



— TOWNSHIP OF —  
ASHFIELD - COLBORNE - WAWANOSH

## **Council Agenda January 12, 2021**

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Township of Ashfield-Colborne-Wawanosh Council will meet in special session on the 12<sup>th</sup> day of January 2021 at 10:00 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 preliminary review of the Township's Official Plan with regards to the Natural Environment Update.

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

### **3.0 TOWNSHIP OFFICIAL PLAN PRELIMINARY REVIEW**

#### **3.1 Denise Van Amersfoort & Celina Whaling-Rae, Planners / Huron County Planning Department**

At the December 17<sup>th</sup> Special Session of Council, it was agreed to meet again in Special Session to further discuss the Natural Environment Update. We have provided the presentation made by Planner Denise Van Amersfoort at the December 17<sup>th</sup> Council meeting for your review.

STAFF COMMENTS: None.

### **4.0 ADJOURNMENT**

Moved by  
Seconded by

ADJOURN

THAT Ashfield-Colborne-Wawanosh Township Council does now adjourn to meet again on January 19, 2021 at 9:00 a.m. or at the Call of the Mayor.

# ACW Official Plan Five Year Review

## Natural Environment Mapping

December 17, 2020



# Recap

It is recommended:

- That ACW Council consider the updated Natural Environment mapping as part of the Official Plan Five Year Review process; and
- That Planning staff be directed to complete the review of the technical mapping and bring all proposed mapping back to Council (following the formal initiation of the Five Year Review).





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Smart Editor

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Landuse - To Be Added (NHP Supported)

DesignationFrom

Agriculture

DesignationTo

Natural Environment

Decision

Approved

Reason

NHP Community

Mixed Swamp

MVCA Flood Hazard

0

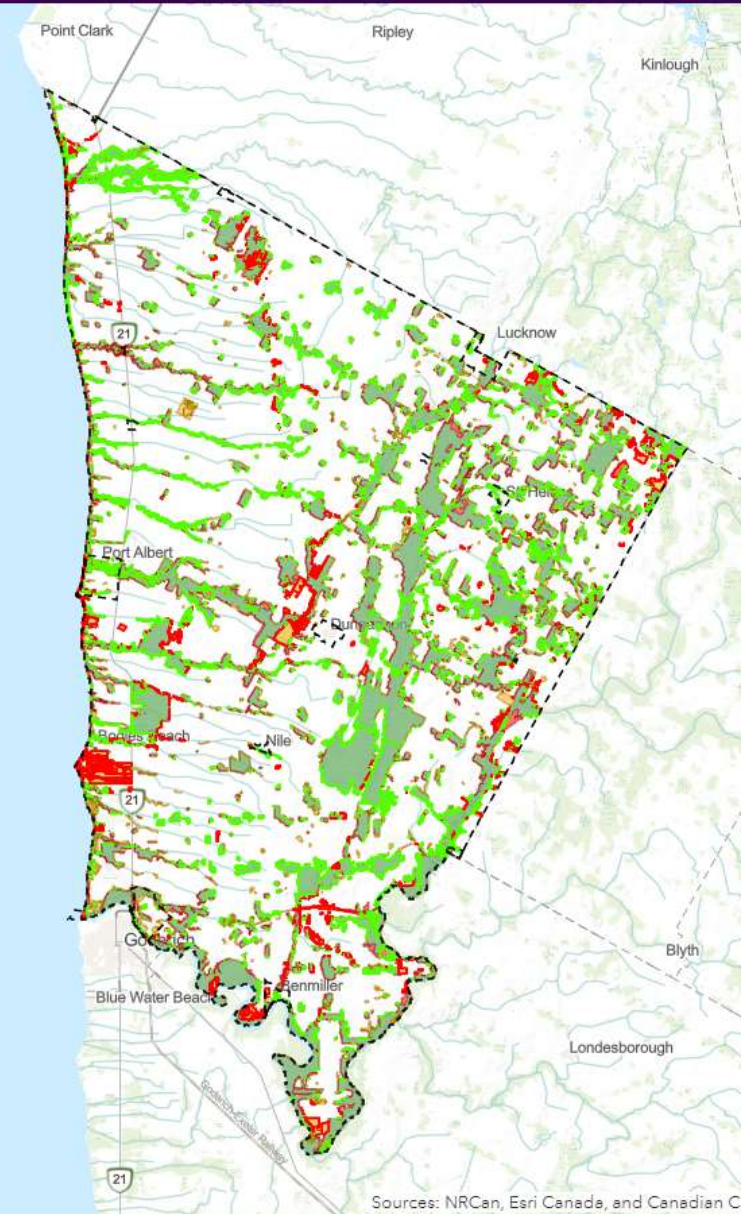
MVCA Shoreline Hazard Gullies

0

MVCA Shore River Top

0

6km  
-81.921 44.025 Degrees



Sources: NRCan, Esri Canada, and Canadian C



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Layer

Layers

- Reviewer
- Municipal Boundary
- Urban Areas
- Parcel
- Decision
- Hazard - Shoreline Top of Bank
- Hazard - Shoreline 100 Year Erosion
- Hazard - Flood Hazard
- Hazard - Shoreline Gullies / River Valley / Top of Bank
- Hazard - Shoreline Gullies
- Hazard - River Valley
- Landuse - To Be Added (NHP Supported)
- Landuse - To Be Removed (Not NHP Supported)
- Landuse - To Remain (NHP Supported)
- NHP Community
- Landuse Urban
- Landuse Municipal





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Landuse - To Be Removed (Not NHP Supported)

DesignationFrom

Natural Environment

DesignationTo

Flood Hazard

Decision

Approved

Reason

flood hazard

NHP Community

MVCA Flood Hazard

0

MVCA Shoreline Hazard Gullies

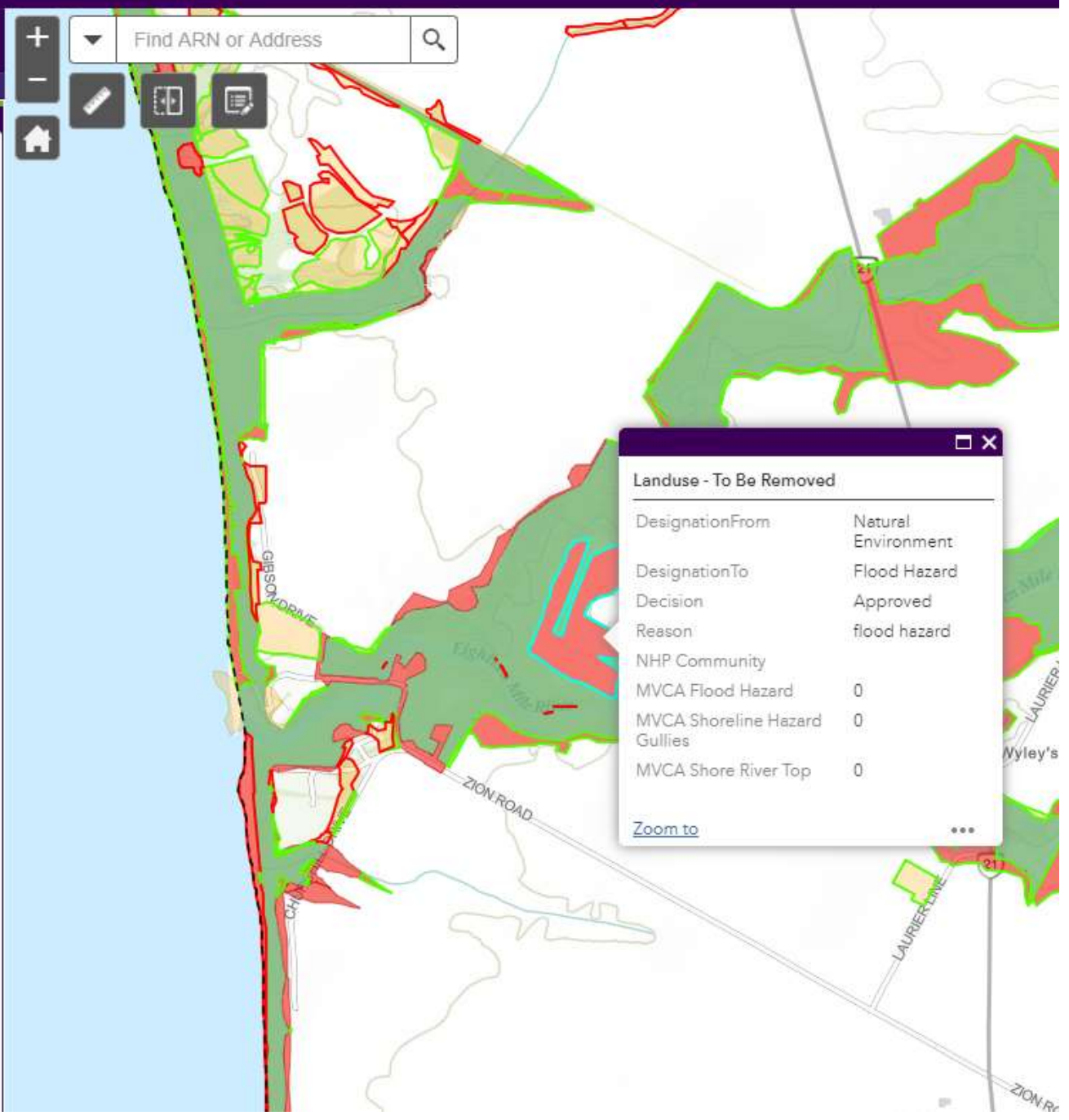
0

MVCA Shore River Top

0



Find ARN or Address



**Landuse - To Be Removed**

DesignationFrom	Natural Environment
DesignationTo	Flood Hazard
Decision	Approved
Reason	flood hazard
NHP Community	
MVCA Flood Hazard	0
MVCA Shoreline Hazard Gullies	0
MVCA Shore River Top	0

[Zoom to](#)



Map navigation controls including zoom in (+), zoom out (-), home, and a search bar labeled "Find ARN or Address".

