



— TOWNSHIP OF —
ASHFIELD - COLBORNE - WAWANOSH

Council Agenda April 27, 2021

Township of Ashfield-Colborne-Wawanosh Council will meet in special session on the 27th day of April 2021 at 9:00 a.m. through Zoom, a Video Conferencing Platform.

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

1.0 CALL TO ORDER

This meeting has been called to continue the Five-Year Review of the Township's Official Plan.

2.0 DISCLOSURE OF PECUNIARY INTEREST / POTENTIAL CONFLICT OF INTEREST

3.0 TOWNSHIP OFFICIAL PLAN FIVE-YEAR REVIEW

- 3.1 Celina Whaling-Rae, Planner & Denise Van Amersfoort, Planner / Huron County Planning Department

We have provided Council with a copy of the following:

- a) Natural Environment Mapping Presentation
- b) Future Development Mapping Proposal Presentation

STAFF COMMENTS: None.

4.0 ADJOURNMENT

Moved by
Seconded by

ADJOURN

THAT Ashfield-Colborne-Wawanosh Township Council does now adjourn to meet again on May 4, 2021 at 9:00 a.m. or at the Call of the Mayor.

~

ACW Official Plan Five Year Review

Natural Environment Mapping

April 27, 2021



Recap

- That Planning staff be directed to update all lands use designations and bring all proposed mapping back to Council (following the formal initiation of the Five Year Review).

Number of distinct parcels in ACW: 4203

Number of parcels affected by changes: 2877

Number of parcels affected by approvals: 1947
(either to or from NE)

Scale of Changes

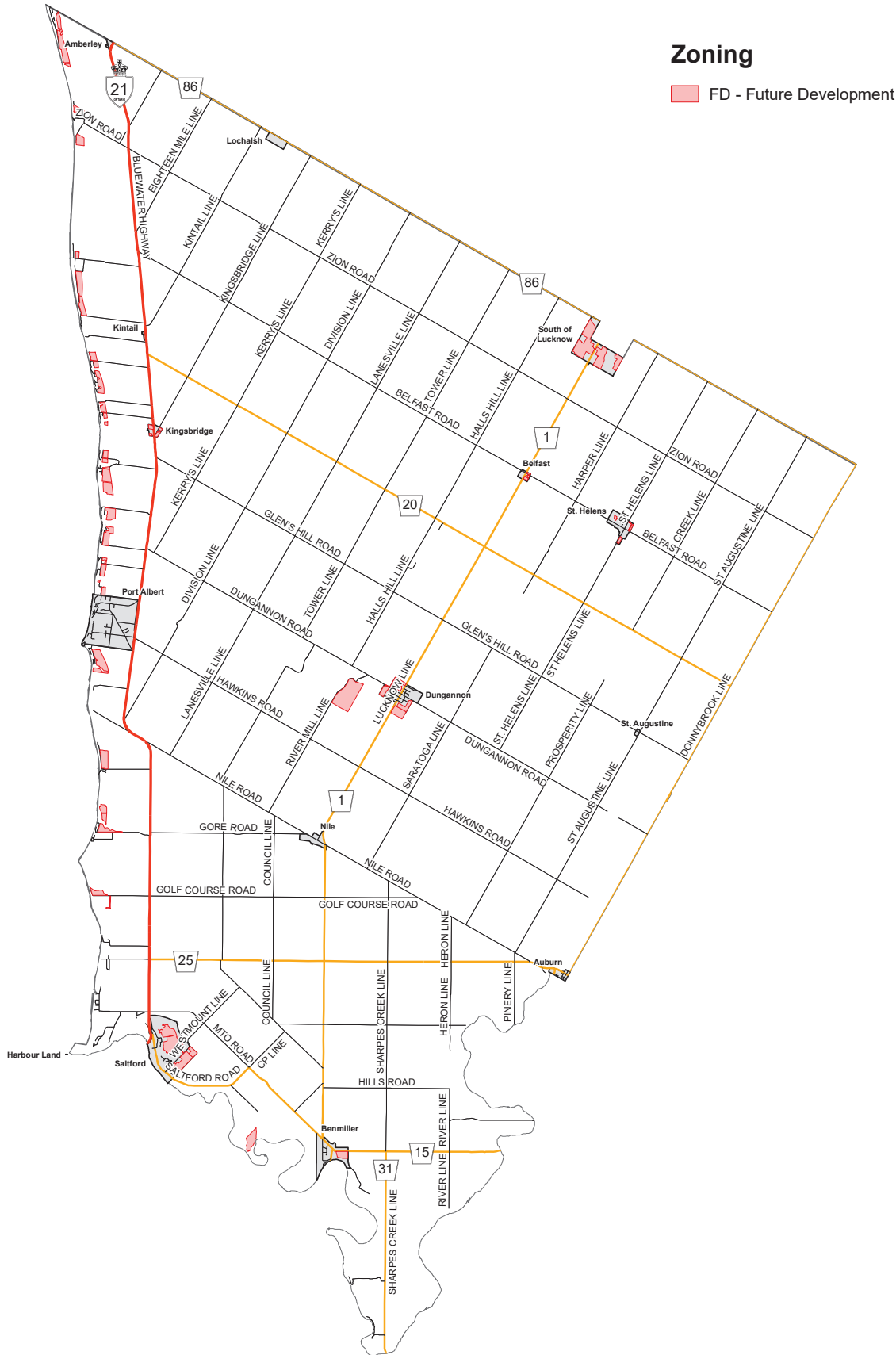
From Agriculture to Natural Environment

- Greater than 10 acres – 36 parcels
- Greater than 5 acres – 129 parcels
- Greater than 1 acre – 488 parcels affected
- Less than 1 acre change – 1420 parcels affected

From Natural Environment to Agriculture

- Greater than 10 acres – 103 parcels
- Greater than 5 acres - 216
- Greater than 1 acre – 656 parcels affected
- Less than 1 acre – 1337 parcels affected

TOWNSHIP OF ASHFIELD-COLBORNE-WAWANOSH ZONING - FUTURE DEVELOPMENT



ACW 5 Year Official Plan Review FD Mapping & Next Steps

ACW Council
April 27, 2021



ASHFIELD-COLBORNE-WAWANOSH



Future Development Lands

ACW has embarked upon a land designation review as part of its 5 Year Official Plan Review.

