable Land" means an area of land with suitable original soil for the installation of a Class 4 subsurface sewage disposal system, free of any buildings, structures, swimming pools, etc. and such land is or will be used solely for a septic tank and tile bed and any future replacement of the tile bed, and which area is at least 3 metres (10 feet) from any property line, at least 15 metres (50 feet) from any drilled well, at least 30 metres (100 feet) from any dug well, at least 15 metres (50 feet) from any top-of-bank of a watercourse or lake, not located in a flood plain, not located in an environmentally sensitive area, and does not contain field tile other artificial drainage. (Other restriction may apply according to legislation).

Note: Consult with your Municipal Planner to confirm if the application requires comments for a septic system review and to confirm if there is an applicable fee to be submitted with the application (all fees for septic system review will be payable to the Municipality)

11. SKETCH CHECKLIST

The application shall be accompanied by a clean, legible sketch showing the following information. Failure to supply this information will result in a delay in processing the application.

Please do not use pencils for completing sketch as they do not copy well.

Please check the boxes indicating that your sketch provides the following information:

- boundaries and dimensions of the land that is to be severed and the part that is to be retained;
- boundaries and dimensions of any land owned by the owner of the subject land that abuts the severed and retained land;
- distance between the subject land and the nearest township lot line and/or landmark, such as a railway crossing or bridge;
- location of all land previously severed from the parcel;
- location of all wells, including abandoned wells, on neighbouring properties within 30m of lot lines of both the severed and retained lands subject to this consent application;
- location of all natural and artificial features in the subject land and adjacent lands such as railways, roads, watercourses, drainage ditches, field drains, river or stream banks, wetlands, wooded areas and the location and nature of any easement affecting the subject land;
- location of all buildings, wells, abandoned wells and all components of a sewage system (i.e. septic tanks and weeping beds) on the severed and retained lands, and the distance of each to the proposed new lot line;
- existing uses on adjacent land such as residential, agricultural and commercial uses;
- location of beach access - if the property is a recreational property, adjacent to or in proximity to the waterfront;
- location and nature of any easements affecting the property;
- whether sewage disposal will be provided by a publicly owned and operated sanitary sewage system, a privately owned and operated individual or communal septic system, a privy or other means.

APPLICATION FOR CONSENT

12. APPLICANT'S/OWNER'S DECLARATION

(This must be completed by the Person Filing the Application for the proposed development site.)

Shawn Driver

I, _____ of the
(Name of Applicant)

PORT ALBERT
(Name of Town, Municipality, etc.)

In the Region/County/District Muron solemnly declare that all of the statements contained in this application and supporting documentation are true and complete, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the "Canada Evidence Act." I hereby acknowledge and accept the requirements and costs referred to the in Notes listed.

NOTES:

Please be advised the responsibility for filing a complete application rests solely with the owner/applicant. Anything not requested or applied for in this application and subsequently found to be necessary (which may require another application(s) and fee(s)) are the sole responsibility of the owner/applicant. The County/Municipality will address only the application as applied for, and any items that are not included in the application are not the responsibility of the County/Municipality.

All studies required to support this application shall be at the expense of the applicant and included at the time of submission as a complete application. Where the County/Municipality incurs costs for the peer review of any consultants' reports or fees for legal opinions, the County/Municipality will be reimbursed such costs by the applicant.

In the event of third-party appeals to applications approved by the County/Municipality, the applicant may be responsible for some or all of the legal and other costs incurred by the County/Municipality, at the discretion of the County/Municipality.

DECLARED before me at:

Region/County/District Huron

In the Municipality of Central Huron



Signature

This 16th day of Feb 2021
(Day) (Month) (Year)

SHAWN DRIVER
Please Print Name of Applicant


Commissioner of Oaths

Lisa Lynn Finch, a Commissioner, etc.,
Province of Ontario, for the
Corporation of the County of Huron
Expires August 29, 2021.

APPLICATION FOR CONSENT

13. OWNER/APPLICANT'S CONSENT DECLARATION

In accordance with the provisions of the Planning Act, it is the policy of the County Planning Department to provide the public access to all development applications and supporting documentation.

In submitting this development application and supporting documentation,
Shawn Driver

I _____ the owner/the authorized applicant, hereby acknowledge the above-noted policy and provide my consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

I hereby authorize the County of Huron staff, municipal staff and council members of the decision making authority to have access to the subject site for purposes of evaluation of the subject application.

If the application is deemed incomplete, the applicant has 60 days to provide the necessary information. After 60 days has lapsed, the application and fee will be mailed back to the applicant.



Signature

Shawn Driver

Print Name

Feb 16, 2021

Date

Owner

Title

Where the owner is a firm or corporation, the person signing this section shall complete one or more of the following (please check):

I have the authority to bind the corporation.

Affixed is the corporate seal.

APPLICATION FOR CONSENT

14. AUTHORIZATIONS

If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.

Authorization of Owner for Agent to Make the Application

I, _____, am the owner of the land that is the subject of this application for a consent and for the purposes of the Freedom of Information and Protection of Privacy Act, I authorize

_____, to make this application on my behalf.

Signature

Date

If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below.

APPLICATION FOR CONSENT

Authorization of Owner for Agent to Provide Personal Information

I, _____, am the owner of the land that is the subject of this application consent and, for the purposes of the *Freedom of Information and Protection of Privacy Act*, I authorize

_____, as my agent for this application to provide any of my personal information that will be included in his application or collected during the process of the application..

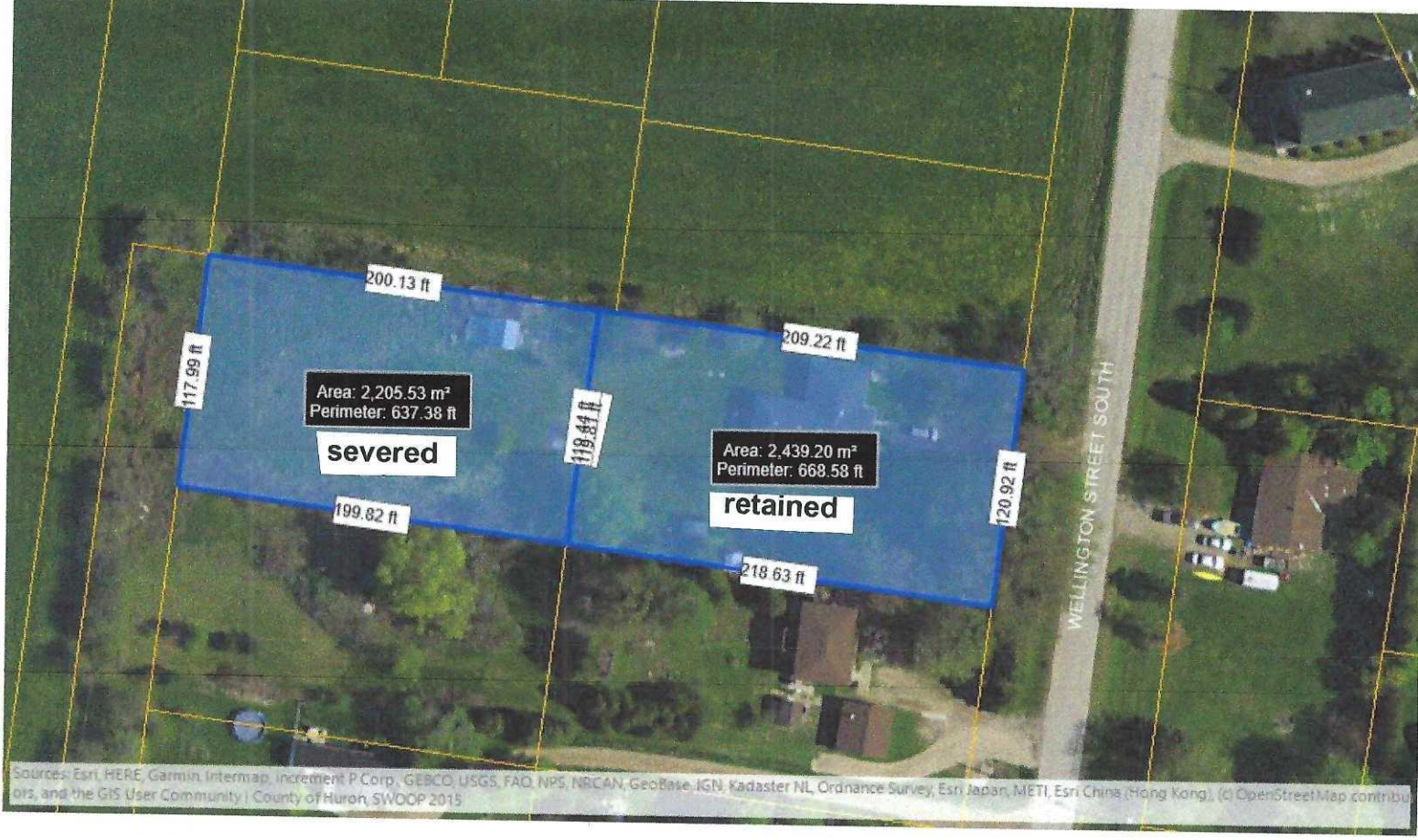
Signature

Date

Print Name

Title

Note: Where the owner is a firm or corporation, the person signing this section shall state that he/she has authority to bind the corporation or affix the corporate seal.



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community | County of Huron, SWOOP 2015



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community | County of Huron, SWOOP 2015

Dear Mr. Becker:

Further to my earlier emails to and from Roger Watt , some of which were copied to you , concerning the possibility of implementing a proportionate allocation of the total municipal water system costs , I would respectfully request that this subject matter be added to the agenda for the next Council meeting which I understand is scheduled for Tuesday , April 6 , 2021 at 9:00 am. I would also appreciate having the opportunity to present my concerns in this matter "in person" via Zoom.

Thank you for your consideration herein.

Regards

Richard Van Dop



5.5

Goderich Airport Strategic Plan

Township of Ashfield-Colborne-Wawanosh | April 6, 2021



www.hmaero.ca

Project Overview

- **Funded by** the Town of Goderich and Huron County Economic Development Board
- **Championed by** the Goderich Airport Task Force, which includes the Town of Goderich, Township of Ashfield-Colborne-Wawanosh, and Huron County
- To be **prepared by** HM Aero – an Ottawa-based aviation consulting firm with subject matter expertise in regional airports



Project Objectives

- **Goal:** Establish a clear strategy towards ensuring Goderich Airport has a viable future – focus on pragmatic and realistic recommendations
- **Key Focus Areas:**
 - Governance and operating / management model
 - Business / growth opportunities and a strategy for their attainment
 - Infrastructure requirements and development / land use planning
 - Financial performance
 - Regulatory compliance
- Supported by stakeholder consultations and contextual research – e.g., analysis of aviation industry, regional economy, comparator airports, etc.

Stakeholder Engagement

Online Survey

- Advertised by Town of Goderich and Township of Ashfield-Colborne-Wawanosh
- Available until May 17 ([link](#))
- Targeted at regional residents and businesses



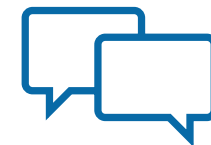
Online Public Open House

- Advertised by Town of Goderich and Township of Ashfield-Colborne-Wawanosh
- To be held on April 13 at 7:00 PM ([link](#))
- Information about the project and engagement opportunities



Stakeholder Interviews

- Direct outreach by HM Aero
- One-on-one interviews with individuals / organizations that have significant interest in, or knowledge of, Goderich Airport



M = Meeting S = Site Visit D = Deliverable	March			April			May					June				July				Aug.		
	15	22	29	5	12	19	26	3	10	17	24	31	7	14	21	28	5	12	19	26	2	9
Contract Award (Assumed)																						
Phase 1 - Contextual Research																						
Background Data Collection and Review																						
Stakeholder Engagement																						
Regional Socioeconomic Review																						
Aviation Industry Considerations																						
Phase 2 - Airport Assessment and Profile																						
Airport Activity Review																						
Site Visit and Airport Infrastructure Assessment				S																		
Regulatory Review																						
Governance Review																						
Operations and Management Review																						
Financial Review																						
Social and Economic Impact Analysis																						
Comparator Airport Review																						
Deliverable 1 - Interim Project Report								D														
Phase 3 - Airport Development Plan																						
Development Opportunities																						
Infrastructure and Operational Requirements																						
Airport Development Plan and Land Use Plan																						
20-Year Financial Projections																						
Phase 4 - Airport Strategic Plan																						
Business Development Strategy																						
Action Plan																						
Deliverable 2 - Draft Strategic Plan																				D		
Deliverable 3 - Final Strategic Plan and Presentation																					D	



Interim Decision-Making

- Five-month planning process for the Strategic Plan means that factors / circumstances can evolve during the project
- Important to ensure that **interim decision-making**:
 1. Does not negatively impact the viability of Goderich Airport
 2. Protects the implementation of the Strategic Plan
 3. Relies on sound long-term planning



Questions?