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Landuse - To Be Added (NHP Supported)

DesignationFrom: Recreation

DesignationTo: Natural Environment

Decision: Denied

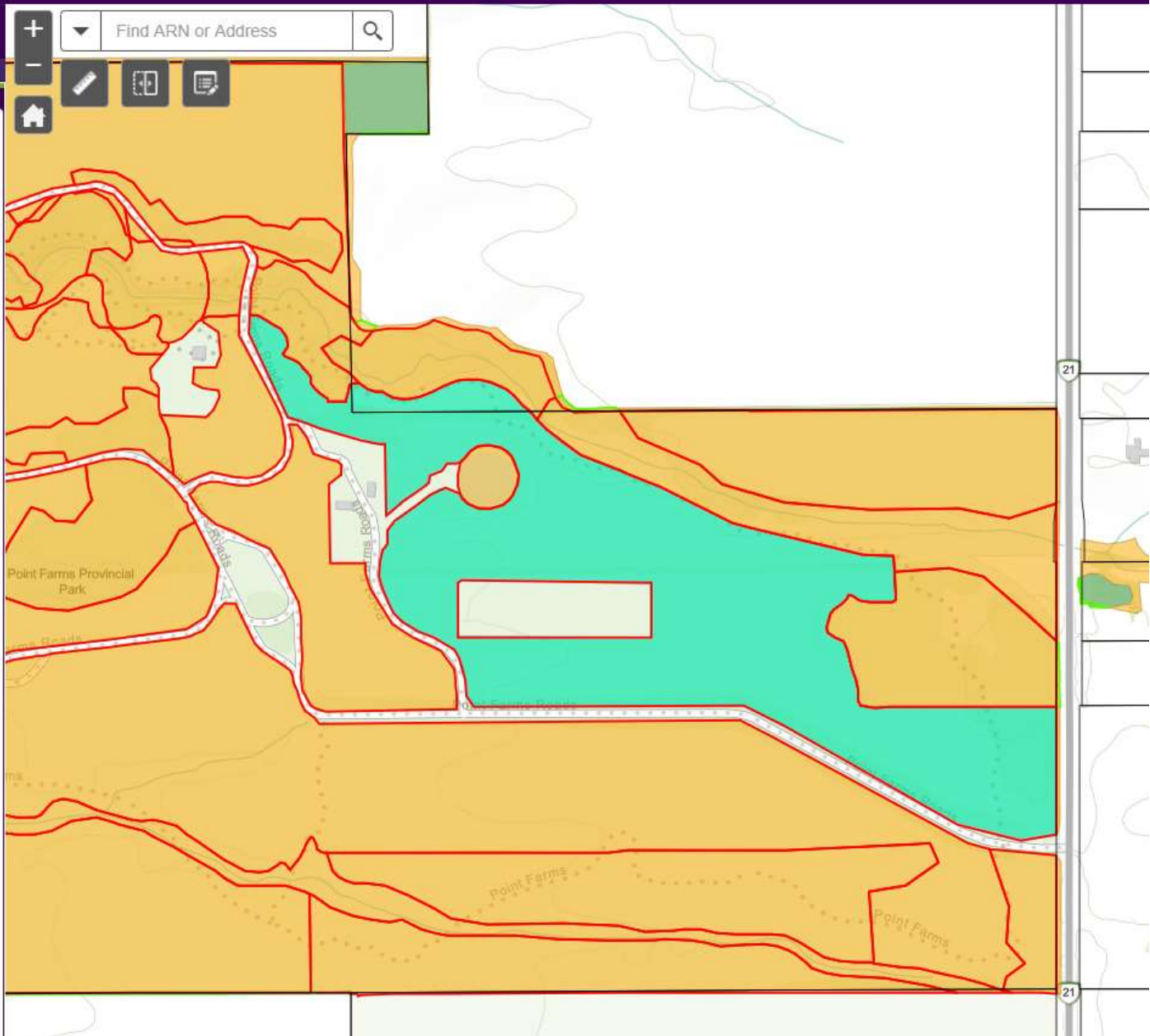
Reason: Recreation has precedent.

NHP Community: Meadow

MVCA Flood Hazard: 0

MVCA Shoreline Hazard Gullies: 0

MVCA Shore River Top: 0





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)



Area: 1.45 acres

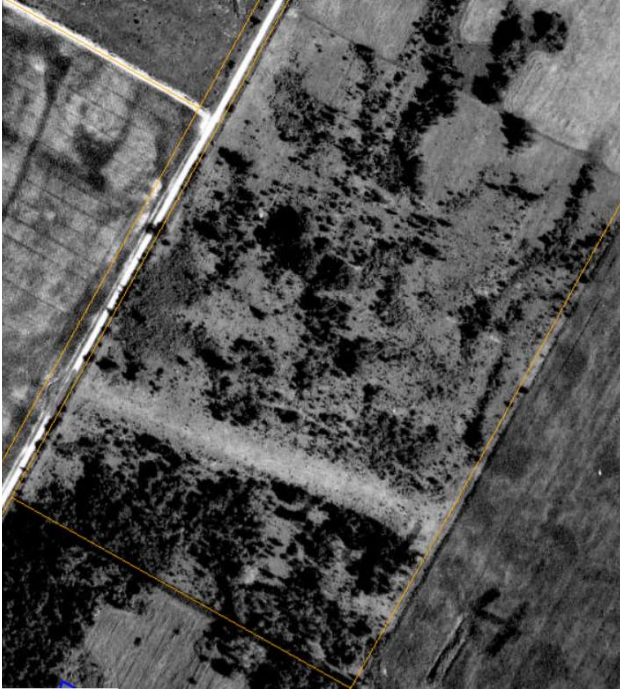
Community:  
Riparian Meadow

Appears not to  
have been farmed  
in 20+ years

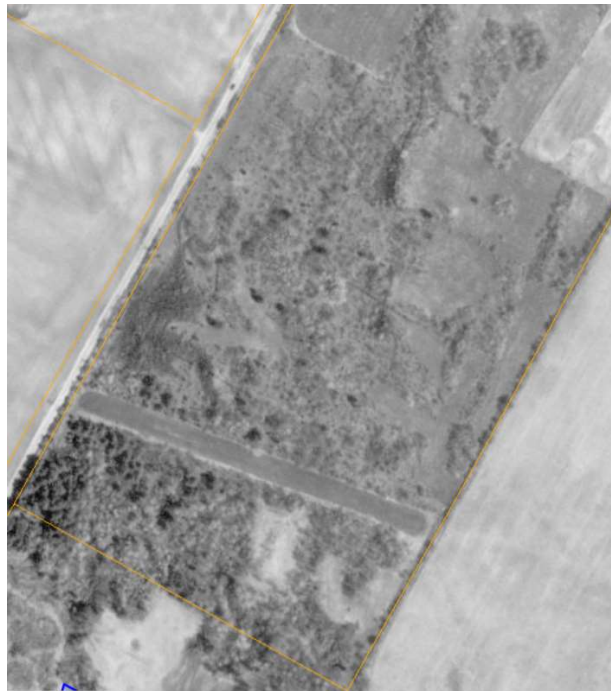
Proposed change:  
Agriculture to  
Natural  
Environment

