



TOWNSHIP OF  
ASHFIELD - COLBORNE - WAWANOSH

## Council Minutes July 26, 2021

Township of Ashfield-Colborne-Wawanosh Council met in special session on the 26<sup>th</sup> day of July 2021 at 7:00 p.m. through Zoom, a Video Conferencing Platform.

This meeting was held electronically as per By-Law No. 37-2021, 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  
Bill Vanstone

Clerk  
Community Support Coordinator  
Planner

Florence Witherspoon  
Kaitlin Bos  
Celina Whaling-Rae

### OTHERS PRESENT:

The following list of public attendees as recorded on the electronic platform.

Melanie Horton, Katie, Justin Reyes, Mary Gregg, Donal, Sarah Mainguy, John G, JH Lyons, Christa Lehnen, Jean, Shirley Sturdy, Donna Crawford, Greg Presseault, Larry Dear, Wesley, Cameron Harper, Tc, Allen Ormerod, Rebecca Garrett, D Overboe, Joshua Verwey, Alexandra Gelis, Tania D, Peachey, Sally Vernon, Eileen Howay, FOBBLLR, Aric Brindley, Barbara, Elizabeth Ibrahim, Graham McEwan, Ruth Bartley, Doug Sherwood, Cheryl Talbot, Ed Van den Broeck, Anne Bondy, Susan, annsilversides, Pat Wilkin, Steward Steenstra, ntausky, K Smith, Kaelan Profit, Heidi Meades, Anita van Heetersum, Wendy Hoernig, K Young, Dot Tuer, 99397544883, Willi Laurie, Dulce Vanasse, Jim Whalen, Shawn Loughlin, Kevin Trimble, Madeline Roske, Natalie Hussey, Nancy Craig, Elizabeth Lumby, Maitland Conservation, Spider Campos, Jenn Burns, MarjPayne, Michael Gregg, Vladimir Putin, Brenda, Karl Hill, Mark Kernighan, Daryl Ball, Elizabeth Profit, Jeff, Ron Bearden, Stephen Garrett, Vickie Andrews, Amy, Ralph and Marlene, David Kilgour, Barbara Kane, Debbie, Britt Gregg-Wallace, Karen Lehnen, Kathleen Lush, Michelle, Jim De Ferrari, Mike, Dorota Nierzwicka, Derek Flake, Richard, James Roy, M, Gina McDonnell, Andrea Fisher, Helen Sherwood, Jean Kennedy, Jennifer Morris, Chelsey, Mary Ann Hogan, David Cann, Katie Frellove, Ricks, Pam, Richard Vernon, Zoom User.

### 1.0 **CALL TO ORDER**

This meeting has been called to hold the Public Meeting for a Zoning By-Law Amendment Application.

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

None disclosed.

### 3.0 **DELEGATIONS**

#### 3.1 Celina Whaling-Rae / County of Huron Planner

Zoning By-Law Amendment Application – File Z07-21 Lobo Sand & Gravel

Moved by Miltenburg  
Seconded by Fisher

ADJOURN  
COUNCIL  
MEETING

#1

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

Carried.

Moved by Vanstone  
Seconded by Snobelen

OPEN  
PUBLIC  
MEETING

#2

THAT Ashfield-Colborne-Wawanosh Township Council hereby opens the Planning Advisory Committee Public Meeting to consider the Zoning By-Law Amendment application made by 1142059 Ontario Ltd / Esher Planning Inc.

Carried.

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**

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### **Call to Order**

### **Declaration of Pecuniary Interests**

None declared.

### **Purpose**

The purpose of this Public Meeting is to consider changing the zoning on the property described as Con 2 ED PT Lots 14 and 15 and RP 22R6090 Part 1 RP 22R6857, Colborne (Little Lakes Road).

### **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 Esher Planning Inc. to the Township of Ashfield-Colborne-Wawanosh and considered complete on June 17, 2021.

Notice of the Public Meeting was mailed by the municipality to all property owners within 120 meters of the property on June 23, 2021, and notice was posted on the subject property.

### **Comments:**

1) Huron County Planner

Celina Whaling-Rae, County of Huron Planner reviewed the application with the Planning Advisory Committee.

2) Applicant and/or Agent

Melanie Horton of Esher Planning Inc. addressed the Planning Advisory Committee expressing support of the applications filed.

3) Others

Rebecca Garrett introduced the Friends of Balls Bridge Group who will be making several presentations.

Sarah Mainguy spoke to the independent environmental review prepared by North South Environmental that was conducted on behalf of the Friends of Balls Bridge Group.

Michael Gregg provided a critique the archeological study submitted by the applicant.

Daryl Ball spoke about the impact the proposed application would have on Ball's Bridge.

Elizabeth Profit spoke to the cultural heritage impact, tourist impact, and historical significance of Ball's Bridge in relation to the application.

Richard Vernon spoke to local property issues and by-laws and the impact would have to his property.

Jennifer Morris spoke to the recreational impact of the proposed application, to the local businesses and the community.

Rebecca Garrett spoke to indigenous rights, environmental concerns and historical significance of the area as a residential neighbor of the proposed application.

Gina McDonnell discussed the necessity of a Cumulative Impact Study for gravel extractive resources in ACW.

Nancy Craig expressed concerns with the application.

Kaelan Profit expressed concerns regarding the proposed application and the feasibility of rehabilitating the land to agriculture.

Wendy Hoernig spoke in strong opposition to the proposed application.

#### 4) Council's Questions and/or Comments.

Councillor Vanstone expressed interest in discussing the Cumulative Impact Study and that it be brought forward to a future meeting for consideration.

Deputy Mayor Watt requested the studies that accompanied the application for review.

**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 Ontario Land Tribunal (OLT) 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 evening.
- 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 Ontario Land Tribunal (OLT) 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 OLT.
- 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 ACW Council hold the Public Meeting for application Z07-21 under Section 34 and 51 of the Planning Act for the purpose of obtaining input from members of the public; and receive this report for information purposes. A future report containing policy review, written responses to public comments, and a recommendation will follow once comments are received and application submissions are finalized.

### **Recommendation of the Planning Advisory Committee**

It was agreed that a future report containing policy review, written responses to public comments, and a recommendation will follow once comments are received and application submissions are finalized.

### **Adjournment**

That there being no further business, the Public Meeting be hereby closed at 9:39 p.m.

Moved by Forster  
Seconded by Snobelen

CLOSE  
PUBLIC  
MEETING

#3

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

Carried.

Moved by Watt  
Seconded by Forster

RECONVENE  
COUNCIL  
MEETING

#4

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

Carried.

**4.0    ADJOURNMENT**

Moved by Vanstone  
Seconded by Fisher

ADJOURN

#5

THAT Ashfield-Colborne-Wawanosh Township Council does now adjourn  
to meet again on August 3<sup>rd</sup> at 9:00 a.m. or at the Call of the Mayor.

Carried.

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Mayor, Glen McNeil

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Clerk, Florence Witherspoon