Future Development (FD) lands are lands within existing settlement area boundaries that are intended for future development. This is reflected in the FD zoning applied to these lands. The uses permitted within the FD zoning are limited to ensure lands' future development potential.

As per Council's direction, staff have reviewed the whereabouts FD lands in ACW.

This presentation will provide suggestions to Council as to where may be suitable for Future Development for Council's consideration.

Quick Facts

- Current FD zoning was put in place by former wards.
- FD lands are found within ACW's various settlement area designations.
- The PPS permits municipalities to adjust settlement area boundaries outside a comprehensive review if there is no net increase in land (i.e. the total area in ACW currently designated within settlement areas and outside them remains the same).
- Current settlement area designations in ACW include:
 - Village/Hamlet
 - Lakeshore Residential
 - Residential Park (i.e. the Bluffs)
 - Airport
 - Harbour Industrial

Quick Facts

- Changing the lands which are zoned FD may result in changes to existing settlement area boundaries.
- Lands proposed by Council to be zoned FD must first be designated one of the settlement area designations.
- These designation changes may occur within the 5 Year Official Plan Review if Council directs any changes to occur. A subsequent zoning by-law amendment may follow to establish the FD zoning.
- It is important that, for all new lands re-designated to be within a settlement area, the same acreage be removed from a settlement area elsewhere so there is no 'net increase' of settlement area.
- ACW presently has approximately 900 acres zoned FD within the Village/Hamlet & Lakeshore Residential designations.

To Date

Planning & Township staff have worked together to evaluate existing FD lands, as well as lands which may have development potential that are currently not zoned FD and are outside existing settlement area boundaries

Considerations were given to lands' development feasibility. This included examining any natural environment, natural hazard, servicing, grading, access, and drainage constraints.

Potential Future Development Lands

The following slides contain the properties which staff have identified as potentially being suitable to be re-zoned to FD and re-designated accordingly for Council's consideration.

The area for consideration on said properties is outlined in red.

It is important to note that these are only suggestions at this time. Further direction from Council and consultation with the public will help inform any future changes.

991 address: 33825 Amberley Road

#1

Legal description: Con Front NTP PT Lot 44 PT Lot 45 as RP
22R1809 Part 1 Part 2 (Amberley Beach)



Area: + 30
acres

Notes:
Municipal water
services are
currently
available at
Amberley
Beach. Lands
are outside the
100 Year
Erosion Hazard.



#2 Legal description: Con Front NTP PT Lot 45 (Amberley)

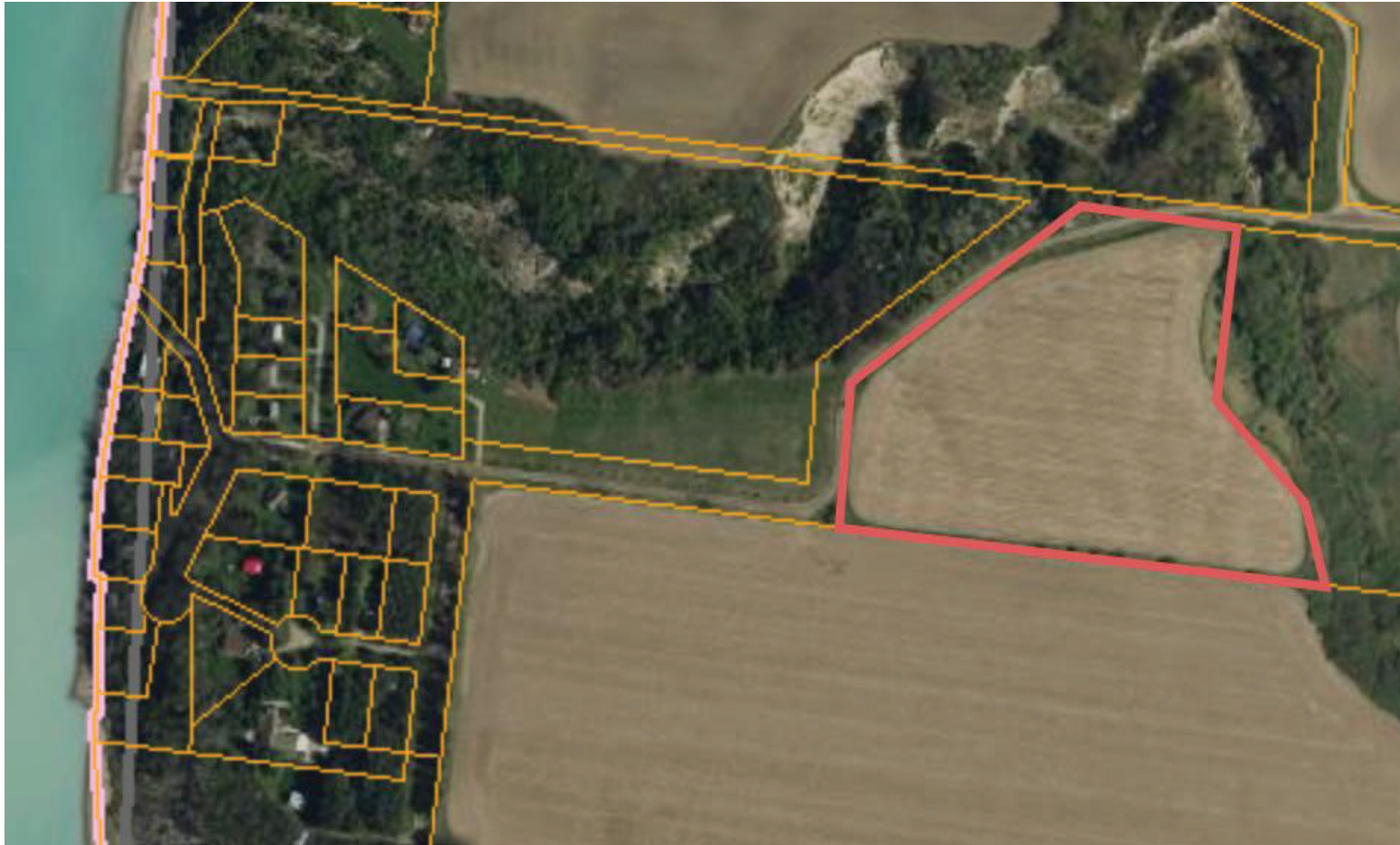


Area: + 5 acres

Notes:

Proximate to
existing
industrial uses
established in
Amberley.