Staff concur

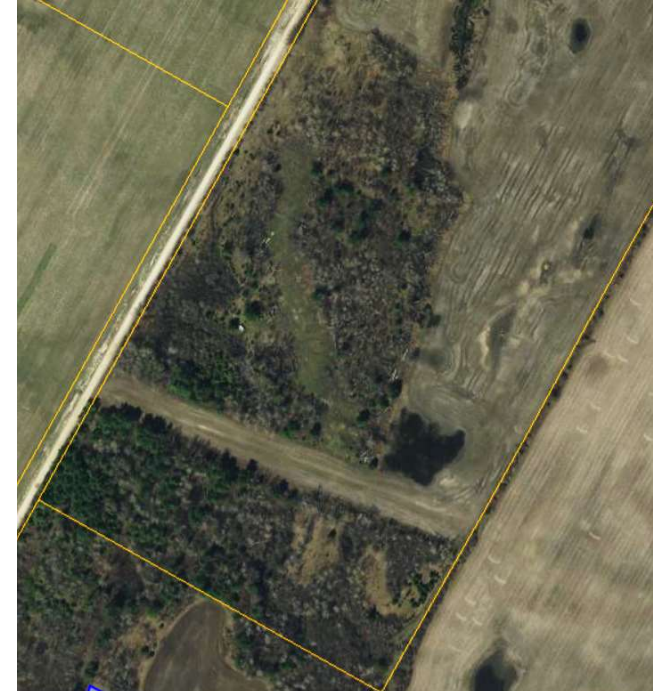




1978



1999



2015

Area: 12.8 acres

Proposed change: Agriculture to Natural Environment

Community: Deciduous Woodland & Swamp

Staff concur





Existing OP Designation



Technical Document



Staff concur: 6.4 acres of change to NE

Staff deny: 4 acres of change to NE (due to current use)

# General 'Rules' Applied

- Where an Agriculture use exist, leave Agriculture.
- Recreation and Aggregate designations to remain as is
  - Where Natural Heritage features exist and development is proposed, the policies will outline requirements for assessment
- If a parcel currently has development potential, do not remove but address natural feature through policies and overlay.

# Observed Trends

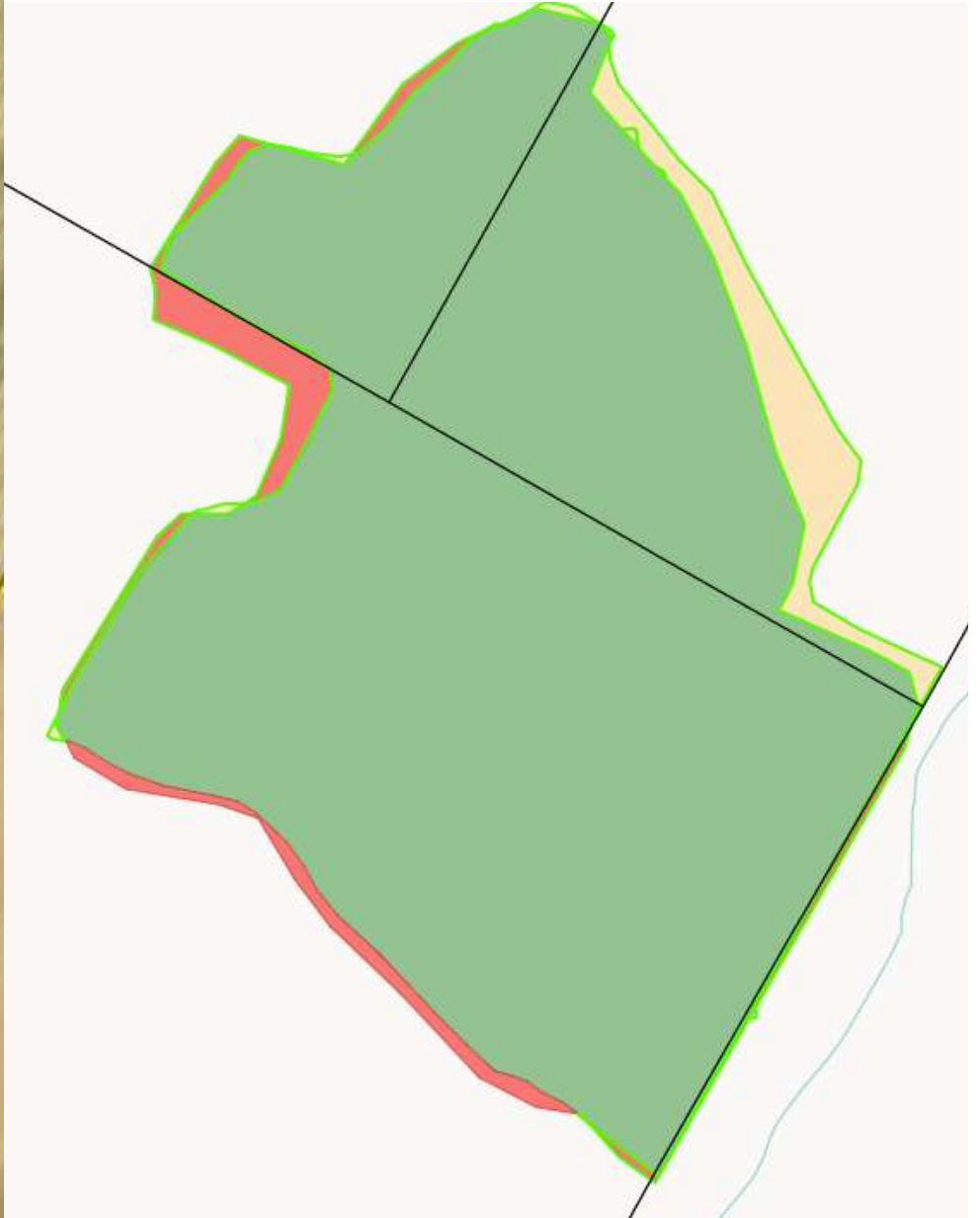
- Strong correlation between meadows and pasture;
- Flood hazards need clarified throughout and particularly in settlement areas at river mouths;
- Significant sections of young plantation;
- Most changes are refinements –the scale of changes is key consideration.