Ben.Crooks@hmaero.ca

Ashfield-Colborne-Wawanosh Monthly Summary

7.1.1

Month: February 2021

Benmiller:

Item	Number	Comments
Adverse Samples	0	---
Non-compliances	0	---
Equipment issues:		<p><u>Maintenance Activities Completed</u></p> <ul style="list-style-type: none"> • Checked fire extinguisher, eyewash bottle, spill containment, day tank and well house building. • Ran Auto dialer and generator tests • Cleaned Cl2 Injector and Cl17 analyzer
General Information:		Vehicles are checked Monthly – licenses/Ins. /safety kits up to date and on/in vehicles and any maintenance deemed necessary.
Alarms		<p>Date: Alarm:</p> <p>No Alarms received other than for maintenance being done(work orders)</p>
Main breaks/Leaks		<p>Date: Type:</p> <p>---</p>
Power outages		<p>Date:</p> <p>---</p>
Shut-off / Turn-on / Complaints		<p>Shut-off: ---</p> <p>Turn-on: ---</p> <p>Complaint: ---</p>
Locates		

Ashfield-Colborne-Wawanosh Monthly Summary

Month: February 2021

Century Heights:

Item	Number	Comments
Adverse Samples	0	---
Non-compliances	0	---
Equipment issues:		<u>Maintenance Activities Completed:</u> <ul style="list-style-type: none"> • Checked well house, spill containment, day tank, fire extinguisher and eyewash bottle. • Ran generator and auto dialer tests • Cleaned CI2 Injector , CI17 analyzer and NTU analyzer • Verified and cleaned UV reactors #1 and #2
General Information:		Vehicles are checked Monthly – licenses/Ins. /safety kits up to date and on/in vehicles and any maintenance deemed necessary.
Alarms		Date: Alarm: 8 th Ballast power failure
Main breaks/Leaks		Date: Type: ---
Power outages		Date: 8 th Power outage
Shut-off / Turn-on / Complaints		Shut-off: --- Turn-on: --- Complaint: ---
Locates		

Ashfield-Colborne-Wawanosh Monthly Summary

Month: February 2021

Huron Sands:

Item	Number	Comments
Adverse Samples		---
Non-compliances		---
Equipment issues:		<p><u>Maintenance Activities Completed</u></p> <p style="text-align: center; color: red;">CLOSED FOR SEASON</p>
General Information:		
Alarms		Date: Alarm:
Main breaks/Leaks		Date: Type:
Power outages		Date:
Shut-off / Turn-on / Complaints		<p>Shut-off: ---</p> <p>Turn-on: ---</p> <p>Complaint: ---</p>
Locates		

On-Going Items / Recommendations:

There were 3 locates in ACW for March

*** All sites being sanitized weekly as per COVID19 protocol***

Dungannon:

Benmiller:

*All sites had Annual Generator Service completed by Sommers February 1st
Repaired broken curb stop*

Century Heights:

Huron Sands:

Completed by: Sarah Telford
Quality Assurance and Compliance Specialist
Veolia Water Canada

Benmiller Drinking Water System – 2020 Compliance Summary

This document is a compliance summary for the Benmiller water supply for the year 2020 as per O. Reg. 170/03 Schedule 22. A full summary of the water system's test results, flows and significant activities was submitted in the Annual Report.

System Description

The Benmiller water system is characterized as a “secure ground water” system and is classified as a small municipally owned water system.

The well house and its equipment have a daily maximum capacity to deliver 196.4 cubic meters of potable water per day to the Benmiller community. This was not exceeded during 2020.

The current water source is a secure deep bedrock well.

A monitoring well, drilled due west of the well house in 2007, was constructed by the Maitland Valley Conservation Association to monitor water movement in the aquifer. It was constructed to municipal production standards. This well (Well #2) was put into service in January 2015 including a new well pump and water main, and well #1 was officially abandoned at that time.

The water system is monitored bi-weekly for bacteriological analysis to ensure the integrity of the water coming from the well.

The well house is equipped with a data logger, backup diesel generator, chlorinators, a chlorine contact reservoir and online monitoring.

The distribution system is constructed of a combination of galvanized steel and PVC piping with polyethylene services.

There is no elevated storage to maintain pressure and the system pressure is maintained using pressure tanks and the three horizontal pumps. There is a backup generator with automatic switchover.

The system has no hydrants and lacks the capacity to provide fire flows.

Chemicals Fed

Disinfectant

Disinfection was achieved in the Benmiller well supply through the use of 6% sodium hypochlorite. In the well house this chemical was added prior to the water entering the chlorine contact reservoir at dosages high enough to achieve both primary and secondary disinfection objectives. The chlorine average dosages ranged from 2.64 mg/L to 3.30 mg/L, varying with the chlorine demand of the raw water.

The free chlorine residual was monitored at the point of entry to the distribution system with a target residual of 1.00 mg/L. Benmillers average for 2020 was 1.27 mg/L.



Flows

The Benmiller well supply PTTW (permit to take water) #3180-BJKPVH was issued December 27, 2019 which allows a maximum of 196 cubic meters per day to be pumped from Well #2 and expires December 13, 2029. This limit was not exceeded in 2020. A full summary of the 2020 flows can be found in the Annual Report.

The Drinking Water Works Permit (DWWP) #080-204 for the Benmiller Drinking Water System was issued on June 19, 2020. The maximum total daily flow is 196 cubic meters per day and the maximum instantaneous flow is 7.6 liters per second. The well is restricted to 2.27 L/s.

The limiting factor regarding flow is chlorine contact time in the chlorine contact reservoir. In order to meet the regulatory CT requirements, increased flows beyond this must have adequate free chlorine residual to counter the decreased retention time in the chlorine contact reservoir.

The combination of maximum flows through the chlorine contact reservoir and minimum free chlorine residuals exiting the contact reservoir did not exceed the limitations in 2020 as recorded by the flow meters and the online chlorine analyzer.

The maximum daily flow in 2020 was 110 cubic meters or 56.12% of capacity.
The 2020 average daily flow was 40.00 cubic meters or 20.41%.

Precautionary Boil Water Notices

There were no Precautionary Boil Water notices placed on the Benmiller water system in 2020.

Boil Water Advisory

There were no Boil Water Advisories issued by the Huron Perth Public Health (HPPH) on the Benmiller water system in 2020.

Annual Ontario Ministry of the Environment Inspection

Mathew Shannon, Ministry of the Environment, Conservation and Parks (MECP) Drinking Water Inspector, inspected the water system and examined the water quality and operational records on May 8, 2020.

There were 0 non-compliant issues. The rating was 100%.

Adverse Water Quality Indicators

There were no instances of adverse water to report in 2020.

Exceedances

Fluoride

O. Reg. 169/03 (the Ontario Drinking Water Standard) has a MAC (maximum allowable concentration) of 1.5 mg/L for fluoride.

The water from the Benmiller well is monitored every 5 years for fluoride. It has naturally occurring levels that can exceed 1.5 mg/L.





As required by O. Reg. 170/03 schedule 13 section 13.9, an AWQI (adverse water quality indicator) is filed every 60 months if required. On August 22, 2017 and August 25, 2017 samples were collected for this analysis. The samples were both found to have a concentration of 1.84 mg/L, which is greater than the MAC. This is due to high levels of naturally occurring fluoride in the aquifer. The next sample for fluoride will be collected in August of 2022.

Infrastructure Assessment

Regular contact is maintained with ACW's representative. The JobsPlus program is continually updated with preventative and corrective maintenance issues. A complete summary can be forwarded to the client upon their request. Through regular communication between the operating authority and the client, capital items are discussed. A list of capital items and concerns for 2021 was forwarded to ACW's representative in November 2020.

The annual Management Review was conducted by the operating authority on May 14 2020 as per the DWQMS requirement in Element 14. These regular discussions between the client and the operating authority for this water system are continued throughout the year by emails, phone calls, and meetings as per the requirements of Element 15 of the DWQMS.

The Internal Audit was last completed on December 29, 2020 and the Risk Assessment was last completed December 28, 2020. An Emergency Response Exercise was conducted as a follow-up response to a water main break that happened in Goderich on May 23, 2019, where several utilities were involved. An "After Action Report" was submitted to the utilities involved following the tabletop incident review. There was not one required for 2020 due to the COVID 19 Pandemic (which has been added to the risk Assessment). This has illuminated the need for improved emergency procedures in case of staffing and/or chemical shortages etc.

Water/Wastewater services have been identified as an essential service.

John Graham, Project Manager
Veolia Water Canada, Inc.

100 Cove Road, P.O. Box 185 Goderich, Ontario N7A 3Z2
Tel 519-524-6583 ext 310 - Fax 519-524-9358
john.graham@veolia.com
www.veoliawaterna.com



Century Heights Subdivision Drinking Water System – 2020 Compliance Summary

This document is a compliance summary for the Century Heights water supply for the year 2020 as per O Reg. 170/03 Schedule 22. A full summary of the water system's test results, flows and significant activities was submitted in the Annual report.

System Description

The Century Heights water system is characterized as a “GUDI” (ground water under the direct influence of surface water) system and is classified as a small municipally owned water system. The well house and its equipment have a daily maximum capacity to deliver 734.4 cubic meters of potable water per day to Century Heights subdivision, Maitlandview subdivision and parts of the Salford community.

The current water sources are two deep bedrock wells. Studies to establish the security of these wells from surrounding surface water proved inconclusive in 2007 and they are now considered to be GUDI sources. BM Ross is currently investigating the new well designations established by the Ministry of the Environment.

Well #1, constructed in 1979, is located within the well house and Well #2, constructed in 2005, is located approximately 10 meters north of the well house.

A third monitoring well, drilled on the south side of Salford Rd. was used in studies to establish the security of the two production wells. This well was abandoned and sealed in 2008.

The well house is equipped with well pumps, backup diesel generator set, chlorinators, a chlorine contact main, UV disinfection and online monitoring.

The attached distribution system is constructed of a combination of polyethylene and PVC piping with polyethylene services.

There is no elevated storage to maintain pressure and the system pressure is maintained by using pressure tanks and the two well pumps.

The system has hydrants, but lacks the capacity to provide fire flows.

Chemicals Fed

Disinfectant

Disinfection was achieved on the Century Heights well supply through the use of 12% sodium hypochlorite.

In the well house this chemical was added prior to the water entering the chlorine contact main at dosages high enough to achieve both primary and secondary disinfection objectives.

The chlorine dosages average ranged from 3.60 mg/L to 5.09 mg/L, this varies with the chlorine demand of the raw water.

The free chlorine residual was monitored at the point of entry to the distribution system with an average residual of 1.02 mg/L and 1.45 mg/L.



Flows

The Century Heights well supply has 1 PTTW (permit to take water) #8807-98EQ6C which permits 734.4 cubic metres of water per day to be pumped from the wells. This limit was not exceeded in 2020. This permit was issued on July 25, 2013 and the PTTW expires on November 30, 2023. A full summary of the 2020 flows can be found in the Annual Report.

The Drinking Water Works Permit (DWWP) #080-205 Issue #4 for the Century Heights Subdivision Drinking Water System was issued on June 19, 2020. The maximum total daily flow is 734.4 cubic meters per day and the maximum instantaneous flow is 8.5 litres per second. The limiting factor regarding flow is the chlorine contact time in the chlorine contact main. In order to meet the regulatory CT requirements, increased flows beyond 8.5 litres per second must have an adequate free chlorine residual of 0.64 mg/L to counter the decreased retention time in the chlorine contact main. The combination of maximum flows through the chlorine contact main and minimum free chlorine residuals exiting the contact main did not go below the limitations in 2020 as recorded by the flow meter and online chlorine analyzer.