#3 911 address: 84497 Bluewater Highway
Legal description: Con Front NTP PT Lot 11 (Birch Beach Road)



Area: + 10
acres

Notes: Parcel
is adjacent to
large parcel
already zoned
FD to the
south. It is
located outside
of 100 Year
Erosion
Hazard.



#4

Legal description: Con Front STP PT Lot 1 Plan 582 PT
Block C PT Block D PT Martin Rd (Port Albert)



**Area: + 114
acres**



911 address: 82291 Bluewater Highway

#5

Legal description: Con LRW PT Lot 4 Con BF PT Lot 4
(North of the Bluffs)



Area: + 100
acres

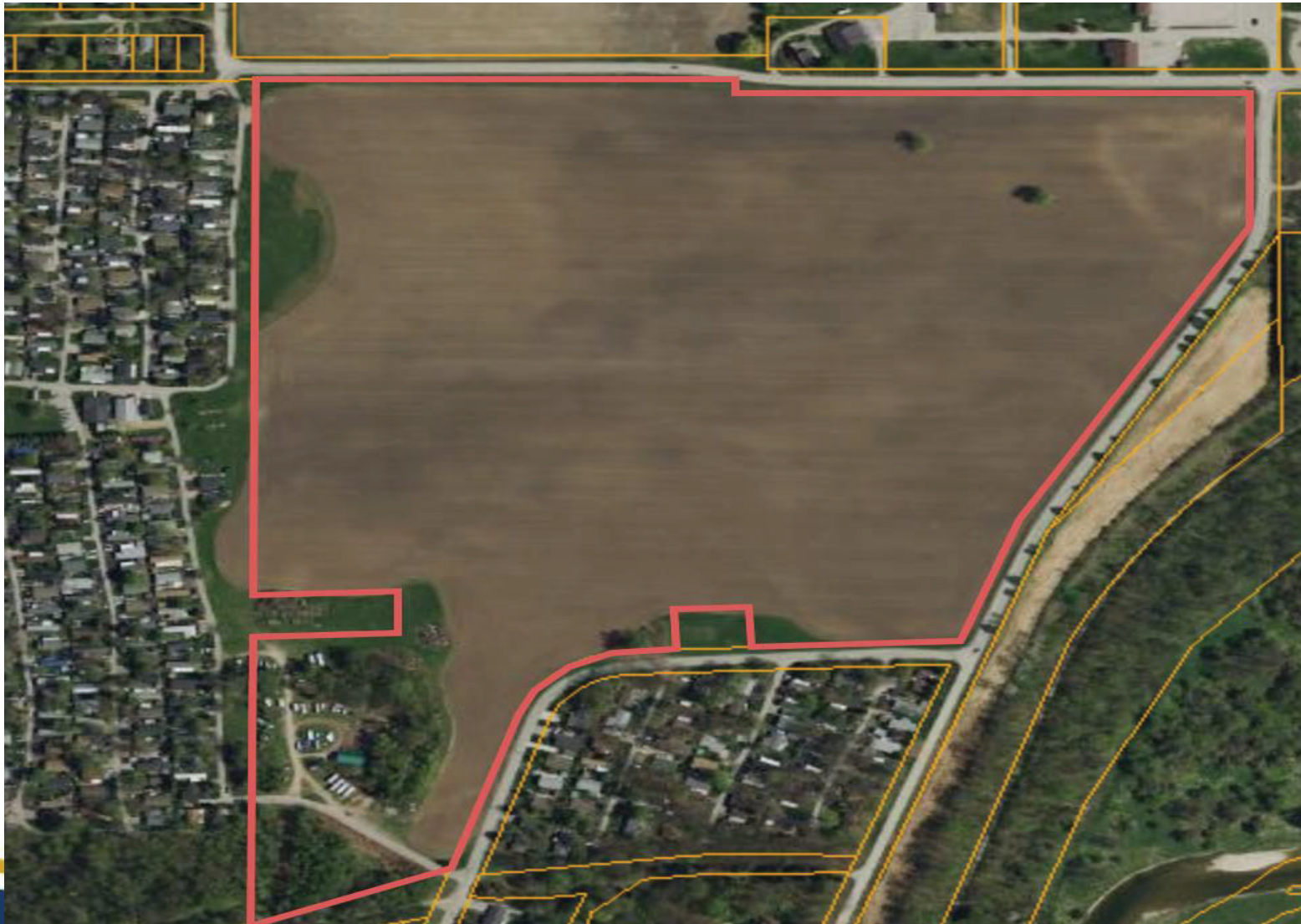
Notes: There is potential for the communal services at the Bluffs to be expanded northward to this property.



