



Council Agenda September 7, 2021

Township of Ashfield-Colborne-Wawanosh Council will meet in regular session on the 7th day of September 2021, at 9:00 a.m. through Zoom, an online video conferencing platform.

This meeting will be held electronically as per By-Law 37-2021, 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 – August 10, 2021

Moved by
Seconded by

ADOPT
COUNCIL
MINUTES

THAT Ashfield-Colborne-Wawanosh Township Council hereby adopts the August 10, 2021 Council Meeting Minutes as written.

3.2 Council Meeting Minutes – August 11, 2021

Moved by
Seconded by

ADOPT
COUNCIL
MINUTES

THAT Ashfield-Colborne-Wawanosh Township Council hereby adopts the August 11, 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

Minor Variance Application File ACW MV05-21 – Jacob & Menno Stutzman

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 Jacob & Menno Stutzman.

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 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 MV05-
21
STUTZMAN

THAT Ashfield-Colborne-Wawanosh Committee of Adjustment hereby agrees to approve the Minor Variance Application ACW MV05-21 for Jacob & Menno Stutzman 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.

5.2 9:15 a.m. – Celina Whaling-Rae / County of Huron Planner

Holding Symbol Removal for Ben Van Egmond - File H02-21 Van Egmond

We have provided Council with a copy of the report prepared by County of Huron Planner Celina Whaling-Rae regarding the proposed removal of the Holding Symbol for the property owned by Ben Van Egmond. We have also provided Council with a copy of the By-Law to remove the holding symbol. Ms. Whaling-Rae will review the report with Council.

STAFF COMMENTS: That Council adopts the by-law for the removal of the Holding Symbol in Section 14.

5.3 9:30 a.m. – Celina Whaling-Rae / County of Huron Planner - Consent Application

Brigitte Bar – Consent File C75-2021 Bar

We have provided Council with a copy of the report prepared by Celina Whaling-Rae regarding the application for consent received from Brigitte Bar. Ms. Whaling-Rae will review the application with Council.

STAFF COMMENTS: We seek your direction.

5.4 9:45 a.m. – Mark Coulthard – Official Plan / Site Specific Amendment Request

We have provided Council with a copy of correspondence regarding a request to have the Official Plan designation changed on a specific property, utilizing the Official Plan Review process.

STAFF COMMENTS: Site specific changes that are requested by individuals should go through the prescribed public process. The Official Plan Review is undertaken to consider changes that are needed in the interest of the broader municipality. Staff recommends that an application be submitted by Mr. Coulthard prior to any consideration of Council.

5.5 10:00 a.m. – Jeremiah and Noah Sommer / Sommer Brothers Construction
Socially Responsible Housing Proposal in Dungannon

We have provided Council with a copy of the proposal submitted by Sommer Brothers Construction related to a development for municipally owned property in Dungannon. We have also provided Council with a copy of a report prepared by Clerk Florence Witherspoon with respect to the proposal.

STAFF COMMENTS: If Council support the proposal, the following resolution should be adopted.

Moved by
Seconded by

DECLARE
LANDS
SURPLUS TO
THE NEEDS
OF ACW

THAT the Council of the Township of Ashfield-Colborne-Wawanosh declares PLAN 230 LOTS 164, 165 AND 168 WAWANOSH, to be surplus to the municipality's needs;

AND FURTHER THAT Council intends to dispose of the subject property in accordance with By-law 43-2019;

AND FURTHER THAT Council directs staff to proceed with the process to create two parcels in each of the Blocks B and C as show in this report.

6.0 ACCOUNTS

No items scheduled.

7.0 DEPARTMENT / COMMITTEE REPORTS

7.1 Water Department

7.1.1 Water Operations & Maintenance Report – July 2021

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

STAFF COMMENTS: For your information purposes.

7.1.2 Green Stream / Investing in Canada Infrastructure Program (ICIP) Second Intake

Dungannon Second Well Application – Not Required

We have provided Council with a copy of the report prepared by CAO Mark Becker in this regard. Mr. Becker will be available this morning.

STAFF COMMENTS: For your information purposes.

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 will be available this morning.

STAFF COMMENTS: For your information purposes.

7.2.2 Parkbridge Lifestyle Communities Inc. – Site Plan Amendment

We have provided Council with a copy of the report prepared by Chief Building Official Brett Pollock, along with a copy of the proposed Site Plan Amendment and Authorizing By-Law. Mr. Pollock will be available this morning.

STAFF COMMENTS: That Council authorize the Site Plan Amendment by by-law in Section 14.

7.2.3 Development Charges

We have provided Council with a copy of the report prepared by Chief Building Official Brett Pollock in this regard. Mr. Pollock will be available this morning.

STAFF COMMENTS: We seek your direction.

7.2.4 Zoning By-Law Housekeeping

We have provided Council with a copy of the report prepared by Celina Whaling-Rae, County of Huron Planner in this regard. Ms. Whaling-Rae will be available this morning.

STAFF COMMENTS: We seek your direction.

7.3 **Cemetery Department**

No items scheduled.

7.4 **Drainage Department**

No items scheduled.

7.5 **Administration Department**

7.5.1 OLT (Ontario Land Tribunal) Appeal – Dissolution of Ward System – Update

We have provided Council with a copy of the notice of the upcoming Tribunal Hearing scheduled to begin on September 29th, which they have set aside three days for this matter.

STAFF COMMENTS: For your information purposes.

7.5.2 Noise By-Law – Update

We have provided Council with a copy of the report prepared by Clerk Florence Witherspoon as well as the amending by-law with respect to the Noise By-Law. Ms. Witherspoon will be available this morning.