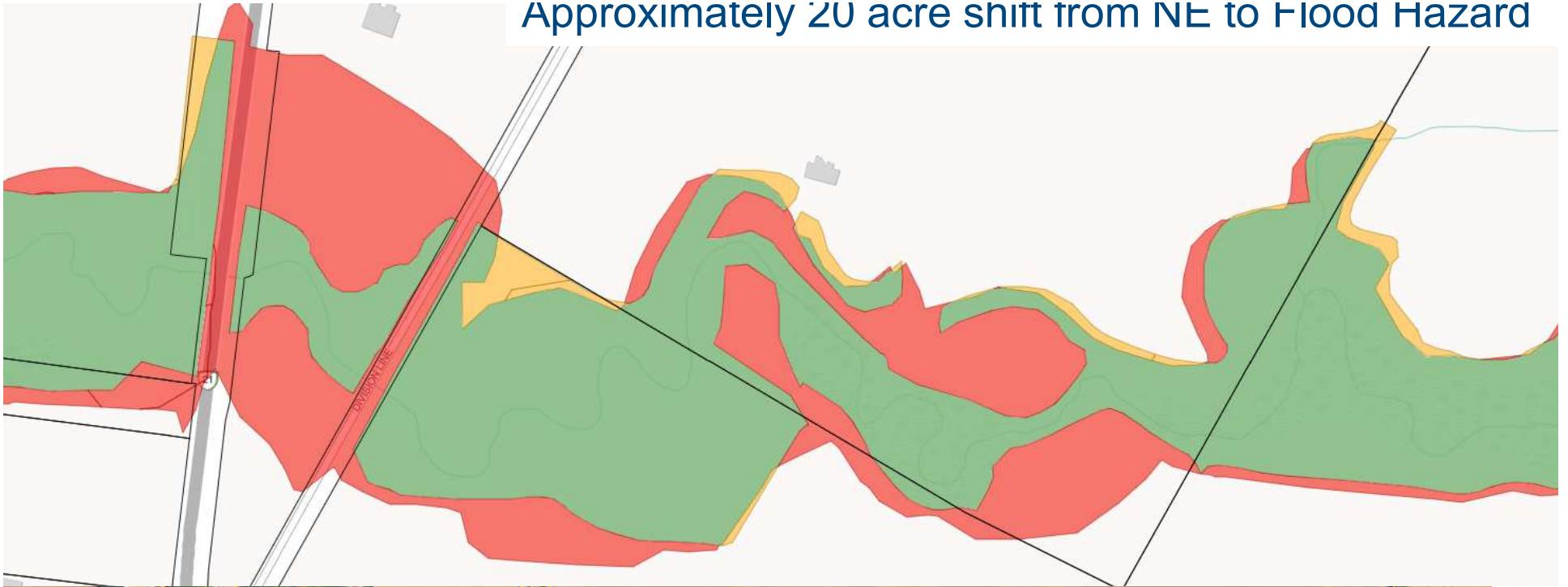
2015



1.6 acres added to NE  
1.66 removed from NE

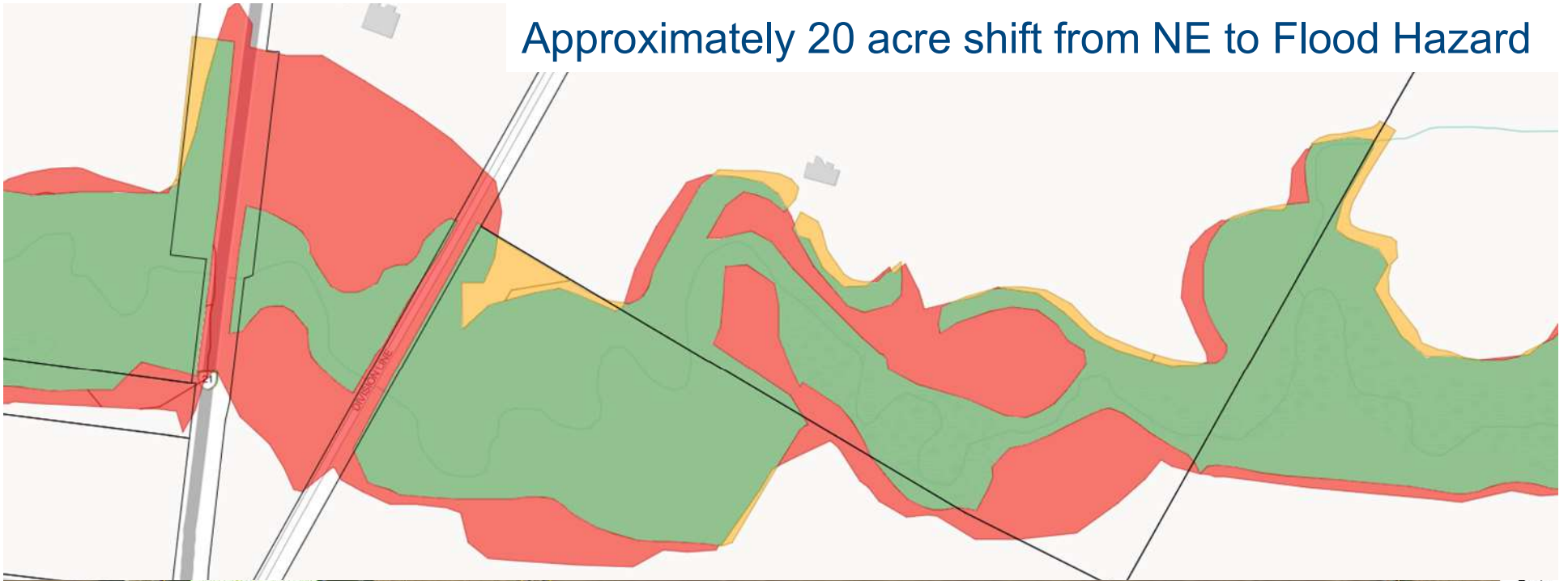


Approximately 20 acre shift from NE to Flood Hazard



Tools

Approximately 20 acre shift from NE to Flood Hazard



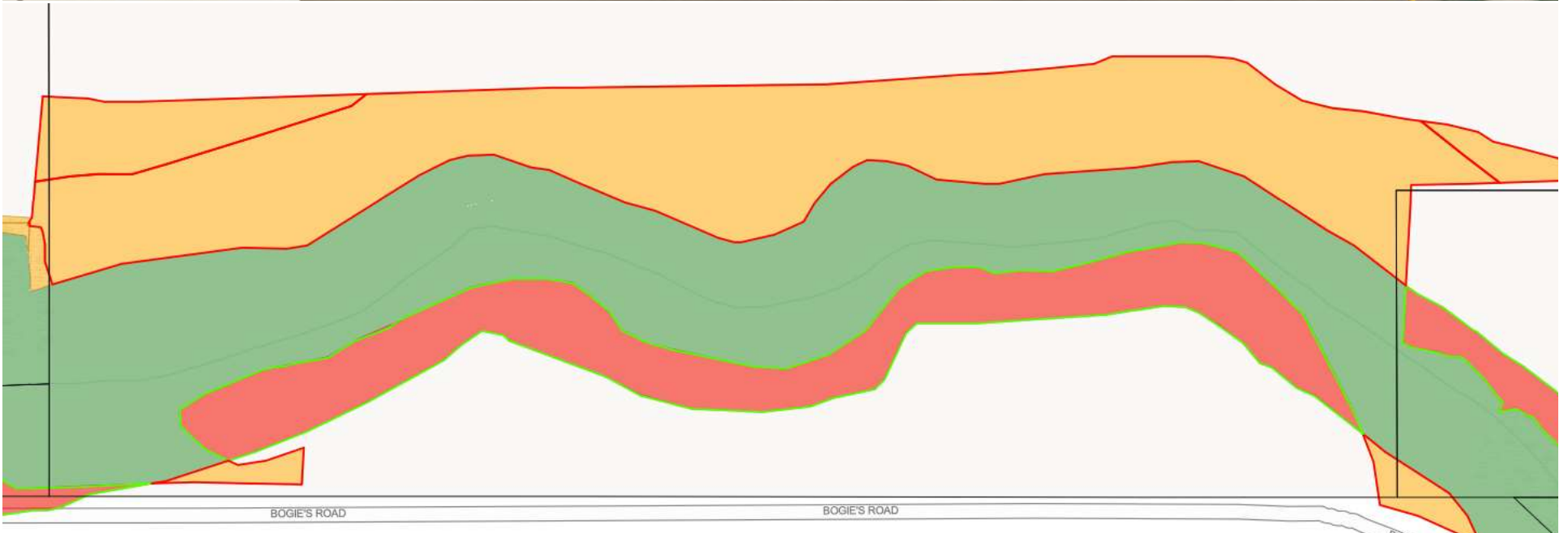


Area: 10.0 acres

Proposed change: Natural Environment to Agriculture

Staff concur and would support further to reflect current use

Staff concur with deletion from NE, deny addition to NE – use is pasture





Area: 9.66 acres  
Community: Meadow  
Consistent since 1966 aerials

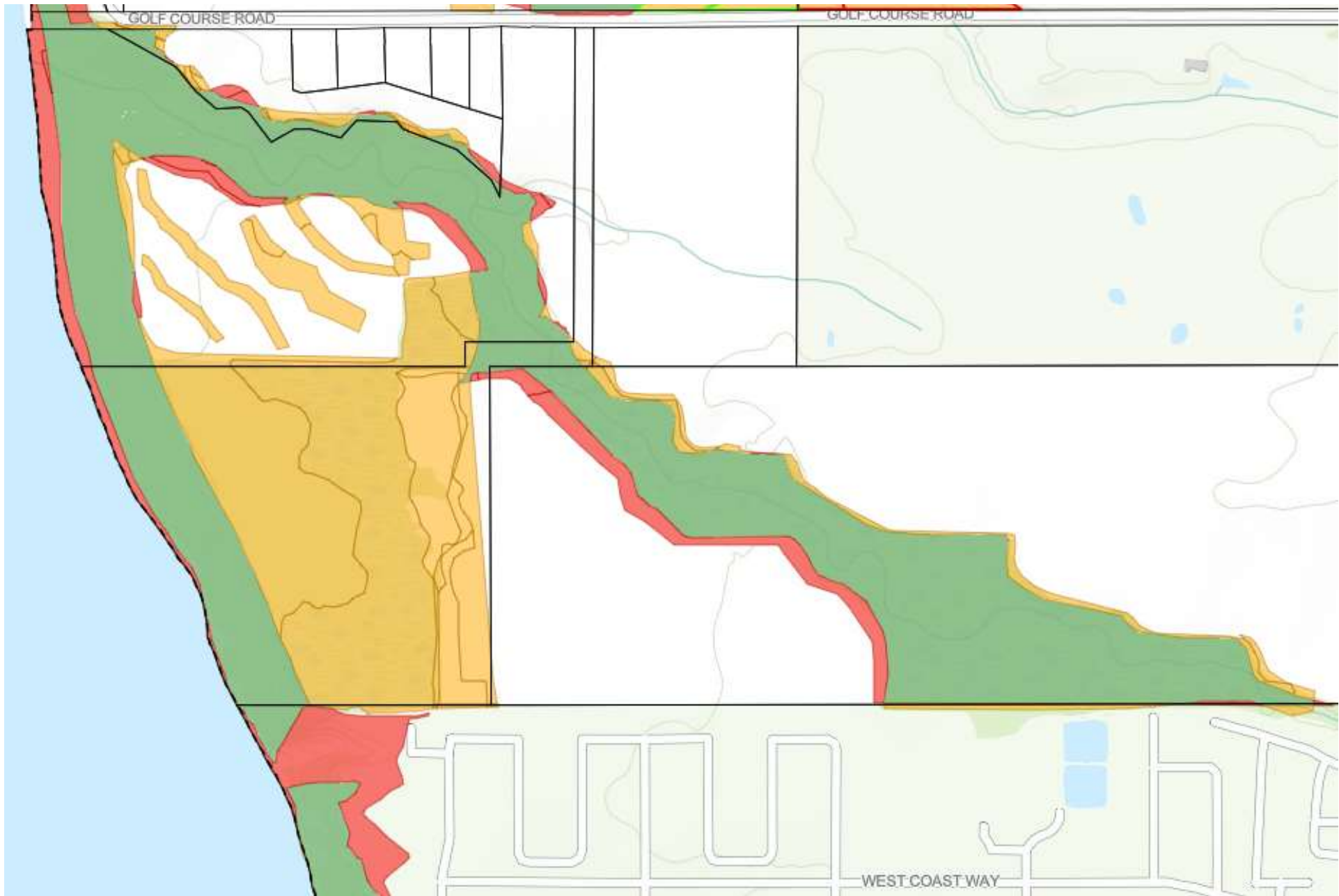


Area: 9.66 acres

Community: Meadow

Consistent since 1966 aerials