911 address: 81421 Champlain Boulevard

#6

Legal description: Con WD PT Block A (South of the Airport / East of Meneset)

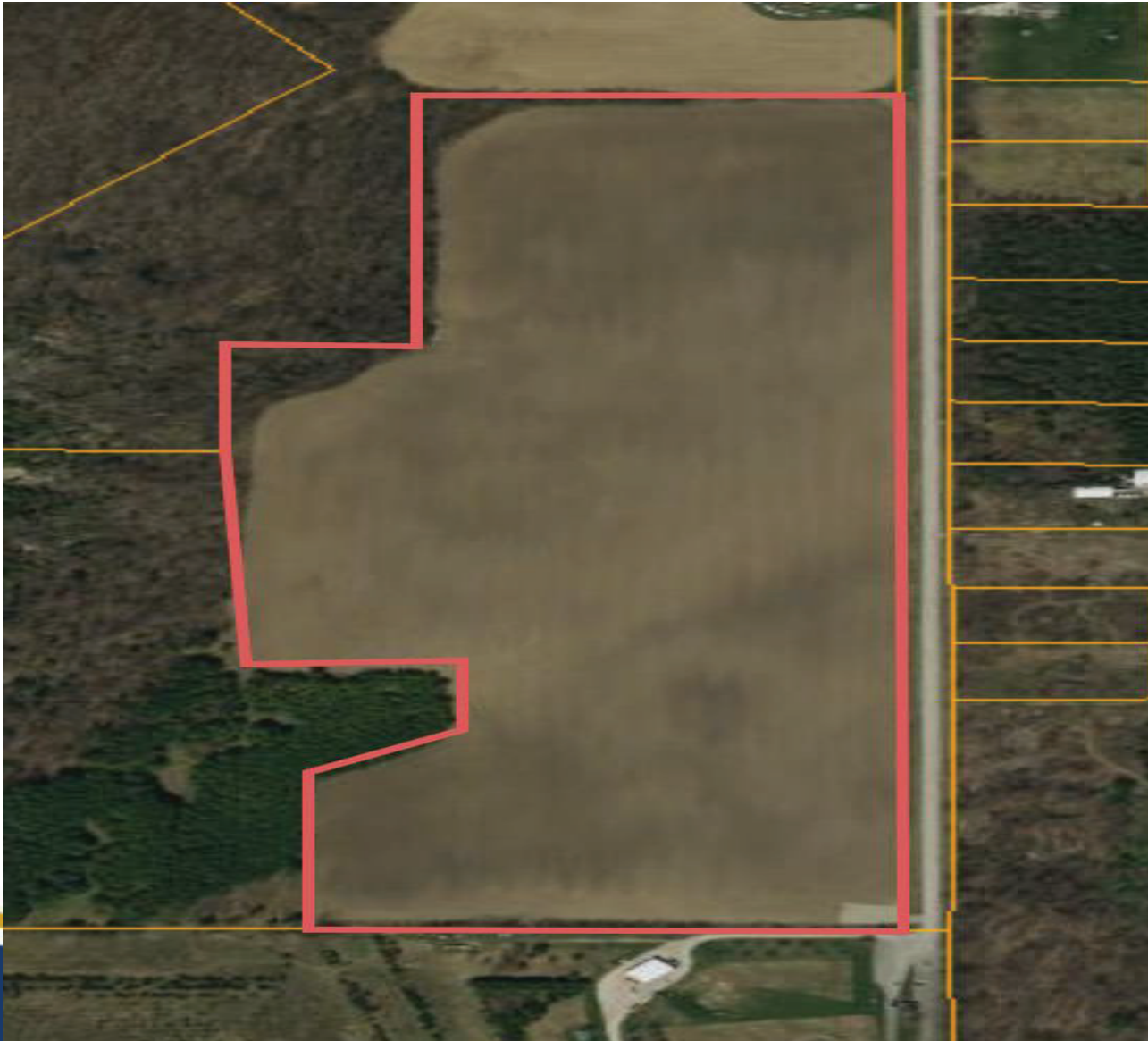


Area: + 75
acres

Notes: There is potential for the communal services at Meneset to be extended eastward to this property.



#7 Legal description: Plan 546 Lot 6 PT Lot 7 (Benmiller)



Area: + 41 acres

Notes: Re-designating & re-zoning this parcel could allow the Township to make more efficient use of the existing road infrastructure (Falls Reserve Line).

911 address: 36944 Londesboro Road

#8 Legal description: Con 3 WD Part Lot 9 (Benmiller)



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Area: + 25
acres



FD Lands Which May Be Considered for Re-Zoning



The following slides contain the properties which staff have identified for Council's consideration as potentially being suitable for the removal of existing FD zoning and re-designated accordingly.

The area for consideration on said properties is outlined in yellow.

It is important to note that these are only suggestions at this time. Further direction from Council and consultation with the public will help inform any future changes.



#1

Legal description: Con Front NTP PT Lot 28 Subj to ROW
(Horizonview)



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Area: -5.5 acres

Notes: There have been inquiries to develop this property, but staff have found that no drainage outlet is available in reasonable proximity to the parcel.



#2 Localsh



Area: - 42 acres

Notes: If
Council concurs,
community
would no longer
be designated
as a settlement
area &
appropriately re-
designated & re-
zoned to
Agriculture/AG4.

#3

Legal description: Con 14 PT W PT Lot 14 (South of Lucknow)



Area: - 20 acres

Notes: Parcel does not have frontage onto an open public road. Further, there is a considerable amount of FD lands in Lucknow.

#4

Legal description: Con 14 ED PT Lot 11 PT Lot 12 (West of Lucknow)



Area: - 37 acres

Notes: Parcel is not accessible by road & future development would be difficult based on existing elevations. Further, there is a considerable amount of FD lands in Lucknow.



911 address: 86637 Lucknow Line

#5

Legal description: Con 14 ED PT Lots 10 to 12 Plan 288
Lots 13 to 15 Con 13 ED PT N PT Lot 10 (West of Lucknow)



Area: - 45 acres

Notes: This parcel also does not have access onto an open public road. Further, there is a considerable amount of FD lands in Lucknow.



#6 St. Augustine



Area: - 6.5 acres

Notes: If Council concurs, community would no longer be designated as a settlement area & appropriately re-designated & re-zoned to Agriculture/AG4.