The maximum daily flow in 2020 was 366 cubic meters or 49.83% of capacity. The 2020 average daily flow was 114.75 cubic meters or 15.62%

Precautionary Boil Water Notices

There were no Precautionary Boil Water Notices in 2020

Boil Water Advisory

There were no Boil Water Advisories issued by the Huron Perth Public Health (HPPH) on the Century Heights water system in 2020.

Annual Ontario Ministry of the Environment Inspection

The Century Heights Drinking Water System was inspected by The Ministry of the Environment, Conservation and Parks on February 6, 2020. The final inspection rating was 97.16% for 2020. This has prompted the upgrade to the UV system.

Adverse Water Quality Indicators

There were no instances of adverse water quality.

Exceedences

Fluoride

O. Reg. 169/03, the Ontario Drinking Water Standard has a MAC (maximum allowable concentration) of 1.5 mg/L for fluoride.

The water from the Century Heights well is monitored every 5 years for fluoride. It has naturally occurring levels that can exceed 1.5 mg/L.

As required by O. Reg. 170/03 schedule 13 section 13.9 an AWQI (adverse water quality indicator) is filed every 60 months if required. This was last reported to the MECP in August 2017. Fluoride is scheduled to be sampled again in August of 2022. See below for the 2017 results:

Aug 22, 2017 – 2.22 mg/L





Aug 25, 2017 – 2.20 mg/L

Sodium

O. Reg. 169/03 the Ontario Drinking Water Standard has a MAC (maximum allowable concentration) of 20 mg/L for sodium.

The water from the Century Heights well is monitored every 5 years for sodium. It has naturally occurring levels that can exceed 20 mg/L.

As required by O. Reg. 170/03 schedule 13 section 13.9 an AWQI (adverse water quality indicator) is filed every 60 months if required. This was last reported to the MECP on June 21, 2016. Sodium was last sampled on June 21 & 30, 2016. Sodium is scheduled to be sampled again in June of 2021. Below are the 2016 results:

Jun 21, 2016 – 23.0 mg/L

Jun 30, 2016 – 21.9 mg/L

Infrastructure Assessment

Regular contact is maintained with ACW's representative. The JobsPlus program is continually updated with preventative and corrective maintenance issues. A complete summary can be forwarded to the client upon their request. Through regular communication between the operating authority and the client, capital items are discussed. A list of capital items and concerns for 2020 was forwarded to ACW's representative in November 2020.

The Annual Management Review was conducted by the operating authority on May 14, 2020 as per the DWQMS requirement in Element 14. These regular discussions between the client and the operating authority for this water system are continued throughout the year by emails, phone calls, and meetings as per the requirements of Element 15 of the DWQMS.

The last Internal Audit was completed on December 29, 2020 and the last Risk Assessment was completed December 28, 2020. An external surveillance audit was conducted by SAI GLOBAL from August 17, 2020. An Emergency Response Exercise was conducted as a follow-up response to a water main break that happened in Goderich on May 23, 2019, where several utilities were involved. An "After Action Report" was submitted to the utilities involved following the tabletop incident review. There was not one required for 2020 due to the COVID 19 Pandemic (which has been added to the risk Assessment). This has illuminated the need for improved emergency procedures in case of staffing and/or chemical shortages etc.

Water/Wastewater services have been identified as an essential service.

John Graham, Project Manager

Veolia Water Canada, Inc.

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john.graham@veolia.com
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Dungannon Drinking Water System – 2020 Compliance Summary

This document is a compliance summary for the Dungannon water supply for the year 2020 as per Reg. 170/03 Schedule 22. A full summary of the water system's test results, flows and significant activities are attached.

System Description

The Dungannon water system is characterized as a “secure ground water” system and is classified as a large municipally owned water system. The well house and its equipment have a daily maximum capacity to deliver 657 cubic meters of potable water per day to the Dungannon community.

The water source is a secure deep bedrock well. The production Well # 2 is located approximately 30 meters due south of the well house.

Well #2 was drilled in 2003. The well pump and associated piping in the Well #2 was installed in August of 2005.

The well house is equipped with a well pump, backup diesel generator set, chlorinators, a chlorine contact main and online monitoring. The system is controlled and monitored by an on-site PLC.

The distribution system was constructed in 2005 and is constructed of PVC with polyethylene services. There is no elevated storage to maintain pressure therefore the system pressure is maintained using pressure tanks and the well pump. The system has no hydrants and lacks the capacity to provide fire flows.

Chemicals Fed

Disinfectant

Disinfection was achieved on the Dungannon well supply through the use of 6% sodium hypochlorite.

In the well house, this chemical was added prior to the water entering the chlorine contact main at dosages high enough to achieve both primary and secondary disinfection objectives.

The chlorine average dosages ranged from 3.26 mg/L to 3.83 mg/L. The chlorine demand of the water is high on the Dungannon water due to naturally occurring raw water characteristics. This creates a noticeable chlorine odour on the treated water. The free chlorine residual was monitored at the point of entry to the distribution system with an average target residual of 1.00 mg/L which is typical of the treated water in other municipal water systems. The average for Dungannon was 1.28 mg/L.



Iron Sequestering

The well water at Dungannon has iron levels higher than what is considered aesthetically acceptable. The well house provides chemically assisted iron sequestering. The chemical used in 2020 was sodium silicate. This chemical was fed prior to the chlorine contact main.

A full summary of dosages and chemicals used can be found in **Table 10** of the Annual Report.

Flows

The Drinking Water Works Permit (DWWP) #080-203 issue #5 for the Dungannon Drinking Water System was issued on June 19, 2020. Limits of the Permit to Take Water (PTTW) were not exceeded on Well #2 in 2020. The PTTW was issued for this system on July 25, 2013 and expires on July 19, 2023. A full summary of the flows are included in the 2020 in the Annual Report.

The limiting factor regarding flow is chlorine contact time (CT) in the chlorine contact main. In order to meet the regulatory CT requirements, increased flows beyond 11.36 liters per second must have an increased free chlorine residual to counter the decreased retention time in the chlorine contact main.

The combination of maximum flows through the chlorine contact main and minimum free chlorine residuals exiting the contact main did not exceed limitations in 2020 as recorded by the flow meters and the on-line chlorine analyzer.

The maximum daily flow from the Dungannon well house in 2020 was 199 cubic meters or 30.28% of capacity. Note: the high numbers were a direct result of a water leak on private property. Once the repair was made the numbers returned to normal. (see arsenic ** increased) The average daily flow was 72 cubic meters or 10.96% of the capacity from the PTTW for Well #2.

Precautionary Boil Water Notices

There were no precautionary boil water notices issued on the Dungannon system in 2020.

Boil Water Advisory

There were no Boil Water Advisories issued by the Huron Perth Public Health (HPPH) on the Dungannon water system in 2020

Annual Ontario Ministry of Environment, Conservation and Parks Inspection

The Dungannon Drinking Water System was inspected on September 13, 2020 by Matthew Shannon from The Ministry of the Environment, Conservation and Parks. There were two instances of non-compliance noted:

- In June 2020, a UPS failure caused data loss for a brief period. Once an operator was on-site, primary disinfection (chlorine residual) measurements were performed by a handheld device until repairs were made to the UPS. The incident was documented in the logbook and reported to the undersigned MECP water inspector. No further actions required
- An air gap in the chlorination system caused the well pump to lock out. A small amount of improperly disinfected water was directed to the users due to the pressure tanks continuing to push water out. Corrective actions were taken immediately to restore primary disinfection and flush the





system. All free chlorine residuals in the distribution system were above 1.0 mg/L. No further actions required.

Final Inspection Rating: 95.83%.

Adverse Water Quality Indicators

There were two instances of adverse water quality in Dungannon in 2020, AWQI #15013 and AWQI #150992 – which can be found on page 19 of the Annual Report.

Exceedances

Fluoride

O. Reg. 169/03 (the Ontario Drinking Water Standard) has a MAC (maximum allowable concentration) of 1.50 mg/L for fluoride.

The water from the Dungannon well is monitored every 5 years for fluoride. They have naturally occurring levels that can exceed 1.5 mg/L.

As required by O. Reg. 170/03 schedule 13 section 13.9 an AWQI (adverse water quality indicator) is filed every 60 months if required. The last sample was taken on November 6, 2018 and was found to be acceptable at 1.50 mg/L. The next sample is scheduled for 2025.

Parameters over 50% of MAC

Arsenic

O. Reg. 169/03 had a MAC of 25 µg/L for arsenic. Which was lowered to 10 µg/L as of January 1, 2018.

The water from the Dungannon well can have naturally occurring levels that exceed the arsenic MAC. As required by O. Reg. 170/03 schedule 13 section 13.5 the treated water is monitored quarterly for this parameter.

The results for 2020 were as follows:

Date	Raw Water (µg/L)	Treated Water (µg/L)	Date	Raw Water (µg/L)	Treated Water (µg/L)
1-07	11		6-29	12.0	
1-14	9		7-07	13.1	
1-21	10.4		7-14	12.2	
1-28	10.5		7-21	11.3	
2-04	10.8		7-28	10	
2-11	10.7		8-04	11.4	
2-12		11.9	8-11	12.7	
2-18	10.6		8-14		11.9
2-25	10.7		8-18	10.7	
3-3	10.3		8-25	13.7	
3-10	10.8		9-01	15.6**	





Date	Raw Water (µg/L)	Treated Water (µg/L)	Date	Raw Water (µg/L)	Treated Water (µg/L)
3-17	11.5		9-08	14.9**	
3-24	11.5		9-15	15.2**	
3-31	11.0		9-21	15.6**	
4-07	11.3		9-29	18.1**	
4-14	10.4		10-06	16.4**	
4-21	10.8		10-13	11.5	
4-28	10.8		10-20	11.0	
5-05	10.6		10-27	10.2	
5-12	11.0		11-03	10.9	
5-19	10.3		11-10	9.9	
5-22		11.9	11-17	10.8	
5-26	12.5		11-19		10.6
6-02	11.3		11-24	11.3	
6-09	12.1		12-01	9.4	
6-16	11.1				
6-23	11.3				

NOTE: Raw water samples were taken throughout the year to monitor the arsenic levels. This had been undertaken through discussions with the Municipality, the Operating Authority, the HPPH, MECP, and BM Ross. HPPH agreed with Veolia to stop the RW sampling on Dec. 2, 2020.

Infrastructure Assessment

Regular contact is maintained with ACW's representative. The JobsPlus program is continually updated with preventative and corrective maintenance issues. A complete summary can be forwarded to the client upon their request. Through regular communication between the operating authority and the client, capital items are discussed. A list of capital items and concerns was forwarded to ACW's representative in November 2020. Arsenic concentrations remain a major concern. The upgrade on the system for treatment of arsenic will be implemented in 2021.





The annual Management Review was conducted by the operating authority on May 14, 2020 as per the DWQMS requirement in Element 14. Regular discussions between the client and the operating authority for this water system are continued throughout the year by emails, phone calls, and meetings as per the requirements of Element 15 of the DWQMS.

The Internal Audit was last completed on December 29, 2020 and the last Risk Assessment was completed December 28, 2020. An external surveillance Audit was conducted by SAI Global on August 17, 2020. An Emergency Response Exercise was conducted as a follow-up response to a water main break that happened in Goderich on May 23, 2019, where several utilities were involved. An “After Action Report” was submitted to the utilities involved following the tabletop incident review. There was not one required for 2020 due to the COVID 19 Pandemic (which has been added to the risk Assessment). This has illuminated the need for improved emergency procedures in case of staffing and/or chemical shortages etc.

Water/Wastewater services have been identified as essential services.

John Graham, Project Manager

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Huron Sands Drinking Water System – 2020 Compliance Summary

This document is a compliance summary for the Huron Sands water supply for the year 2020 as per Reg. 170/03 Schedule 22. A full summary of the water system's test results, flows and significant activities was submitted in the Annual Report. The system was in operation between April 10 and November 16, 2020.