Street view information indicates pasture use

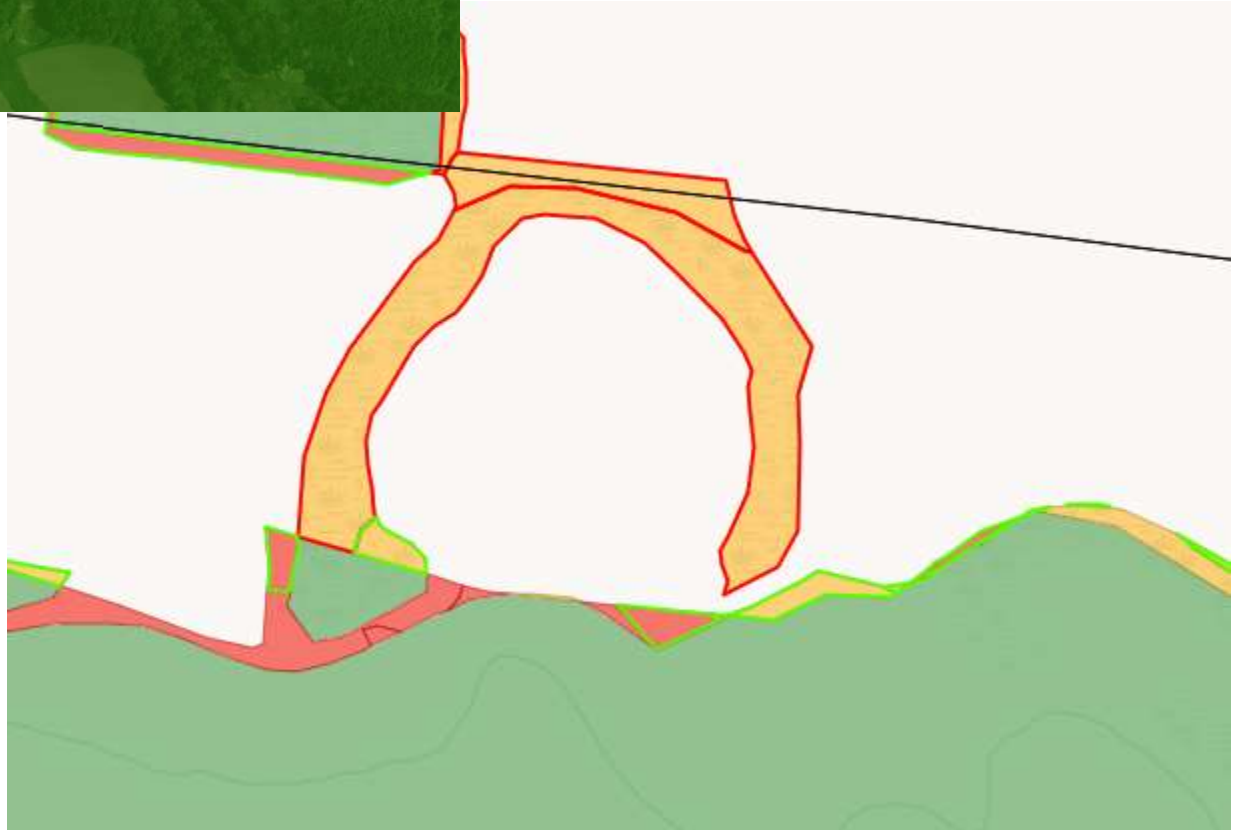






Staff deny shift from Lakeshore Residential to NE, candidate for overlay approach





Young plantations were identified as the largest shifts (in terms of acreage) from Agriculture to Natural Environment.

The direction of Council is sought. The following slides include several example.



1978



1999



2006



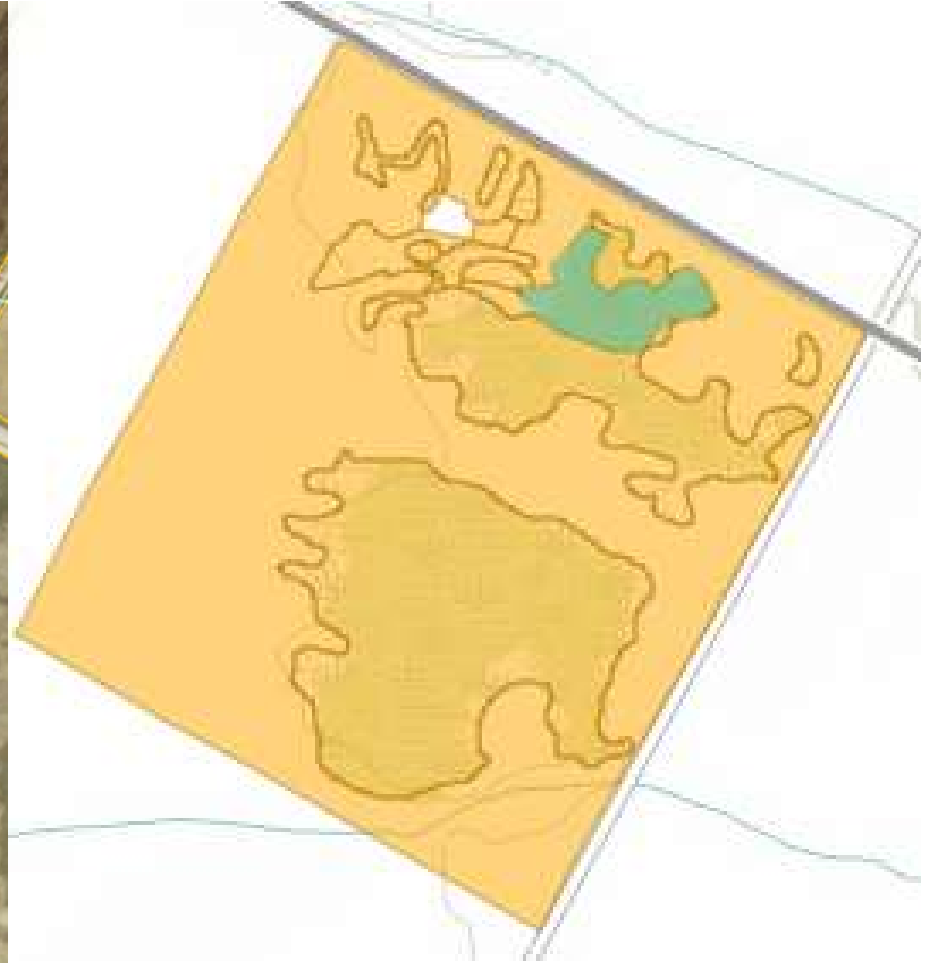
2010





2015





100 acre parcel

Community: Young Plantation

Proposed from Agriculture to Natural Environment

Council direction sought

Lakeshore plantation with what appears to be an well planned clearing for development purposes (maintained over time).