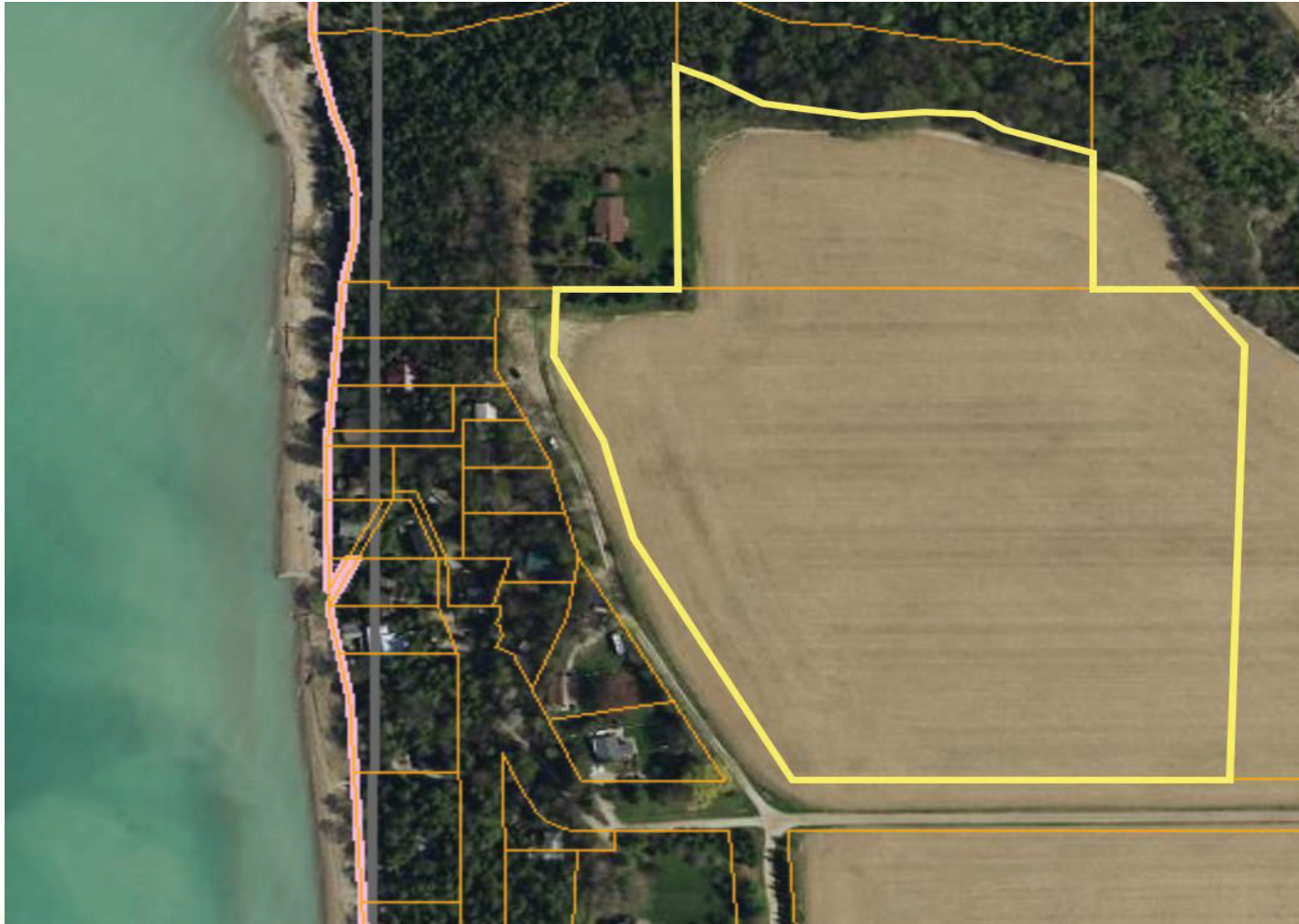
#7

911 address: 33856 Market Road

Legal description: Con LRW PT Lot 12 BF PT Lot 12 and Lot 13



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Area: - 12 acres



#8

911 address: 37103 Dungannon Road

Legal description: Con 4 PT W Lot 13 RP 22R4045 PT Part 1
(Dungannon)



Area: - 27 acres

Notes: Dungannon has a considerable amount of FD lands & vacant VR1 land. This parcel does not abut any existing development.



#9 911 address: 85500 McDonald Lane
Legal description: Con Front NTP PT Lot 26



Area: - 10 acres

Notes: No more than one row of cottages is felt to be feasible here, given existing land allocation/road network, thus it may be advantageous to 'narrow' lands (i.e. lands to west of the yellow parcel would remain FD).

#10 Legal description: Con Front NTP PT Lot 25 as RP 22R9 Part
(McDonald Lane)



Area: - 6 acres

Notes: No more than one row of cottages is felt to be feasible here, given existing land allocation/road network, thus it may be advantageous to 'narrow' lands (i.e. lands to west of the yellow parcel would remain FD).



#11 Legal description: Con Front NTP PT Lot 25 as RP 22R9 Part
(McDonald Lane)



Area: - 64 acres

Notes: No more than one row of cottages is felt to be feasible here, given existing land allocation/road network, thus it may be advantageous to 'narrow' lands (i.e. lands to west of the yellow parcel would remain FD).



#12 911 address: 33997 Huron Shores Road
Legal description: Con Front NTP PT Lot 15 with ROW