System Description

The Huron Sands water system is characterized as a “secure ground water” system and is classified as a small municipally owned water system. The well house and its equipment have a daily maximum capacity to deliver 328.3 cubic meters of potable water per day to the Huron Sands recreational community.

The current water source is a secure deep bedrock well. The production well is located approximately 10 meters south east of the well house.

This production well was drilled in 2001. The piping and well pump were installed in 2002.

The well house is equipped with a well pump, chlorinators, a chlorine contact main and online monitoring.

The attached distribution system is constructed of a combination of PVC piping with polyethylene services.

There is no elevated storage to maintain pressure and the system pressure is maintained using pressure tanks and the well pump.

The system has no hydrants and lacks the capacity to provide fire flows.

Chemicals Fed

Disinfectant

Disinfection was achieved on the Huron Sands well supply through the use of 12% sodium hypochlorite.

In the well house this chemical was added prior to the water entering the chlorine contact reservoir at dosages high enough to achieve both primary and secondary disinfection objectives.



The chlorine dosages ranged from 2.15 mg/L to 8.69 mg/L, varying with the chlorine demand of the raw water.

The free chlorine residual was monitored at the point of entry to the distribution system with a target residual of 1.00 mg/L. The average for Huron Sands was 1.52 mg/L.

Iron Sequestering

The well water at Huron Sands has iron levels higher than what is considered aesthetically acceptable. The well house provides chemically assisted iron sequestering. The chemical used in 2020 was sodium silicate. This chemical was fed prior to the chlorine contact main.

A full summary of dosages and chemicals used can be found in the Annual Report sent February 27, 2020.

Flows

The Huron Sands well supply has a PTTW (permit to take water) #2571-8GQQ4X which allows 328.3 cubic meters per day to be pumped from the well. This permit was issued on June 3, 2011 and expires on June 1, 2021. This limit was not exceeded in 2020. The system was prepared for start-up April 10, 2020. The system was shut down for the season on November 16, 2020. A full summary of the 2020 flows was submitted in the Annual Report.

The Drinking Water Works Permit (DWWP) #080-206 Issue #4 for the Huron Sands Drinking Water System was issued on June 19, 2020. The maximum total daily flow is 328 cubic meters per day and the maximum instantaneous flow is 3.8 liters per second.

The maximum daily flow in 2020 was 29 cubic meters or 8.84% of the allowable limit. The 2020 average daily flow was 10 cubic meters or 3.04% of the allowable limit.

The limiting factor regarding flow is chlorine contact time in the chlorine contact main. In order to meet the regulatory CT requirements increased flows beyond 3.8 liters per second must have an increased free chlorine residual to counter the decreased retention time in the chlorine contact main.

The combination of maximum flows through the chlorine contact main and minimum free chlorine residuals exiting the contact main did not exceed limitations in 2020 as recorded by the flow meter and the on-line chlorine analyzer.

Precautionary Boil Water Notices

There were four Precautionary Boil Water Notice (PBWN) placed on the Huron Sands system in 2020:

- April 3rd – System start-up (released April 16)
- September 1st – Power outage (released Sept. 4)
- October 25th – Power outage (released Oct. 30)
- November 1st – Power outage (released Nov. 9)

Boil Water Advisory

There were no Boil Water Advisories issued by the Huron Perth Public Health (HPPH) on the Huron Sands water system in 2020.





Annual Ontario Ministry of the Environment Inspection

The Huron Sands Drinking Water System was inspected by the Ministry of the Environment, Conservation and Parks (MECP) on September 8, 2020. There were no non-compliances and the rating was 100%.

Adverse Water Quality Incidents

There were no instances of adverse water quality

Exceedances

Fluoride

O. Reg. 169/03 the Ontario Drinking Water Standard has a MAC (maximum allowable concentration) of 1.5 mg/L for fluoride.

The water from the Huron Sands well is monitored every 5 years for fluoride. It has naturally occurring levels that can exceed 1.5 mg/L.

As required by O. Reg. 170/03 schedule 13 section 13.9 an AWQI (adverse water quality indicator) is filed every 60 months. This was done on August 22, 2017 both samples are above the MAC. This is due to high levels of the naturally occurring fluoride. The next sample is due in August 2022.

August 22, 2017 – 2.13 mg/L

August 25, 2017 – 2.19 mg/L

Sodium

O. Reg. 169/03 the Ontario Drinking Water Standard has a MAC (maximum allowable concentration) of 20 mg/L for sodium.

The water from the Huron Sands well is monitored every 5 years for sodium. It has naturally occurring levels that can exceed 20 mg/L.

As required by O. Reg. 170/03 schedule 13 section 13.9 an AWQI (adverse water quality indicator) is filed every 60 months if required. The last sample was taken on June 21, 2016 and the result was 18.2 mg/L, which is within compliance. The next sample is due in June 2021.

Infrastructure Assessment

Regular contact is maintained with ACW's representative. The JobsPlus program is continually updated with preventative and corrective maintenance issues. A complete summary can be forwarded to the client upon their request. Through regular communication between the operating authority and the client, capital items are discussed. A list of capital items and concerns for 2021 was forwarded to ACW's representative in November 2020.





The annual Management Review was conducted by the operating authority on May 14, 2020 as per the DWQMS requirement in Element 14. These regular discussions between the client and the operating authority for this water system are continued throughout the year by emails, phone calls, and meetings as per the requirements of Element 15 of the DWQMS.

The last Internal Audit was completed on December 29, 2020 and the last Risk Assessment was completed December 28, 2020. An external surveillance was conducted by SAI GLOBAL on August 17, 2020. An Emergency Response Exercise was conducted as a follow-up response to a water main break that happened in Goderich on May 23, 2019, where several utilities were involved. An “After Action Report” was submitted to the utilities involved following the tabletop incident review. There was not one required for 2020 due to the COVID 19 Pandemic (which has been added to the risk Assessment). This has illuminated the need for improved emergency procedures in case of staffing and/or chemical shortages etc. Water/Wastewater services have been identified as an essential service.

John Graham, Project Manager

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THE CORPORATION OF THE TOWNSHIP OF
ASHFIELD-COLBORNE-WAWANOSH

BY-LAW NUMBER 25-2021

BEING A BY-LAW to provide for the adoption of the 2021 municipal budget and 2021 tax rates for the Township of Ashfield-Colborne-Wawanosh

WHEREAS Section 312 (2) of the Municipal Act, S.O.2001, c.25 as amended, provides that the Council of a local municipality shall, after the adoption of estimates for the year, pass a By-Law to levy a separate tax rate, as specified in the By-Law, on the assessment in each property class in the local municipality rateable for local municipality purposes;

AND WHEREAS the Assessment Roll made in 2020 and upon which the 2021 taxes are to be levied has been received by the Township of Ashfield-Colborne-Wawanosh;

AND WHEREAS the County of Huron, under the provisions of Section 308, 311 and 312 of the Municipal Act, S.O., 2001, c.25 as amended, has established tax ratios and a county tax levy for 2021;

AND WHEREAS the Minister of Finance, under the provisions of Ontario Regulation 2/14, under the Education Act, has prescribed the education tax rates;

AND WHEREAS Section 326 of the Municipal Act, S.O., 2001, c.25 as amended, authorizes that a municipality may designate the area of a municipality in which residents and property owners receive or will receive an additional benefit from the special service that is not received or will not be received in other areas of the municipality;

AND WHEREAS Section 398 of the Municipal Act, S.O. 2001, c.25 as amended, provides that fees and charges imposed by the municipality, upper-tier municipality or local board may be added to the tax roll and collected in the same manner as municipal taxes;

AND WHEREAS it is necessary and expedient to levy on the whole rateable property according to the last revised assessment roll of the Township of Ashfield-Colborne-Wawanosh for General, County and Education purposes of the said Township of Ashfield-Colborne-Wawanosh for the current year as set out in the 2021 Budget;

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

1. The assessment contained in the assessment roll of the Township of Ashfield-Colborne-Wawanosh compiled during the year 2020 and returned on December 15, 2020 is hereby adopted and confirmed as the assessment on which the taxes for the year 2021 shall be levied.
2. The tax rates as per Schedule "A" attached hereto shall be levied and charged in 2021.
3. The special area rates as per Schedule "B" attached hereto shall be levied and charged in 2021.

4. Taxes shall become due and payable in two instalments, less the interim billing, of approximately one half, on the 30th day of September 2021 and the balance on the 30th day of November 2021.
5. There shall be imposed a penalty for non-payment of taxes on the first day following the due date in the amount of 1 1/4% of the amount due and unpaid, and an additional penalty of 1 1/4% shall be added on the first day of each calendar month thereafter in which default continues.
6. The Collector is hereby authorized to mail or cause to be mailed the notice of taxes due to the address of the residence or place of business of the person to whom notice is required to be given.
7. Nothing in this By-Law shall prevent the Collector from proceeding at any time with the collection of any tax, or any part thereof, in accordance with the provisions of the statutes and By-Laws governing the collection of taxes.
8. This by-law shall come into force and take effect immediately upon final passing thereof.
9. This by-law may be cited as the "2021 Tax Rate By-Law."

Read a first and second time this 6th day of April 2021.

Read a third time and finally passed this 6th day of April 2021.

Mayor, Glen McNeil

CAO/Deputy Clerk, Mark Becker

SCHEDULE "A"

TOWNSHIP OF ASHFIELD-COLBORNE-WAWANOSH

2021 FINAL LEVY		TOWNSHIP		COUNTY		EDUCATION		GRAND TOTAL		
ASSESSMENT		TAX RATE	TOTAL	TAX RATE	TOTAL	TAX RATE	TOTAL	FINAL	TAX RATE	TOTAL
RES/FARM	\$ 892,243,900	0.004190100	\$ 3,738,591	0.00460558	\$ 4,109,297	0.0015300	\$ 1,365,133	\$ 9,213,021	0.01032568	\$ 9,213,021
PIPELINE	2,434,700	0.002933070	7,141	0.00322390	7,849	0.00458716	11,168	26,159	0.01074413	26,159
COMM OCC	25,204,729	0.004609110	116,171	0.00506613	127,691	0.0088000	221,802	465,663	0.01847524	465,663
COMM VAC UNIT	992,071	0.004609110	4,573	0.00506613	5,026	0.0088000	8,730	18,329	0.01847524	18,329
COMM VAC LAND	194,900	0.004609110	898	0.00506613	987	0.0088000	1,715	3,601	0.01847524	3,601
IND OCC	25,886,200	0.004609110	119,312	0.00506613	131,143	0.0088000	227,799	478,254	0.01847524	478,254
IND VAC	20,000	0.004609110	92	0.00506613	101	0.0088000	176	370	0.01847524	370
SMALL FARM COMM	50,000	0.001152277	58	0.00126653	63	0.0022000	110	231	0.00461881	231
FARMLAND	1,041,990,500	0.001047525	1,091,511	0.00115139	1,199,742	0.0003825	398,561	2,689,814	0.00258142	2,689,814
MAN FORESTS	6,783,000	0.001047525	7,105	0.00115139	7,810	0.0003825	2,594	17,510	0.00258142	17,510
TOTAL	1,995,800,000		5,085,453		5,589,709		2,237,789	12,912,951		12,912,951

SCHEDULE "B"

TOWNSHIP OF ASHFIELD-COLBORNE-WAWANOSH

SPECIAL AREA RATES

RATE

ROADS

Huron Sands Roads Flat Rate	\$ 50.00
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WATER

Water Service Flat Rate	\$ 1,387.00
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Water Service Flat Rate for Benmiller Inn	\$ 39,306.00
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SEWER

Benmiller Estates Sewage Service Flat Rate	\$ 1,353.00
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STREETLIGHTS

Airport	\$ 1.75
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Auburn	\$ 35.00
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Saltford	\$ 75.00
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Benmiller	\$ 40.00
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Dungannon	\$ 45.00
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Port Albert	\$ 7.00
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St. Helens	\$ 7.00
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7.5.2

14.4

THE CORPORATION OF THE TOWNSHIP OF
ASHFIELD-COLBORNE-WAWANOSH

BY-LAW NUMBER 26-2021

BEING A BY-LAW to set various fees for the Township of Ashfield-Colborne-Wawanosh

WHEREAS pursuant to section 391 of the Municipal Act, 2001, the Council of the Township of Ashfield-Colborne-Wawanosh is authorized to pass by-laws imposing fees or charges on persons;

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

1. The Corporation of the Township of Ashfield-Colborne-Wawanosh hereby adopts the list of Fees in the attached Schedule "A" and Schedule "B" to this by-law.
2. That this by-law shall come into full force and effect on day of passing.
3. That this by-law be cited as the "Consolidated Fee By-Law".
4. This by-law supersedes By-Law No. 11-2021.