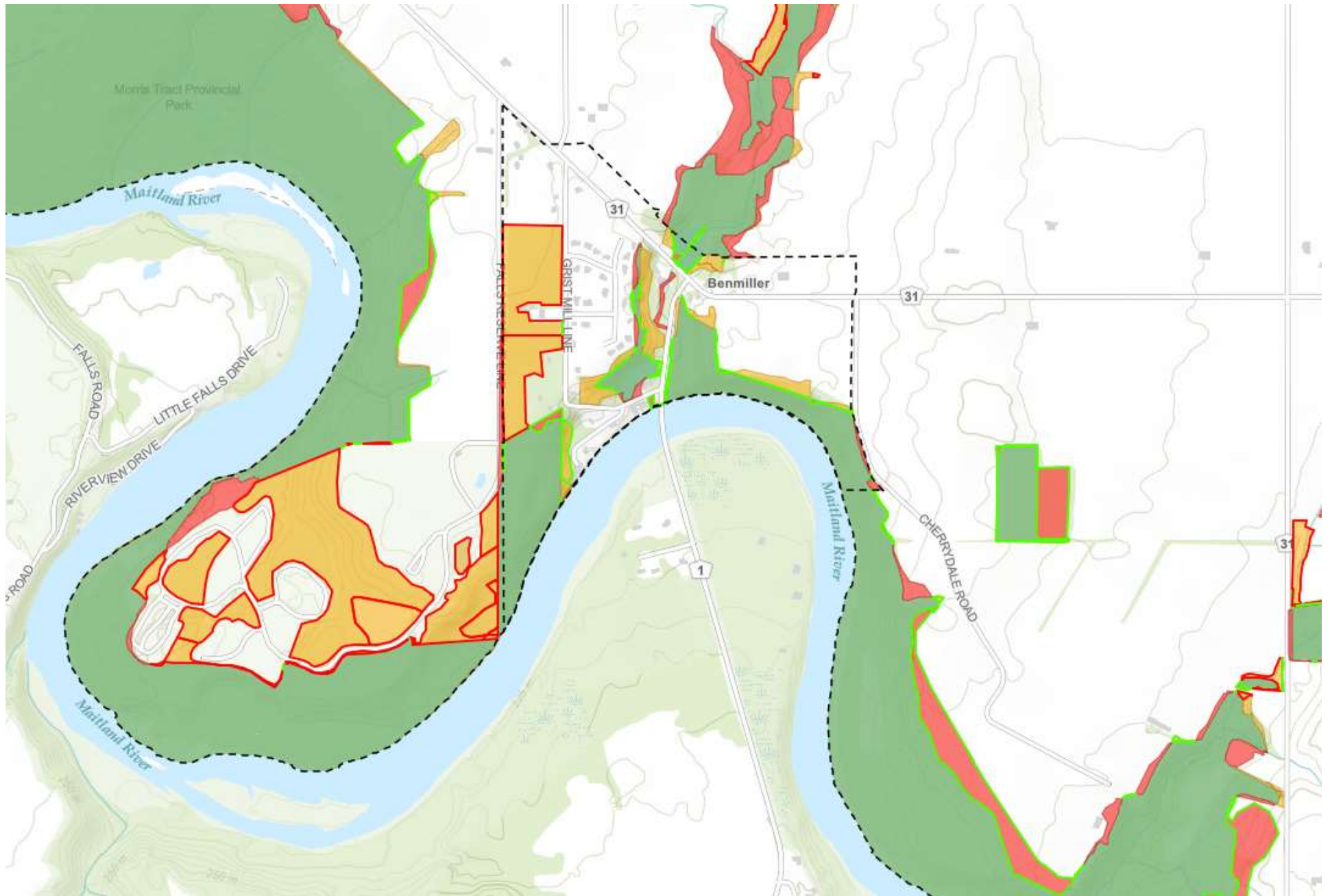
The Urban Settlement Areas include less changes overall.

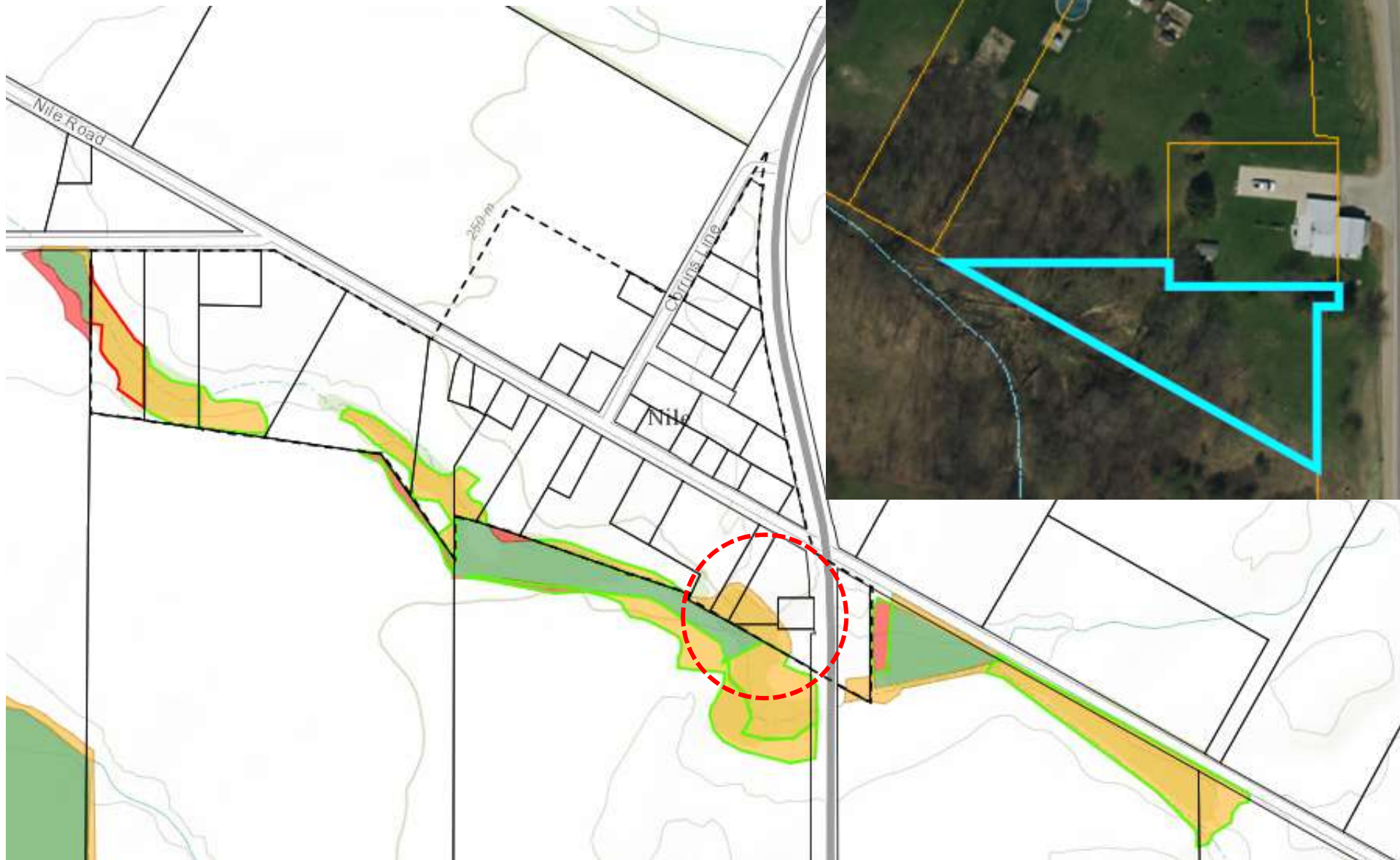
Clarity is needed for those lots impacted by flood hazards (particularly at the rivers' mouths).

Want to ensure development rights are not removed unintentionally.