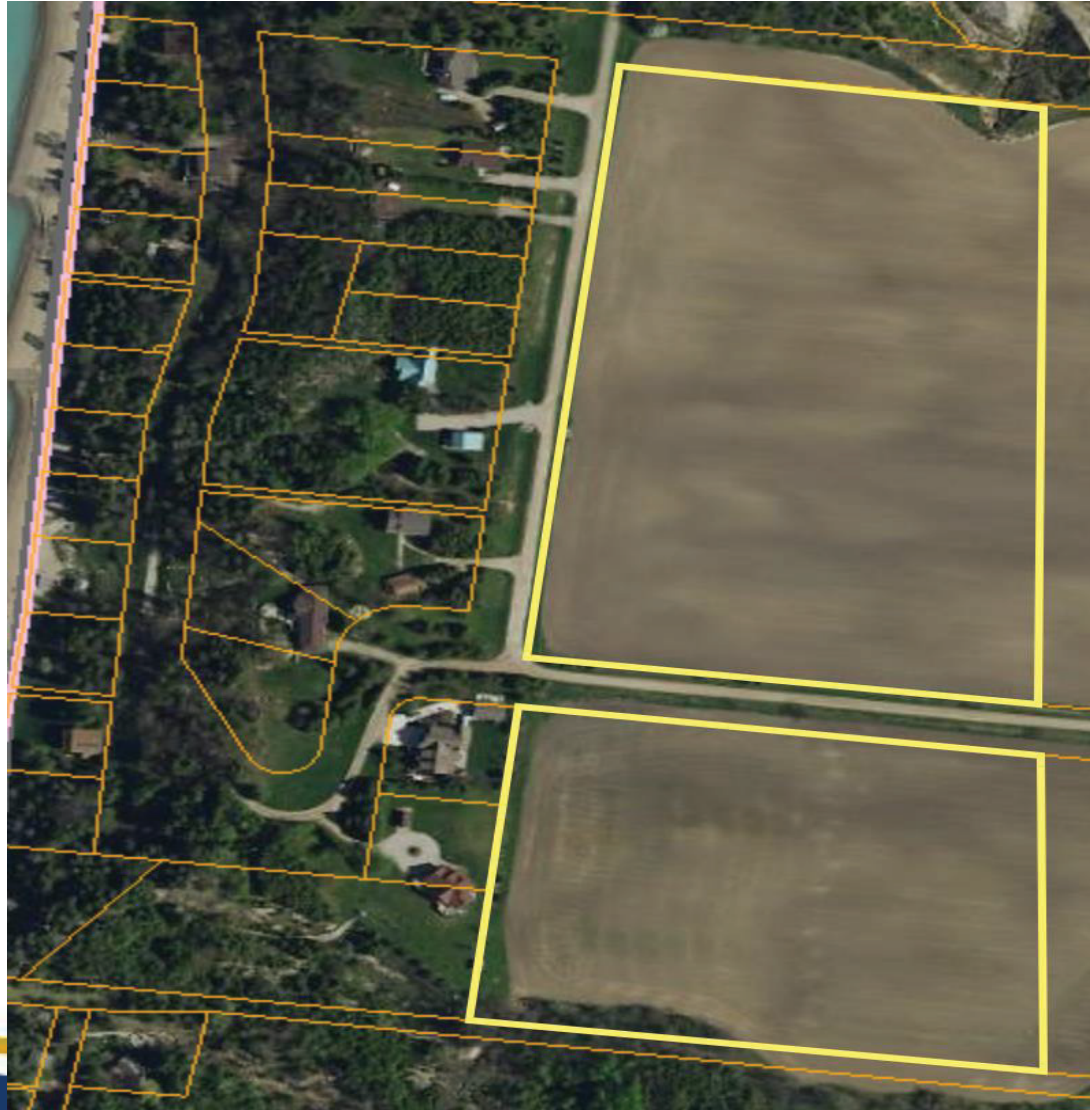


Area: - 2.75 acres

Notes: Parcel does not have frontage onto an open public road.