Read a first and second time this 6th day of April 2021.

Read a third time and finally passed this 6th day of April 2021.

Mayor, Glen McNeil

CAO/Deputy Clerk, Mark Becker

THE CORPORATION OF THE TOWNSHIP OF
ASHFIELD-COLBORNE-WAWANOSH

BY-LAW NUMBER 26-2021

SCHEDULE 'A'

A. COLBORNE CEMETERY FEES

Please refer to By-Law 50-2019 Regulating the Colborne Cemetery.

B. DOG LICENSE FEES (BY-LAW No. 57-2015)

First

Dog spayed or neutered \$20.00

Dog unaltered \$30.00

Second and each additional

Dog spayed or neutered \$30.00

Dog unaltered \$40.00

Vicious Dog... \$100.00

Kennel License \$150.00

Municipal Administration Fee \$50.00

Late Fee \$15.00

C. BUILDING FEES

New Residential, Residential additions & Mobile Homes

\$85.00 base fee, plus \$0.70 per square foot including garage and finished basement, plus \$0.35 per square foot for unfinished basement

New Accessory Buildings over 108 square feet and additions thereto (includes Decks, Detached Garage, Storage Shed, Etc.)

\$85.00 base fee, plus \$0.50 per square foot of floor area New Farm Buildings and Additions thereto (dry manure) \$85.00 base fee, plus \$0.25 per square foot of floor area

New Farm Buildings and Additions thereto (liquid manure)

\$85.00 base fee, plus \$0.35 per square foot of floor area

New Non-Livestock Farm Buildings and Additions thereto

\$85.00 base fee, plus \$0.20 per square foot of floor area

New Commercial, Industrial or Institutional and additions thereto

\$85.00 base fee, plus \$0.70 per square foot of floor area

Liquid Manure Tanks

Free Standing \$85.00 base fee, plus \$6.00 per foot diameter, minimum charge of \$400.00

Liquid manure storage under barns subject to an additional fee of \$400.00

Separate Installations of silos \$250.00

Separate installations of steel grain bins \$200.00

Change of Use (no renovations) \$100.00

Any construction project that is started without first obtaining necessary permit

Four (4) times the cost of the permit fee

Demolition permit \$85.00

Swimming Pools \$125.00

Occupancy Permit \$100.00

Renovations and repairs to existing buildings

\$85.00 base fee, plus \$11.00 per thousand of construction value Miscellaneous

Inspections & Re-Inspections \$100.00

Transfer of Building Permit \$125.00

Review by Consultant / Engineer / Solicitor Deposit (Actual cost to be paid from deposit. When the actual cost is less than the deposit the difference to be refunded. When the actual cost is greater than the deposit the difference is owing.)

Minor \$1,000.00 / Major \$5,000.00

Wind Turbines

\$85.00 plus \$20.00 per thousand of actual value of construction of footings and foundation

Any building construction, renovation or repair not listed above:

\$85.00 base fee, plus \$11.00 per thousand of construction value

Sewage System Fees

Class 2, 3, 4 or 5 New or Replacement System \$750.00

Class 4 or 5 Tank Replacement or Leaching Bed \$400.00

Building Alterations / Change of Use* \$200.00

Property Inquiry/File Search
(Sewage System only, incl. copies of permits/applications) \$100.00

**A \$200 credit shall be applied to a new sewer system permit application where a building alteration appraisal has required a new or altered sewage system be installed.*

Plumbing Permit Fees

Plumbing permit base fee	\$204.00
Fixture unit rate (\$12.00 per fixture unit)	\$12.00
Sewer inspections (\$131.00 for first 30 meters)	\$131.00
Sewer inspections (\$3.15 for each additional 30 meters)	\$3.15
Water connections inspections (\$131.00 for first 30 meters)	\$131.00
Water connections inspections (\$3.15 for each additional 30 meters)	\$3.15
Alterations without addition of fixtures	\$8.00
Storm sewer inspection (first 30 meters)	\$131.00
Storm sewer inspection (\$2.00 per linear meter exceeding 30 meters)	\$2.00
Catch basins / manholes inspection	\$11.00
Inspection of testable backflow prevention devices (\$78.00 per unit)	\$78.00
Rainwater leader piping inspection (\$2.00 per linear meter)	\$2.00
Roof drains inspection (\$11.00 per drain)	\$11.00
Main building drain inspection (\$2.00 per linear meter)	\$2.00
Fire / water service inspection (first 30 meters)	\$132.00
Fire / water service inspections (\$2.00 per linear meter exceeding 30 meters)	\$2.00

Site Plan Control Applications (Agreements)

Application for a Minor Amendment to an Existing Agreement	\$150.00
Application for a Major Amendment to an Existing Agreement	\$300.00
Application for a New Agreement	\$300.00

Deposit – Minimum of \$500 to a maximum of \$5,000, as determined by the Site Plan Review Group. (Actual cost to be paid from the deposit. When the actual cost is less than the deposit the difference will be refunded. When the actual cost is greater than the deposit the difference will be owing.)

D. PLANNING FEES

Consent	\$2,208.00
Zoning By-Law Amendment (ZBLA)	\$1,986.00
Minor Variance - 1 or 2 variances	\$1,544.00
3 or more variances	\$1,986.00
Plan of Subdivision/Condominium 1 to 10 lots/blocks/units	\$6,623.00
11 or more lots/blocks/units	\$6,623.00

+ \$165 per lot, unit or block over 10 to a maximum of \$16,236	
Official Plan Amendment (OPA) County OPA, local OPA	\$3,864.00
Local OPA & ZBLA	\$4,857.00
County OPA & local OPA	\$6,403.00
County OPA, local OPA & ZBLA	\$7,452.00
Removal of Holding (H) Symbol	\$550.00
Renewal of Temporary Use Zoning By-Law	\$1,490.00
By-law to Deem Lots not in a Plan Of Subdivision, or the repeal of	\$ 440.00
By-law to Deem Lots not in a Plan Of Subdivision, or the repeal of such By-law where combined with any other planning application (in both cases Applicants cover all legal costs & by-law prep)	\$220.00
Part Lot Control Exemption	\$2,208.00
Part Lot Control Exemption - Following a related planning application (applicants cover all legal costs & by-law prep)	\$1,104.00
Draft Approval Extension	\$551.00
Phasing Final Approval (for phases over 2)	\$1,102.00
Changes following Draft Approval To Plan	\$551.00
To Conditions	\$551.00
Natural Heritage Review by County	\$ 216.00
Parkland Fees (per lot created)	\$ 250.00
Sewage System Review	
Severance Application Inspection (up to 2 lots)	\$268.00
Severance Application Inspection (more than 2 lots)	\$509.00
Plan of Subdivision (> 5 lots)	\$1,058.00
Minor Variance Inspection	\$127.00
Rezoning Inspection	\$127.00
Official Plan Amendment	\$181.00
E. <u>TAX AND ZONING CERTIFICATES</u>	
Tax Certificate	\$50.00
Zoning Certificate	\$100.00
Zoning Certificate with Copy of Permit(s)	\$175.00

F. LOTTERY, RAFFLE AND BINGO LICENSE FEES (no H.S.T.)

Bingo license	3% of prize package
Raffles	3% of prize package
Break-open tickets	3% of prize package

G. FACILITIES RENTAL (plus HST)

St. Helens Hall - Winter Rental	\$60.00
St. Helens Hall	\$30.00
Ashfield Park Pavilion	\$75.00
Benmiller Community Hall/Ball Diamond	
Upstairs	\$100.00
Basement	\$50.00
Ball Diamond per game - No Lights	\$20.00
Ball Diamond per game - With Lights	\$30.00
Tournament Rate – 1 Day (grounds only)	\$215.00
Tournament Rate – Fri & Sat (grounds only)	\$250.00
Tournament Rate – Weekend (grounds only)	\$500.00
Additional rental of grounds with building	\$25.00 + bldg rent
Additional rental of grounds/diamond lights with buildings	\$50.00 + bldg rent
Ball Diamond advertising signs, 3 years	\$500.00
Ball Diamond advertising signs, 1 year	\$200.00

H. 9-1-1 PROPERTY SIGNS

Blade only	\$35.00
Blade and Hardware	\$45.00

I. ADMINISTRATION FEES

Photocopies	\$0.25 per page
Facsimile, to transmit, first page, (\$1.00 each additional)	\$4.00
Facsimile to receive	\$1.00 per page

J. LANDFILL/GARBAGE COLLECTION FEES

Ashfield Landfill	
Bag Tags (Household Garbage, Standard 26" x 36" bag), each	\$ 2.00

Garbage (effective on date of passage of by-law)	\$100.00/ton
Minimum Charge Per Load of Waste	\$10.00
Automobile Tires up to 16.5 inch, each - must be off rim	\$0.00
Truck Tires 16.5 inch to 19.5 inch, each - must be off rim	\$0.00
Commercial Truck Tires 10.00 x 20 to 11.00 x 24.5, each - must be off rim	\$0.00
Tractor Tires, each - must be off rim	\$0.00
After Hour Charge	\$50.00 per hour

WASTE COLLECTION STICKER FOR CURBSIDE PICK UP

Township of Ashfield-Colborne-Wawanosh Bag Tags (Household Garbage, Standard 26" x 36" bag)	\$2.00 each
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K. FOI FEES

In accordance with the Freedom of Information and Protection of Privacy Act, R.R.O. 1990, Regulation 460.

L. TILE LOAN INSPECTION FEES

Tile Loan Inspection Fee	\$300.00
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Municipal Drainage – Interest

Interest will be charged on Municipal Drainage Projects at the following rates:

Maintenance Projects – billed at the rate of 1.25 % per month on outstanding accounts.

Capital Projects – billed at the rate of 3% on all invoices pertaining to the project, from the time of the municipal payment of the invoice to the invoicing of the project.

M. ROAD DEPARTMENT

Entranceway Permit Fee	\$35.00
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Deposit: \$300.00 plus HST. A refund of \$300.00 plus HST shall be refunded to the owner within 30 days upon completion and inspection.

Cost of Services Sold + HST

Work for other departments, ie; office, cemetery, water sites, etc.	Hourly rate
Other Townships	\$85.00/hour
Equipment truck & graders	\$40.00/hour + payroll burden
tractor	\$20.00/hour + payroll burden

Other (Unassumed Roads)

Grader + Operator	\$75.00/hour + HST
Tandem + Operator	\$75.00/hour + HST

Tractor + mower or attachment \$50.00/hour + HST

Sales at Shed Door

Culverts Actual Costs + 25% + HST

Used Culverts Good Condition ½ of replacement price + HST
Poor Condition whatever agreed upon + HST

Signs Actual Costs + 25% + HST

Gravel Tendered Price + H.S.T.