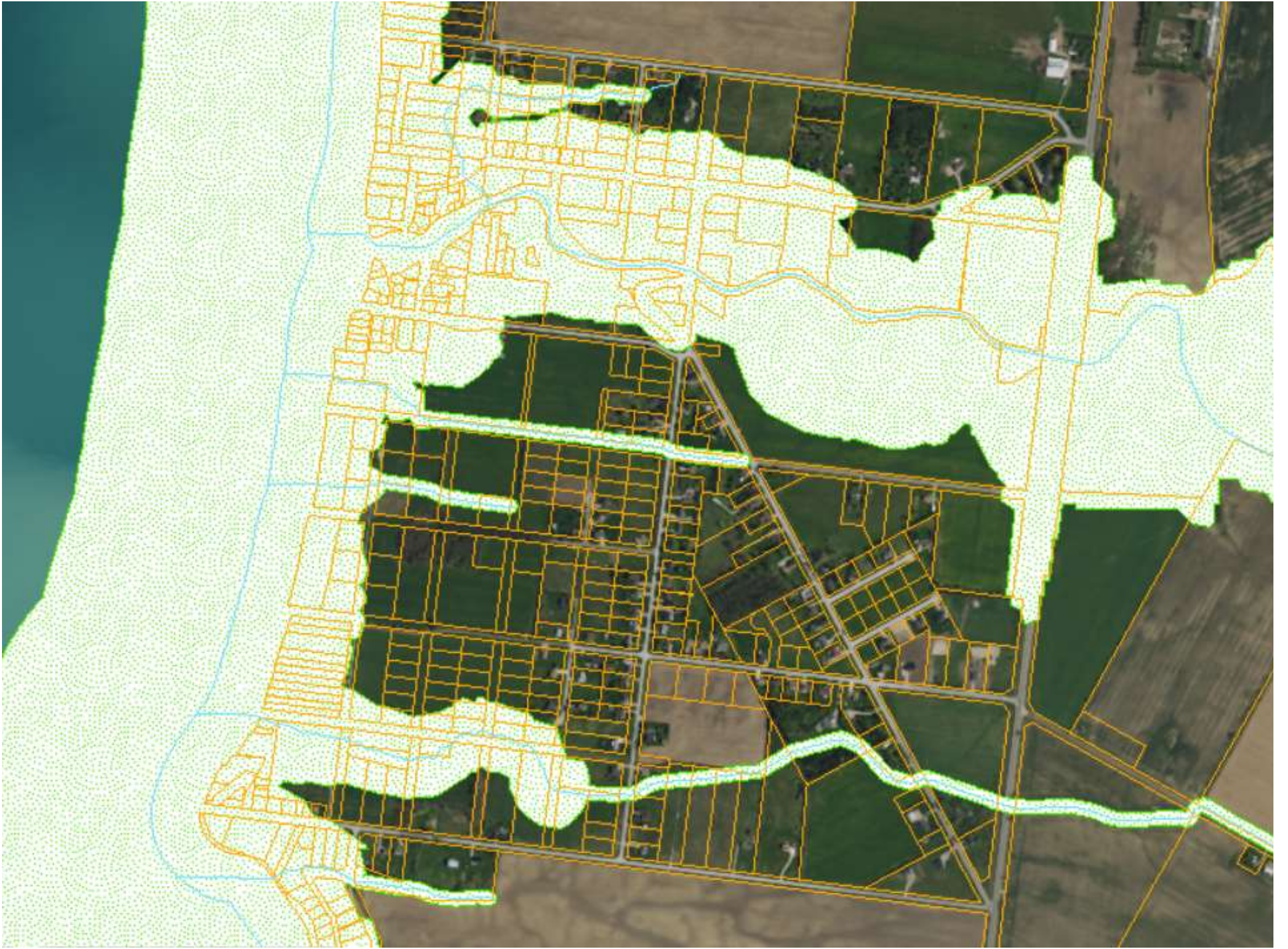


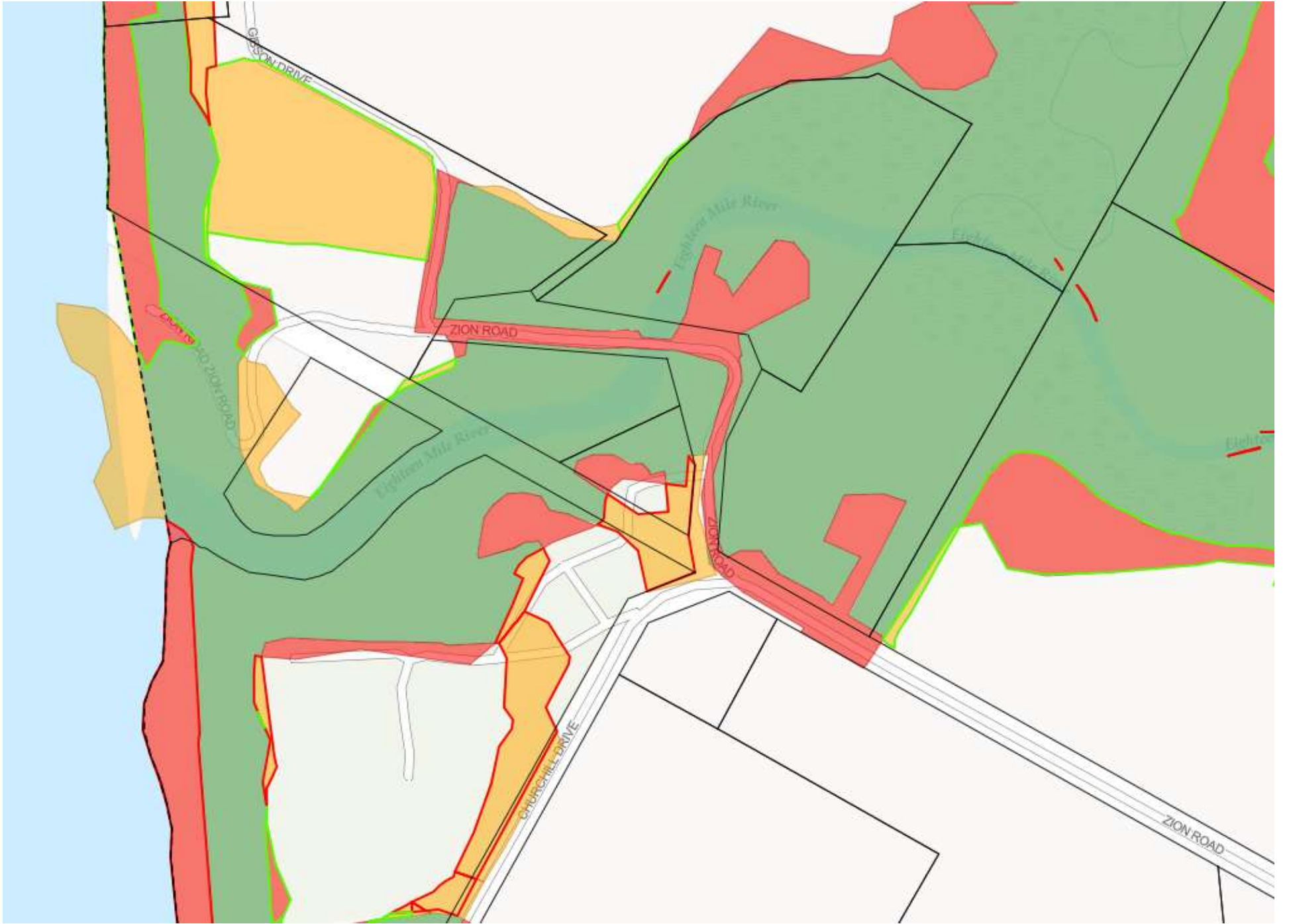


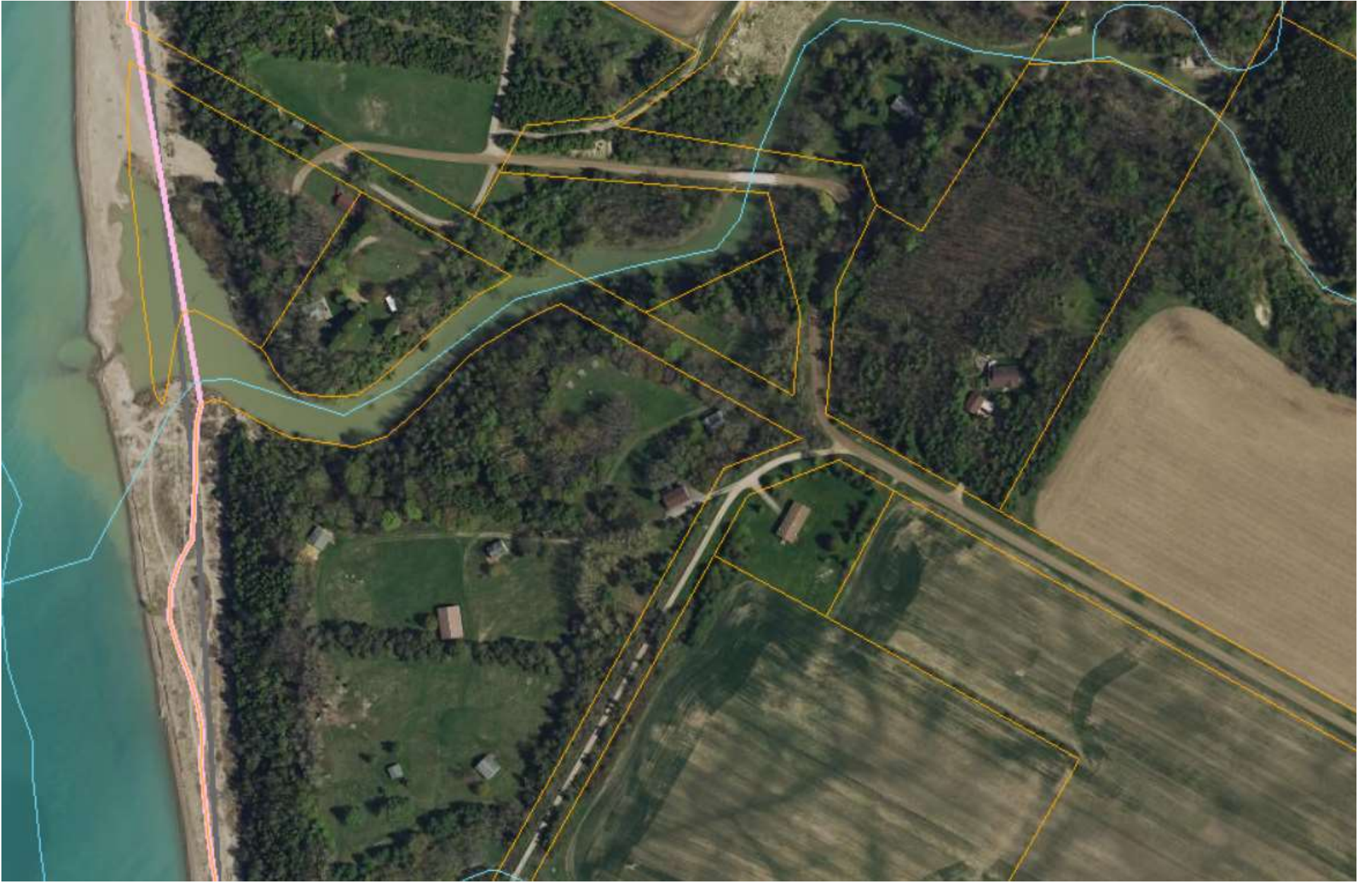


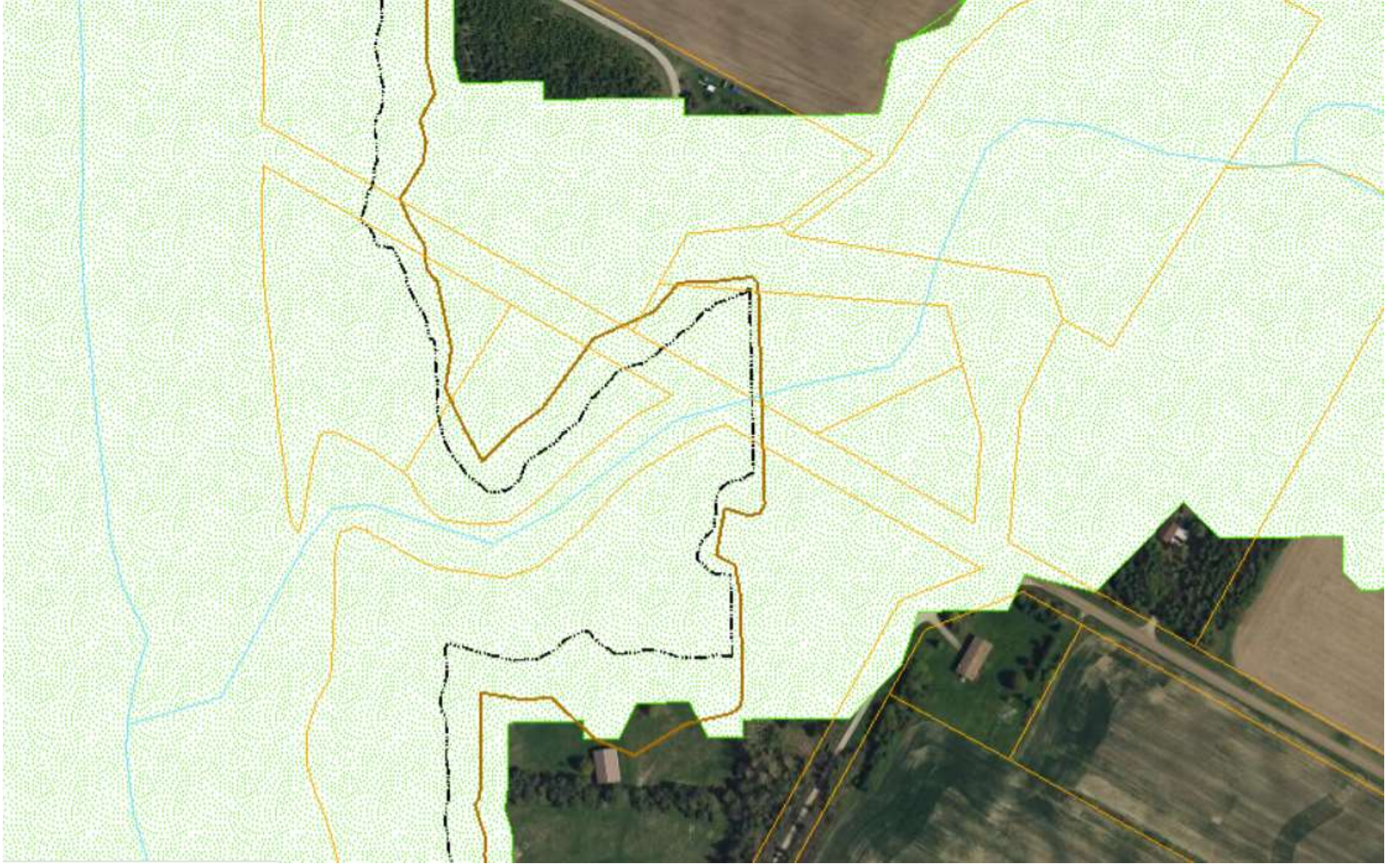






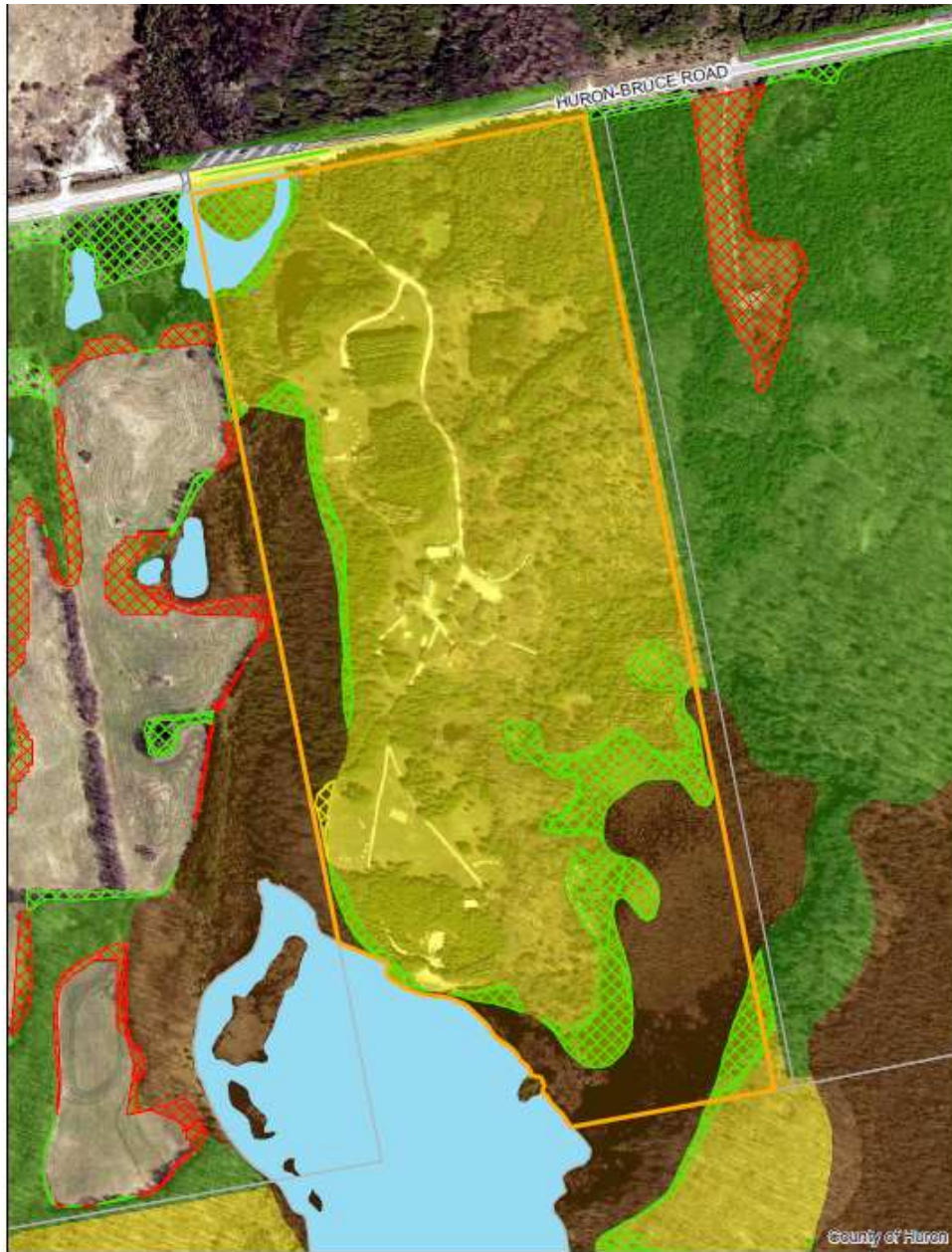








Proposed Approach: Natural Hazard overlay over Lakeshore Residential



- Property
- Parcels
- Waterpoly
- Watercourses
- Proposed Changes**
- Change to Agriculture
- Change to Natural Environment
- Proposed Extractive Resources - Secondary No Constraints
- Recreation
- Flood Plain
- Current Designation**
- Agriculture
- Natural Environment
- Wetland (to be renamed to "Natural Environment")
- Extractive Resources
- Settlement Areas
- Existing or Abandoned Landfills
- Recreation

Example of map sent to each landowner with existing designations and changes proposed.



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