#13 Legal description: Con Front NTP PT Lot 12

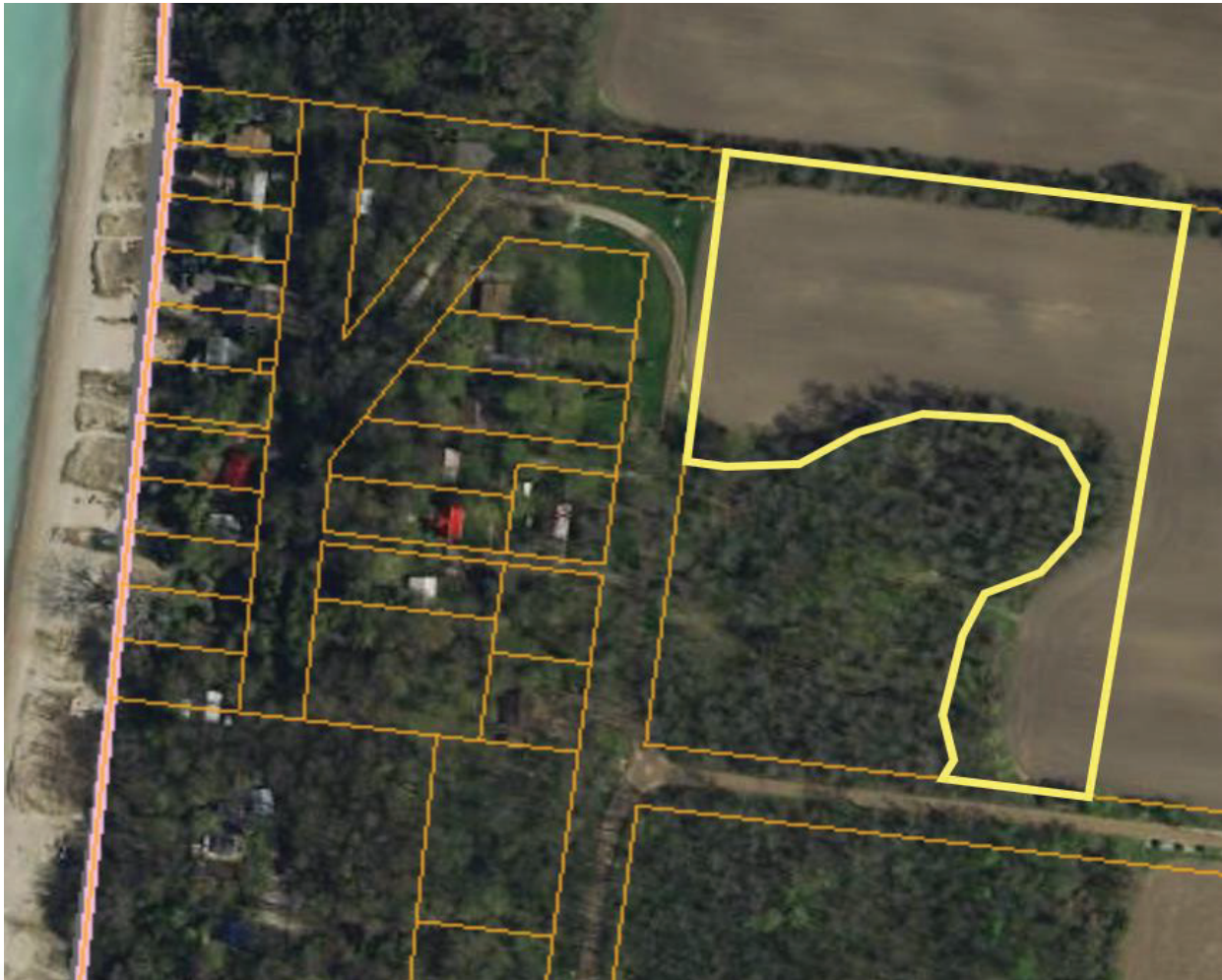


Area: - 14.25 acres

Notes:

Staff have noted concerns with accessibility to these parcels via Kingsbridge Lane.

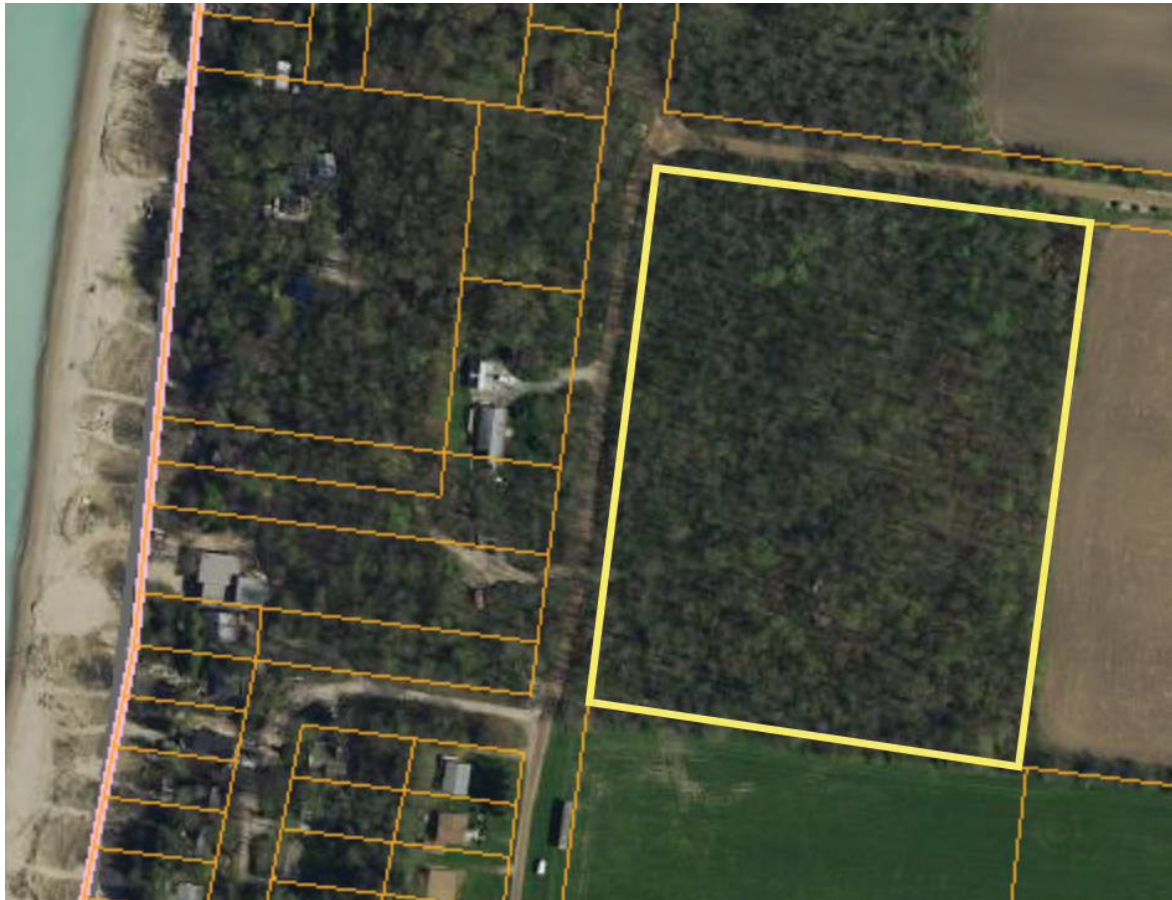
911 address: 83945 Bluewater Highway
#14 Legal description: Con Front NTP PT Lot 3 (Maple Cedar Grov



Area: - 3.5 acres

Notes: Parcel has a small potential building envelope. Further, drainage concerns have been noted by residents in the area.

#15 Legal description: Con Front NTP PT S PT Lot 3 Subj to ROW
(Cedar Grove)



Area: - 7 acres

Notes: Parcel has grown into a woodlot and is proposed to be re-zoned to Natural Environment.

#16 911 address: 83355 Bluewater Highway

Legal description: Con Front STP PT Lot 2 (South of Port Alberni,



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Area: - 7.5
acres

Notes:
Parcel does
not have
frontage onto
an open
public road.



#17 911 address: 33818 Bogie's Road
Legal description: Con LRW PT Lot 11 Con BF PT Lot 11



Area: - 2 acres

Notes: There is little opportunity for a feasible building envelope with appropriate structural setback(s) from adjacent natural environment features.



#18 911 address: 37618 Belfast Road
Legal description: Con 11 PT S PT Lot 19 Plan 300 Lots 5 to 27 more or less



Area: - 3 acres

Notes: Parcel is irregular in size and appears to have little development capacity. Further, St. Helen's has a considerable amount of vacant, developable land.