N. NSF CHEQUES

NSF Cheques \$40.00

O. WATER SERVICE RATES

Huron Sands	\$1387.00
Century Heights	\$1387.00
Amberley	\$1387.00
Lucknow (WW)	\$1387.00
Lucknow (ASH)	\$1387.00+ Over Flat
Dungannon	\$1387.00
Benmiller Community Hall	\$1387.00
Benmiller Estates	\$1387.00
Benmiller Inn	\$39,306.00
Benmiller Sewage	\$1,353.00 (\$1,300 BM / \$53 Twsp)

P. LOCAL IMPROVEMENT RATES

Streetlights

Airport	\$ 1.75
Auburn	\$ 35.00
Saltford	\$ 75.00
Benmiller	\$ 40.00
Dungannon	\$ 45.00
Port Albert	\$ 7.00
St. Helens	\$ 7.00

Roads

Huron Sands \$50.00

Q. WATER HOOK UP RATES

Please refer to By-Law 30-2016
Regulating connection to the Municipal Water Systems

R. PROPERTY STANDARDS APPEALS

Property Standards Appeal \$100.00



BY-LAW NUMBER 11-2021

SCHEDULE 'B'

**LUCKNOW & DISTRICT RECREATION DEPARTMENT
LUCKNOW & DISTRICT SPORTS COMPLEX
2021 RATES & FEES**

HALL/ROOM RENTAL RATES	RATE	HST	TOTAL
ARENA FLOOR			
Arena Floor (Per Hour)	\$50.00	\$6.50	\$56.50
Arena Floor (Per Day, Max. 8 hrs)	\$285.00	\$37.05	\$322.05
Arena Floor (Per Day, After 8 hrs)	Daily Rate plus Hourly Rate for each hour after 8 hours		
Arena Floor (Stag & Doe/Licenced Event) Plus Security Where Required	\$675.00	\$87.75	\$762.75
DAVE FARRISH CHAMPIONS CHAMBER			
Meeting (Per Hour)	\$25.00	\$3.25	\$28.25
Meeting (Per Day, Max 8 hrs)	\$130.00	\$16.90	\$146.90
Meeting - Apr 1 to Sept 30 After 4:00 pm & Weekends (Per Hour)	\$50.00	\$6.50	\$56.50
Meeting - Apr 1 to Sept 30 After 4:00 pm & Weekends (Per Day, Max. 8 hrs)	\$200.00	\$26.00	\$226.00
Meeting (Per Day, After 8 hrs)	Daily Rate plus Hourly Rate for each hour after 8 hours		
Classes (Per Hour)	\$20.00	\$2.60	\$22.60
Classes - Apr 1 to Sep 30 After 4:00 pm & Weekends (Per Hour)	\$50.00	\$6.50	\$56.50
Gratitude Group (Per Use)	\$10.00	\$1.30	\$11.30
Early On (Per Use)	\$20.00	Exempt	\$20.00
PAUL HENDERSON HALL			
Hall (Per Hour)	\$25.00	\$3.25	\$28.25
Kitchen (Per Use)	\$30.00	\$3.90	\$33.90
Hall & Kitchen (Per Day, Max. 8 hrs)	\$150.00	\$19.50	\$169.50
Hall - Apr 1 to Sept 30 After 4:00 pm & Weekends (Per Hour)	\$50.00	\$6.50	\$56.50
Hall - Apr 1 to Sept 30 After 4:00 pm & Weekends (Per Day, Max. 8 hrs)	\$225.00	\$29.25	\$254.25
Meeting (After 8 hrs)	Daily Rate plus Hourly Rate for each hour after 8 hours		
Licensed Blue Line Club Events (Per Day)	\$95.00	\$12.35	\$107.35
Hall (Stag & Doe) Plus Security	\$275.00	\$35.75	\$310.75
Room Setup Fee (Per Use)	\$25.00	\$3.25	\$28.25

ICE RENTAL RATES	RATE	HST	TOTAL
Prime Time Ice Rental (Per Hour)	\$135.00	\$17.55	\$152.55
Non Prime Time Ice Rental - Weekday's 8:00 am to 4:00 pm (Per Hour)	\$85.00	\$11.05	\$96.05
Last Minute Ice Rental - 2 Days in Advance - Casual Users (Per Hour)	\$50.00	\$6.50	\$56.50
Broomball Ice Rental (Per Hour)	\$80.00	\$10.40	\$90.40
Tournament Ice Rental (Minimum of 8 hours) (Per Hour)	\$110.00	\$14.30	\$124.30
Huron Bruce Minor Hockey Ice Rental (Per Hour)	\$95.00	\$12.35	\$107.35
Lucknow Skating Club Ice Rental (Per Hour)	\$50.00	\$6.50	\$56.50
Time Clock Staff Charge (Per Game)	\$25.00	\$3.25	\$28.25

PUBLIC SKATING ADMISSION RATES	RATE	HST	TOTAL
Public Skating Admission - Adult	\$3.54	\$0.46	\$4.00
Public Skating Admission - Student	\$1.77	\$0.23	\$2.00
Public Skating Admission - Child	\$1.77	\$0.23	\$2.00
Public Skating Admission - Family (Maximum of 6)	\$5.31	\$0.69	\$6.00

CALEDONIA & KINSMEN BASEBALL DIAMOND RENTAL RATES	RATE	HST	TOTAL
Diamond Rental (Unmaintained) - Without Lights (Per Game)	\$10.00	\$1.30	\$11.30
Diamond Rental (Unmaintained) - With Lights (Per Game)	\$20.00	\$2.60	\$22.60

MEN'S & LADIES SLO PITCH LEAGUE FEES	RATE	HST	TOTAL
Slo Pitch League Fees (Per Team)	\$600.00	\$78.00	\$678.00

KINSMEN SOCCER FIELDS RENTAL RATES	RATE	HST	TOTAL
Field Rental - Per Field (Per Game)	\$10.00	\$1.30	\$11.30

ADVERTISING RATES	RATE	HST	TOTAL
Arena Board Advertisement (Per Year)	\$475.00	\$61.75	\$536.75
Ice Resurfacer Advertisement - 12" x 12" (Per Year)	\$200.00	\$26.00	\$226.00
Ice Resurfacer Advertisement - 24" x 12" (Per Year)	\$250.00	\$32.50	\$282.50
Ice Resurfacer Advertisement - 24" x 24" (Per Year)	\$350.00	\$45.50	\$395.50
Ice Logo - Painted (Per year)	\$300.00	\$39.00	\$339.00
Ice Logo - Freeze In (Per year)	\$50.00	\$6.50	\$56.50

SPONSORSHIP RATES	RATE	HST	TOTAL
Public Skating Sponsorship (Per Event)	\$95.00	\$12.35	\$107.35
Public Swimming Sponsorship (Per Event)	\$75.00	\$9.75	\$84.75

SWIMMING POOL ADMISSION RATES	RATE	HST	TOTAL
Public Swimming Admission - Pre School (Ages 0 to 4)	\$2.65	\$0.35	\$3.00
Public Swimming Admission - Child/Youth (Ages 5 to 17)	\$3.54	\$0.46	\$4.00
Public Swimming Admission - Adults (Ages 18 +)	\$5.31	\$0.69	\$6.00
Public Swimming Admission - Senior	\$4.42	\$0.58	\$5.00
Parent/Tot Swimming Admission (Per Person)	\$2.65	\$0.35	\$3.00
Water Games Admission (Per Person)	\$2.65	\$0.35	\$3.00
Public Swimming Season Pass - Single	\$70.80	\$9.20	\$80.00
Public Swimming Season Pass - Double	\$123.89	\$16.11	\$140.00
Public Swimming Season Pass - Family (Maximum of 6)	\$168.14	\$21.86	\$190.00

AQUATIC LESSONS/PROGRAMS RATES	RATE	HST	TOTAL
Swim Animal Public Lessons	\$40.00	Exempt	\$40.00
Swim Levels 1 to 4 Public Lessons	\$70.00	Exempt	\$70.00
Swim Levels 5 to 8 Public Lessons	\$75.00	Exempt	\$75.00
Swim Levels 9 & 10 Public Lessons	\$80.00	Exempt	\$80.00
Family Public Lessons (Maximum of 3 Children)	\$180.00	Exempt	\$180.00
Private Lessons (Per Child)	Additional \$25.00		
Swim Team	\$55.00	Exempt	\$55.00
Aqua Fit (Per Class)	\$5.31	\$0.69	\$6.00
Aqua Fit - Season Pass	\$79.65	\$10.35	\$90.00
Lane Swim (Per Class)	\$5.31	\$0.69	\$6.00
Lane Swim - Season Pass	\$79.6	\$10.3	\$90.0
Private Pool Rental (Per Hour)	\$60.0	\$7.80	\$67.8

MINOR SOCCER REGISTRATION RATES	RATE	HST	TOTAL
U 4	\$50.00	Exempt	\$50.00
U 6	\$50.00	Exempt	\$50.00
U 8	\$80.00	Exempt	\$80.00
U 10	\$80.00	Exempt	\$80.00
U 12	\$95.00	Exempt	\$95.00
U 15	\$95.00	Exempt	\$95.00
U 18	\$105.00	Exempt	\$105.00

MINOR BASEBALL REGISTRATION RATES	RATE	HST	TOTAL
T Ball	\$35.00	Exempt	\$35.00
Pre Mite	\$55.00	Exempt	\$55.00
Mite	\$65.00	Exempt	\$65.00
Squirt	\$90.00	Exempt	\$90.00
PeeWee	\$90.00	Exempt	\$90.00
Bantam	\$90.00	Exempt	\$90.00
Midget	\$90.00	Exempt	\$90.00
Coed Slo Pitch	\$75.00	Exempt	\$75.00

LEARN TO SKATE REGISTRATION RATES	RATE	HST	TOTAL
Junior	\$120.00	Exempt	\$120.00
Senior	\$120.00	Exempt	\$120.00

YOUTH SUMMER SPORTS CAMP REGISTRATION RATES	RATE	HST	TOTAL
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5 Day Camp	\$140.00	Exempt	\$140.00
4 Day Camp	\$115.00	Exempt	\$115.00
Family Rate (3 or more Children) - 5 Day Camp (Per Child)	\$110.00	Exempt	\$110.00
Family Rate (3 or more Children) - 4 Day Camp (Per Child)	\$95.00	Exempt	\$95.00

7.5.3

One-Time Doubling of Gas Tax Funds in 2021

Pending approval of [Bill C-25](#), the federal government's [announcement](#) that it will top-up the federal Gas Tax Fund with a one-time transfer of \$2.2 billion is welcome [news](#). As with the previous top-up in 2019, AMO will not be taking an administration fee. You can find your community's allocation for 2021 [here](#). All funds are to be used in accordance with your [current agreement](#) with AMO for the transfer of federal Gas Tax funds. We will update you as soon as we receive confirmation on the timing of these payments.

Original Amount	171,960
Top Up	165,310
Total	337,269



TOWNSHIP OF
ASHFIELD—COLBORNE—WAWANOSH

COUNCIL REPORT

From: Brian Van Osch, Public Works Superintendent
Date: March 31, 2021
Subject: Public Works Activity Report

7.6.1

RECOMMENDATION:

That the report be noted and filed.

COMMENT:

- Public Works staff have had good weather for spring grading and roads are grading up nicely.
- Completed some tree and brush cutting on Amberley Beach Road, Heron Line, Creek Line, Zion Road, and Belfast Road.
- Hauled gravel to Apple Lane in Port Albert. This road is in the flood plain near the mouth of the Nine Mile River and has been damaged by high water over the past year.

OTHERS CONSULTED:

Mark Becker, CAO/Deputy-Clerk

Respectfully submitted,

A handwritten signature in black ink that reads "Brian Van Osch".

Brian Van Osch, Public Works Superintendent

Approved by:

Mark Becker, CAO

B. M. ROSS AND ASSOCIATES LIMITED
Engineers and Planners
62 North Street, Goderich, ON N7A 2T4
p. (519) 524-2641 www.bmross.net

File No. BR1344

March 29, 2021

Brian Van Osch, Public Works Superintendent
Twp. of Ashfield-Colborne-Wawanosh, R. R. 5
82133 Council Line
Goderich, ON N7A 3Y2

RE: Birch Beach Road Culvert & Spillway Replacement

Tenders were received on Monday, March 29, 2021 for the Birch Beach Road Culvert & Spillway Replacement project, as summarized by the following table:

Tenderer	Tendered Amount
VanDriel Excavating Inc.	\$870,061.73
Finnbilt General Contracting Limited	\$938,409.63
Roubos Farm Service Ltd.	\$1,015,494.28
Kurtis Smith Excavating Inc.	\$1,048,640.00
Murray Mills Excavating & Trucking (Sarnia) Ltd.	\$1,108,995.04

All of the tenders were checked and the corrected value are shown above. The Murray Mills submission had mathematical errors, as well as the VanDriel submission. These errors did not change the Bidders' positions. All tenders were properly signed and each was submitted with the specified tender deposit and Agreement to Bond.

Since the project awaits approval from the Conservation Authority and Fisheries and Oceans Canada, a definitive start date has not been established.

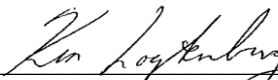
Since the lowest tender is acceptable contractually, and the tenderer is experienced in culvert replacement, further analysis is limited to the lowest bid. We are not aware of any reason why the contract should not be awarded to VanDriel Excavating Inc. for the total tender sum of \$870,061.73.

Please retain the tender deposits from the two low bidders until the contracts are formally signed. The other tender deposits may now be returned.

Should you have any questions, please contact the undersigned.

Yours very truly,

B. M. ROSS AND ASSOCIATES LIMITED

Per  _____
Ken D. Logtenberg, P. Eng.

KDL:hv



COUNCIL REPORT

7.6.3

From: Brian Van Osch, Public Works Superintendent
Date: March 31, 2021
Subject: Paving Quotation

RECOMMENDATION: That Council accept the paving quotation from Lavis Contracting in the amount of \$166,451.25 plus HST.

BACKGROUND:

2021 Paving as follows:

		<u>Budget</u>
Horizon View Road	\$166,451.25 plus H.S.T.	\$175,000

Road and grader preparation to be completed by Township Staff.

Shoulder gravel to be supplied and placed by Township Staff.

OTHERS CONSULTED:

Mark Becker, CAO/Deputy-Clerk

Respectfully submitted,

Approved by:

Brian Van Osch, Public Works Superintendent

Mark Becker, CAO



AFFILIATED COMPANIES:



Cold In-Place Recycling – Asphalt Paving – Ready Mix Concrete Supply
Excavating, Grading - Sand, Gravel - Sewer & Watermain

37462A Huron Rd., RR#2 Clinton, Ontario, N0M 1L0 – Phone: (519) 482-3694 – Fax: (519) 482-7886 – www.lavis.ca

Date: March 23, 2021
To: Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R. R. # 5
Goderich, Ontario
N7A 3Y2

Attention: Brian Van Osch
Telephone: 519-524-4669
Fax: 519-524-1951
Mobile: 519-525-3759
Project: 2021 ACW Resurfacing Program

We are pleased to submit a proposal to you as Contractor or Owner for furnishing the labour, materials and equipment required for the performance of the following described work (the "said work") at the above location and for the above owner.

Item	Description	Estimated Quantity	Unit	Unit Price	Amount
2021 ACW Resurfacing Program					
The Scope of Work is as follows:					
1	Horizon View Road - Hwy #21 to End Area = 2200m x 6.4m = 14,080m ² Mill End Joints as Required (2) Supply, Place and Compact 50mm of HL4 Asphalt Supply, Place and Compact HL4 Intersections (2)	1.00 1,815.00 50.00	LS tonne tonne	\$1,500.00 \$89.25 \$89.25	\$1,500.00 \$161,988.75 \$4,462.50 \$166,451.25
Note: 1. Fine Grading, Granular, Sawcutting Etc. is Extra or by Township Forces 2. The above prices are based on an A/C Index of \$750/t					

Plus HST

It is understood that the foregoing is an estimate of the work and the materials and equipment required, and that payment shall be based on the stated unit prices for the actual work performed, and materials supplied and equipment used by the Company as determined upon completion of the work.

If the foregoing meets with your acceptance, kindly sign and return this proposal, which, upon receipt by us, becomes a binding contract. It is understood that the foregoing and the terms and conditions set forth on the accompanying page, will constitute the full and complete agreement between us.

Accepted:

By: _____
Township of Ashfield-Colborne-Wawanosh

Date: _____

Yours truly,

Jeff Morley

Jeff Morley, C.E.T
Lavis Contracting Co. Limited



GODERICH SUNSET GOLF CLUB

33937 Golf Course Road
 Goderich, Ontario N7A 3Y3
 Phone: 519-524-8047 Fax: 519-524-2038
 E-mail: golf@sunsetgolfclub.com
 Web: www.sunsetgolfclub.com



Dear Friends of Goderich Sunset Golf Club,

We are most pleased to announce that Goderich Sunset Golf Club is celebrating its 50th anniversary!

Since 1971, Goderich Sunset Golf Club has been an active part of our local community and has been a memorable venue for cherished memories, friends, family, school children, campers, competitions and golfers, both avid and casual. The Club has hosted three Ontario Junior Girls' Championships over the years. Of particular note, Brooke Henderson, the most victorious women in Canadian professional golf history won the Ontario Junior Girls' Championship at Goderich Sunset Golf Club in 2011. Masters Champion Mike Weir, also participated in our Junior Invitational in 1983. In 2006 Corey Connors from Listowel Ont, won our McDonalds Junior Tournament. He went on to win his first PGA tournament in 2019.

We are planning to celebrate the history of Goderich Sunset Golf Club by preparing a commemorative booklet that features the history of the Club and the various milestones along the way. This booklet will be made widely available to our members, guests, media, suppliers and community. We are also planning to celebrate 50 years of history through various celebrations and social events (in compliance with government restrictions) to take place throughout 2021.

As a valued supplier and friend of Goderich Sunset Golf Club, we would like to reach out to you for your support in this endeavour. We've enjoyed a long-standing mutually beneficial relationship with our valued suppliers.

Here are the options for sponsoring our commemorative book:

- Business Card: \$50.00
- Banner \$100.00
- ¼ Page: \$150.00
- ½ Page: \$200.00
- Full Page: \$400.00

Any help would be greatly appreciated, and your assistance will be recognized in various publications and signage throughout the year.

Thank you for your consideration! We look forward to sharing our celebrations with you throughout the upcoming season.

Cheers to 50 years!

Gary Gravett

Owner of Goderich Sunset Golf Club



*History & Memories
of the First 50 Years*



Over the Years



BUSINESS CARD
3.5 x 2

BUSINESS CARD
3.5 x 2

Over the Years



BANNER
7.5 x 2

Over the Years



QUARTER PAGE
3.5 X 4.75

QUARTER PAGE
3.5 X 4.75

Over the Years



HALF PAGE
7.5 X 4.75

FULL PAGE
7.5 X 10

**DCA Meeting
February 18, 2021**

10.1

Present: Jen, Jane, Ang, Susanne, Ken
Absent: Kathleen, Maureen

The meeting was called to order at 7:35 p.m.

Previous minutes were read, revised and adopted 1. Jane and 2. Susanne

Susanne spoke about the phone call from the West Wawanosh Board of Directors—who are looking at donating the cost of the gazebo—stay tuned.

Business from previous minutes:

- January meeting was a working meeting, so no minutes were taken.
- Funding letters from the Dungannon Seniors, Dungannon Ag Society and the Dungannon Pro Rodeo were submitted to council for budget
- Grants -we are still waiting to hear about Trillium Roots but its likely a no. We can reapply in March and June and September.
- Supportive Community Grant and New Horizons Grant are still outstanding
- Update from council - pleased that DCA banded together with requests all at once

New Business

- Announcement for new grant announced last week—inclusive community grant for safe and vibrant community spaces, a Provincial grant for municipalities. We could apply in March or May with ACW or with a charity/non-profit group—Lions or Ag Society.
 - Jennifer got permission for staff to look into it—Ellen McManus, Treasurer of ACW—it aligns well with our project.
 - Should apply for next phase—fencing, playground equipment, John Deere playground? etc. in May so there is time for quotes
 - Jane will get info/quotes on John Deere, Susanne on fencing
 - FCC Agri Spirit—unsuccessful first time around, so we can reapply with new information
 - Jennifer will look at application to see what requirements are needed and correspond with ACW
 - Church-Ken mentioned the possibility of a bench as opposed to a stone monument
 - Ken will forward the last meeting minutes to ACW
 - Budget meetings March 5th – and will decide by the 16th for approval
 - Ontario Trillium Foundation new grant - Ontario Community Building Fund—non-profit with buildings
 - Everyone should have their homework done on sponsors for the next meeting. Susanne resent list of sponsorship out.
 - Next Meeting – March 23 at 7pm.
- Meeting adjourned – 1. Jane 2. Susanne

General Membership Meeting #9-20

November 18, 2020

Member's Present: David Turton, Matt Duncan, Roger Watt, Alison Lobb, Ed McGugan, Kevin Freiburger, Anita van Hittersum, Megan Gibson, Cheryl Matheson, Alvin McLellan, Erinn Lawrie

Staff Present: Phil Beard, General Manager-Secretary-Treasurer
Danielle Livingston, Admin-Financial Services Coordinator
Stewart Lockie, Conservation Areas Coordinator
Stephen Jackson, Flood/Erosion Safety Coordinator
Chris Van Esbroeck, Stewardship Services Coordinator
Ben Van Dieten, Stewardship Project Lead
Patrick Huber-Kidby, Environmental Planner-Regs Officer

Community Attendees: Cory Bilyea, Reporter for Midwestern Newspapers Corp.

1. Call to Order

Chair Dave Turton called the meeting to order at 7:00 pm and announced the meeting objectives.

2. Declaration of Pecuniary Interest

There were no pecuniary interests at this time.

3. Minutes

The minutes from the Maitland Valley Conservation Authority (MVCA) General Membership Meeting #8-20 held on October 21, 2020 have been circulated for information and approval. The Members agreed with the minutes and the following motion was made.

Motion FA #80-20

Moved by: Megan Gibson

Seconded by: Ed McGugan

That the minutes from the General Membership meeting #8-20 of October 21, 2020 be approved.

(carried)



4. Business Out of the Minutes

- a) One Health Initiative Follow Up: **Report #48-20**

Report #48-20 was presented and this motion followed.

Motion FA #81-20

Moved by: Matt Duncan

Seconded by: Alison Lobb

That the Members support the follow-up actions identified in Report #48-2020.

(carried)

- b) Conservation Ontario Follow Up: **Report #49-20**

Report #49-20 was presented for information purposes.

- c) Draft Levy Table for 2021: Report #50-20

Report #50-20 was presented and this motion followed.

Motion FA #82-20

Moved by: Alison Lobb

Seconded by: Matt Duncan

That the 2021 draft levy table outlined in Report #50-20 be applied to the development of the draft 2021 budget.

(carried)

5. Presentation

- a) Agriculture Water Quality Monitoring, Modelling and Results

Delivered by the Stewardship Services Coordinator and Stewardship Project Lead, this presentation outlined the monitoring activity and how the data collected leads to BMP (Best Management Practices) in stewardship projects.

6. Business Requiring Direction and Decision

- a) Proposed Changes to the Conservation Authorities Act: Report #51-20

Report #51-20 was presented and this motion followed.

Motion FA#83-20

Moved by: Alison Lobb

Seconded by: Ed McGugan

That the Chair send a letter to the Premier of Ontario, Finance Minister, Minister of Environment Conservation and Parks, Minister of Natural Resources and Forestry and MPPs for Perth Wellington and Huron Bruce requesting that schedule 6 be removed from Bill 229 based upon the concerns identified by Conservation Ontario and further that a second letter be sent to the Premier of Ontario, Minister of Environment, Conservation and Parks, Minister of Natural Resources and Forestry and MPPs for Perth

Wellington and Huron Bruce requesting that watershed management be included as a core service for all conservation authorities.

(carried)

b) Draft 2021 Authority Funded Projects: Report #52-20

Report #52-20 was presented and this motion followed.

Motion FA#84-20

Moved by: Megan Gibson

Seconded by: Alvin McLellan

That the authority funded projects outlined in Report #52-20 be included in the 2021 draft budget and work plan.

(carried)

c) Proposed Changes to the Fee Schedule, Per Diems and Mileage: Report #53-20

Report #53-20 was presented and these motions followed.

Motion FA#85-20

Moved by: Ed McGugan

Seconded by: Alison Lobb

That the fee changes presented in the master fee schedule of report #53-20 be approved.

(carried)

Motion FA#86-20

Moved by: Matt Duncan

Seconded by: Roger Watt

That there be no change to per diems, honourariums or mileage rates in 2021.

(carried)

d) Personnel Committee: Report #54-20

Report #54-20 was presented and through further discussion, that MVCA should make all details about bids available to the public and the following motion was made:

Motion FA#87-20

Moved by: Alison Lobb

Seconded by: Alvin McLellan

That the proposed amendments to the Personnel Policy be approved as outlined in Report 54-2020 except for section 5.3.5. And further that section 5.3.5 be referred back to the personnel committee; **And that** a revised amendment for Section 5.3.5 be brought back for the Members consideration at the December 16th Members meeting.