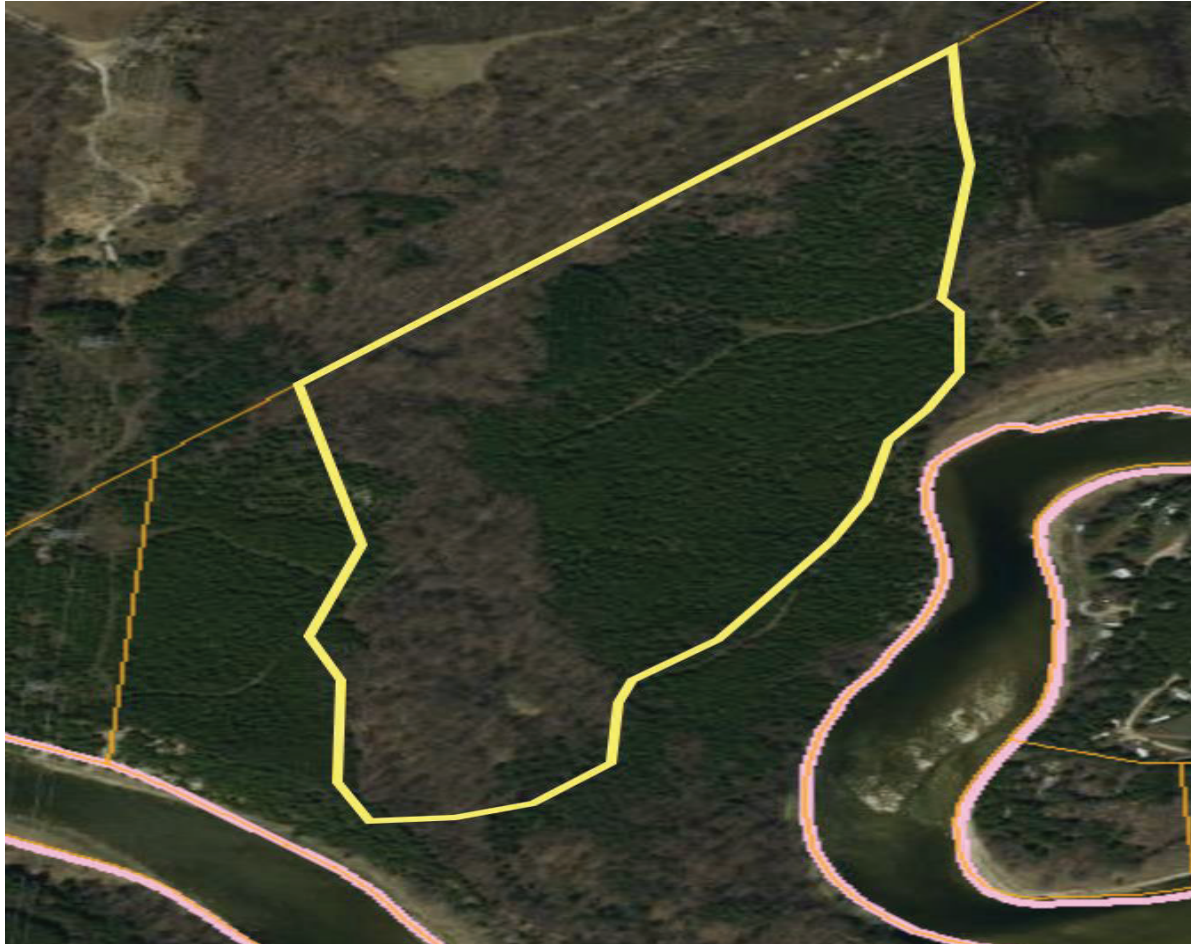
#19 911 address: 85552 St. Helen's Line
Legal description: Con 10 NW PT Lot 19



Area: - 5.5 acres

Notes: St. Helen's has a considerable amount of vacant, developable land. This parcel is not adjacent to any existing development.

#20 Legal description: Con 1 WD PT Lot 8



Area: - 34 acres

Notes: This parcel does not have frontage onto an open public road, and contains many natural environment features.

Future Development Lands Proposed By Residents



The following slides contain the properties which staff have received requests from residents to be considered for re-zoning to Future Development.

The area proposed to be re-designated and re-zoned on said properties is outlined in purple.



#1 Legal description: Con Front NTP PT Lot 16 (Shamrock Beach



Area: 2 acres

Notes: Located outside of 100 Year Erosion Hazard.

#3

911 address: 83061 Corrins Line

Legal description: Con 1 ED PT S PT Lot 12 (Nile)



Area: 20 acres

Notes: Interior portion of property is already designated Village/Hamlet and zoned VR1.

#3

911 address: 86528 Lucknow Line

Legal description: Con 13 PT N PT Lot 13 (South of Lucknow)



Area: 10 acres

Notes: Resident indicated desire to create residential lots – however, there may be a conflict with surrounding Industrial uses. Ability to get entrance permits off of County Road may also be challenging.



Points for Additional Consideration

- Potential re-designation of small hamlets to Agriculture.
 - Kintail
 - Belfast
 - Kingsbridge
- Future direction for Airport.

Policy Direction Moving Forward

Staff are seeking to confirm the direction of Council moving forward into the policy review of the Official Plan. To date, this is understood to be:

- Examining policies relating to land-lease communities (i.e. the Bluffs)
- Examining policies which may potentially allow for second dwellings on AG1 parcels & second units on AG4 parcels.
- Examining policies which may allow for increased land use flexibility in communities with a more 'rural character' (such as St. Helen's).
- Examining Airport policies.
- Reviewing lakeshore policies to ensure they are consistent with current trends.
- Continue forward with land designation review.

Next Steps

If Council wishes to proceed, next steps for the Official Plan Review may include:

- Mailing letters to residents with proposed designation changes and collecting their feedback.
- Conducting an in-depth policy review and drafting potential changes for Council's review.
- Consulting with key agencies on policy direction.
- Determine a date for Public Open House to give residents a chance to review any proposed changes to Official Plan.