(carried)

e) Occupational Health and Safety Committee: Report #55-20

Report #55-20 was presented and this motion followed.

Motion FA#88-20

Moved by: Roger Watt

Seconded by: Ed McGugan

That the Membership approves the amendments as recommended in report #55-20; **And that** the words “the flu virus” in section 15.2 be changed to “any infections illness.”

(carried)

f) Employee Assistance Program: Report #56-20

Report #56-20 was presented and this motion followed.

Motion FA#89-20

Moved by: Alison Lobb

Seconded by: Ed McGugan

That the Employee Assistance Program (EAP) be included in MVCA’s Group Health Benefits beginning January 2021 with the existing cost-share of 55% authority and 45% employee; **And that** staff be surveyed on their experience utilizing the EAP after having this benefit enhancement for 1 year.

(carried)

g) Amendment to Administrative Bylaw: Electronic Hearings: Report #57-20

Report #57-20 was presented and this motion followed.

Motion FA#90-20

Moved by: Kevin Freiburger

Seconded by: Cheryl Matheson

That the Members approve the proposed housekeeping amendments to the Maitland Valley Administrative Bylaw & Administration Policies for Implementing Ontario Regulation 164/06 Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation.

(carried)

7. Reports

At this time, the Chair thanked the staff for the leadership and dedication to MVCA during this challenging time.

8. Consent Agenda

The following items were circulated to the Member’s for their information.

- a) Proposed Office Hours over Christmas and New Year’s: Report #58-20
- b) Revenue-Expenditure Report October Report #59-2020

The following motion was made.

Motion FA #91-20
Moved by: Roger Watt

Seconded by: Alison Lobb

That reports #58-20 through #59-20 along with their respective recommended motions and correspondence as outlined in the Consent Agenda be accepted as presented.

(carried)

9. **Hearing under Ontario Regulation 164-06 Conservation Authorities Act, Dotzert**
Application: Hearing Report #1-20

Motion FA #92-20
Moved by: Alvin McLellan

Seconded by: Megan Gibson

That the membership now sits as a hearing board.

(carried)

(Motion HM #2-20
Moved by: Alison Lobb

Seconded by: Kevin Freiburger

That the MVCA grant exemption to Doug and Jayne Dotzert and permit replacement of an existing class IV OSSDS system within the wave uprush zone as stated in Report #1-20 based upon the information provided by the applicant's geotechnical engineer, with the recommendation that the applicant considers using an "advanced system" type of OSSDS versus a conventional type.)
(Carried)

10. **Review of Meeting Objectives, Follow-up Actions, Next meeting:**

Chair Turton reviewed the meeting objectives and announced that they have been met.

The next meeting of the membership will take place on December 16, 2020 at 7:00pm.

11. **Adjournment**

The meeting adjourned at 9:18 pm with this motion.

Motion FA #93-20
Moved by: Megan Gibson

Seconded by: Matt Duncan

That the general membership meeting be adjourned.

(carried)



Dave Turton
Chair



Danielle Livingston
Administrative/Financial
Services Coordinator

General Membership Meeting #10-20

December 16, 2020

Member's Present: David Turton, Matt Duncan, Roger Watt, Alison Lobb, Ed McGugan, Kevin Freiburger, Anita van Hittersum, Megan Gibson, Cheryl Matheson, Alvin McLellan, Erinn Lawrie

Staff Present: Phil Beard, General Manager/Secretary-Treasurer
Danielle Livingston, Administrative/Financial Services Coordinator
Jayne Thompson, Communications Coordinator
Stewart Lockie, Conservation Areas Coordinator
Stephen Jackson, Flood/Erosion Safety Coordinator
Chris Van Esbroeck, Stewardship Services Coordinator

1. Call to Order

Chair Dave Turton called the meeting to order at 7:01 pm and outlined the meeting objectives.

2. Declaration of Pecuniary Interest

There were no pecuniary interests at this time.

3. Minutes

The minutes from the Maitland Valley Conservation Authority (MVCA) General Membership Meeting #9-20 held on November 18, 2020 have been circulated for information and approval. The Members agreed with the minutes and the following motion was made.

Motion FA #94-20

Moved by: Megan Gibson

Seconded by: Ed McGugan

That the minutes from the General Membership meeting #9-20 of November 18, 2020 be approved.

(carried)



4. Business Out of the Minutes:

- a) Proposed Changes to the Conservation Authorities Act: Report #59-2020

Report #59-20 was presented for information purposes and this motion followed.

Motion FA #95-20

Moved by: Matt Duncan

Seconded by: Alison Lobb

That Report #59-20 be accepted as presented.

(carried)

5. Business Requiring Direction And Or Decision:

- a) Wingham and Area Flood Plain Mapping Consultation Responses: Report #60-20

The findings of the mapping will be presented to North Huron Council in February and a report will be sent to the Municipality of Morris-Turnberry.

Discussion around the process concluded that for the purpose of mapping and regulations, any differences as a result of re-running will not impact or affect the next steps of considering the mapping for approval. This motion followed.

Motion FA #96-20

Moved by: Ed McGugan

Seconded by: Alvin McLellan

“That the Member’s receive the report and include the revised flood fringe for 160 Potter Street in the proposed Wingham and Area Mapping; And that MVCA proceed with re-running the flood plain mapping model to determine if the model returns a different result without fill at the expense of the 300 Princess Street, Wingham property owner, if he agrees to pay for it.”

(carried)

- b) Funding Available in 2021: Maitland Conservation Foundation: Report #61-20

Report #61-20 was presented and this motion followed.

Motion FA #97-20

Moved by: Matt Duncan

Seconded by: Alison Lobb

That the MVCA GM-ST provide support as Interim Executive Director to the MCF Board of Directors for 2021.

(carried)

- c) Draft 2021 Priorities, Work Plan and Budget: Report #62-20

Report #62-20 was presented and this motion followed.

Motion FA #98-20
Moved by: Roger Watt

Seconded by: Kevin Freiburger

That the 2021 draft budget, work plan and levy be circulated to member municipalities for review; **And that** the final work plan and budget be brought back to the Member's on March 17, 2021 for final review and approval.

(carried)

d) Options: Location and Theme for the 2021 Annual Meeting: Report #63-20

Report #63-20 was presented and this motion followed.

Motion FA #99-20
Moved by: Alison Lobb

Seconded by: Roger Watt

That the 2021 Annual Meeting be held on Wednesday, February 17, 2021 at 2pm, with a snow date of Wednesday, February 24, 2021; **And that** the MCF be invited to discuss ideas to help promote the "Restoring the Maitland Campaign at the Annual Meeting; **And further that** the meeting be held virtually or at the Wroxeter Hall.

(carried)

e) First Call: Declarations for Chair, Vice and 2nd Vice Chair: Report #64-20

Following review of Report #64-20, Roger Watt declared his interest to run for Vice-Chair. No other declarations were made at this time.

(carried)

f) Personnel Committee Report: Report #65-20

Report #65-20 was presented and this motion followed.

Motion FA #100-20
Moved by: Megan Gibson

Seconded by: Ed McGugan

That the proposed amendments to the personnel policy be approved as outlined in Report #65-20.

(carried)

6. Reports

Member Erinn Lawrie reported that she and the GM attended the Town Council meeting in Goderich on December 14th to present the proposed changes to the Conservation Authorities Act and information on Schedule 6 to Council.

The Town of Goderich is in support of MVCA and passed the following motion at the December 14, 2020 meeting.

Moved By: Deputy Mayor Murdock
Seconded By: Councillor Tamming

That Goderich Town Council bring forward item 7.1, being a motion in support of the Maitland Valley Conservation Authority's request to support the addition of Watershed Stewardship as the fourth mandatory service that Conservation Authorities provide for municipalities, and further to support the development of a Mayor's and Reeve's group to champion the continuation of Healthy Lake Huron which is a collaboration of partners co-led by the Ministry of the Environment, Conservation and Parks and the Ontario Ministry of Agriculture, Food and Rural Affairs to improve the nearshore water quality of Lake Huron between Tobermory and Samia, as recommended by the Environmental Action Committee.

(carried)

7. In-Camera Session: GM-ST Work Plan Review

All attendees except the Administrative-Financial Services Coordinator were excused from the meeting at this time.

Motion FA #101-20
Moved by: Roger Watt

Seconded by: Ed McGugan

That the Member's move in-camera to review personnel matters.

(carried)

The following motion was made at the in camera session.

Motion FA #102-20
Moved by: Anita van Hittersum

Seconded by: Erin Lawrie

That the Member's resume regular session.

(carried)

These motions followed.

Motion FA #103-20
Moved by: Roger Watt

Seconded by: Alison Lobb

That the GM's 2021 salary and final payment in 2020 be processed as discussed and directed in-camera.

(carried)

8. Consent Agenda

The following items were circulated to the Member's for their information.

- a) Revenue/Expenditure Report for November **Report #66-2020**
- b) Correspondence for Members Information – Letter from Municipality of Huron East Re: Conservation Authorities Act

The following motion was made.

Motion FA #104-20

Moved by: Matt Duncan

Seconded by: Cheryl Matheson

That reports #66-20 along with their respective recommended motions and correspondence as outlined in the Consent Agenda be accepted as presented.

(carried)

9. Review of Meeting Objectives, Follow-up Actions, Next meeting:

Chair Turton reviewed the meeting objectives and announced that they have been met.

The next meeting of the membership will take place on January 27, 2021 at 7:00pm.

10. Adjournment

The meeting adjourned at 8:46 pm with this motion.

Motion FA #104-20

Moved by: Megan Gibson

Seconded by: Anita van Hittersum

That the general membership meeting be adjourned.

(carried)



Dave Turton
Chair



Danielle Livingston
Administrative/Financial
Services Coordinator



THE CORPORATION OF THE TOWNSHIP OF
ASHFIELD-COLBORNE-WAWANOSH

BY-LAW NUMBER 27-2021

BEING A BY-LAW to appoint the position of Equipment Operator & Labourer / Mechanic
for the Township of Ashfield-Colborne-Wawanosh

AND WHEREAS Council deems it appropriate to appoint an Equipment Operator &
Labourer / Mechanic;

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

1. That Scott Rintoul be appointed Equipment Operator & Labourer / Mechanic for the
Township of Ashfield-Colborne-Wawanosh effective April 5, 2021.
2. This by-law shall come into force and take effect immediately upon final passing
thereof.
3. This by-law may be cited as the "Appoint Equipment Operator & Labourer /
Mechanic" by-law.

Read a first and second time this 6th day of April 2021.

Read a third time and finally passed this 6th day of April 2021.

Mayor, Glen McNeil

CAO/Deputy Clerk, Mark Becker



THE CORPORATION OF THE TOWNSHIP OF
ASHFIELD-COLBORNE-WAWANOSH

BY-LAW NUMBER 28-2021

BEING A BY-LAW to confirm the proceedings of the Corporation of the Township of Ashfield-Colborne-Wawanosh at its meeting held on April 6, 2021.

WHEREAS Section 5(3) of the Municipal Act, 2001, S.O. 2001, Chapter 23 as amended, requires that a municipal Council to exercise its powers by By-Law;

AND WHEREAS Council, or a Committee of Council often authorizes actions to be taken which does not lend itself to an individual By-Law;

AND WHEREAS it is deemed expedient to confirm the proceedings of Council at its meeting hereinafter set out;

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

1. The actions of the Council of the Corporation of the Township of Ashfield-Colborne-Wawanosh at its meeting held on the 6th day of April 2021 with respect to each motion, resolution and other action passed and taken by Council at its meeting, is hereby adopted and confirmed as if all such proceedings were expressly embodied in this By-Law.
2. The Mayor and Clerk are authorized and directed to do all the things necessary to give effect to the actions of the Council referred to in the preceding section hereof.
3. The Mayor and the Clerk are authorized and directed to execute all documents necessary in that behalf and to affix thereto the seal of the Corporation.

Read a first and second time this 6th day of April 2021.

Read a third time and finally passed this 6th day of April 2021.

Mayor, Glen McNeil

CAO/Deputy Clerk, Mark Becker