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

7.5.3 North Perth-Huron Family Health Team Representative

We have provided Council with a copy of the letter received from the North Perth-Huron Family Health Team. At our last meeting Council agreed to have the Huron-Kinloss representative start the two year rotation, however since then North Huron and Morris-Turnberry have put names in as well. Which municipalities nomination would Council like to start the two year rotation with?

STAFF COMMENTS: We seek your direction.

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 Thomas McCarthy. Mr. McCarthy will be available this morning.

STAFF COMMENTS: For your information purposes.

7.6.2 Equipment Operator / Labourer Appointment By-Law – Justin Davidson

As a follow-up from the last meeting of August 10th, the CAO and the Public Works Superintendent reviewed the applications received externally, contacted those chosen for interviews, performed the interviews, and proceeded to offer the position to the successful applicant. We are pleased to report that Justin Davidson was offered and accepted the position as Equipment Operator / Labourer. We have provided Council with a copy of the by-law appointing him to the position

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

7.6.3 Van Rooy Purchase/Sale Agreement – Birch Beach Road

As a follow-up from the “In-Camera Session” of February 2nd, we have provided Council with a copy of the agreement of purchase/sale for the lands required for the bridge replacement on Birch Beach Road and a copy of the authorizing by-law.

STAFF COMMENTS: That Council authorize the purchase/sale by by-law in Section 14.

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

No items scheduled.

10.0 CORRESPONDENCE / FOR INFORMATION PURPOSES

10.1 AMO Policy Update – National Day for Truth and Reconciliation

10.2 Petrie Park Minutes – Part of Port Albert & District Recreational Society Minutes

11.0 CORRESPONDENCE / ON COUNCIL TABLE

No items scheduled.

12.0 UNFINISHED BUSINESS

12.1 Port Albert Servicing Master Plan Project – Public Meeting

Monday, September 27, 2021 at 7:00 p.m. via Zoom.

STAFF COMMENTS: Reminder only.

13.0 IN-CAMERA / CLOSED SESSION

No items scheduled.

14.0 BY-LAWS

14.1 Equipment Operator/Labourer (Justin Davidson) Appointment By-Law

Moved by
Seconded by

EQUIPMENT
OPERATOR/
LABOURER
APPT BY-
LAW

THAT leave be given to introduce By-Law 58-2021 being a by-law to appoint the position of Equipment Operator / Labourer to Justin Davidson, and that it now be read severally a first, second, and third time, and finally passed this 7th day of September 2021.

14.2 Noise By-Law Amendment

Moved by
Seconded by

NOISE
AMENDMEN
T BY-LAW

THAT leave be given to introduce By-Law 59-2021 being a by-law to amend By-Law 7-2021 being a by-law to provide for the Regulation and Prohibition of Noise and Sound for the Township of Ashfield-Colborne-Wawanosh, and that it now be read severally a first, second, and third time, and finally passed this 7th day of September 2021.

14.3 Van Rooy Purchase / Sale Agreement By-Law

Moved by
Seconded by

VAN ROOY
PURCHASE /
SALE
AGREEMEN
T

THAT leave be given to introduce By-Law 60-2021 being a by-law to authorize the transfer of certain lands in the Township of Ashfield-Colborne-Wawanosh from the Estate of John Van Rooy and that it now be read severally a first, second, and third time, and finally passed this 7th day of September 2021.

14.4 Ben Van Egmond Holding Symbol Lifting By-Law

Moved by
Seconded by

VAN
EGMOND
HOLDING
SYMBOL
REMOVAL

THAT leave be given to introduce By-Law 61-2021 being a by-law to amend Zoning By-law 32-2008, as amended for the Township of Ashfield-Colborne-Wawanosh, and that it now be read severally a first, second, and third time, and finally passed this 7th day of September 2021.

14.5 Parkbridge Lifestyle Communities Inc. – Site Plan Amendment

Moved by
Seconded by

PARKBRIDGE
SITE PLAN
AMENDMENT

THAT leave be given to introduce By-Law 62-2021 being a by-law authorize the execution of an Amending Site Plan Control Agreement between the Corporation of the Township of Ashfield-Colborne-Wawanosh and Parkbridge Lifestyle Communities Inc., and that it now be read severally a first, second, and third time, and finally passed this 7th day of September 2021.

14.6 Confirmation By-Law

Moved by
Seconded by

CONFIRMATION
BY-LAW

THAT leave be given to introduce By-Law 63-2021 being a by-law to confirm the proceedings of the Township of Ashfield-Colborne-Wawanosh meeting held on September 7, 2021, and that it now be read severally a first, second, and third time, and finally passed this 7th day of September 2021.

15.0 ADJOURNMENT

Moved by
Seconded by

ADJOURN

THAT Ashfield-Colborne-Wawanosh Township Council does now adjourn to meet again on September 21, 2021 at 9:00 a.m. or at the Call of the Mayor.



Council Minutes
August 10, 2021

Township of Ashfield-Colborne-Wawanosh Council met in regular session on the 10th day of August 2021, at 9:00 a.m. through Zoom, an online video conferencing platform.

This meeting was held electronically as per By-Law 37-2021, Section 3.10 which allows for Electronic Participation of Council Meetings.

The following individuals were participants during the Council Meeting:

- | | |
|--------------|---------------------|
| Mayor | Glen McNeil |
| Deputy Mayor | Roger Watt |
| Councillors | Gloria Fisher |
| | Wayne Forster |
| | Jennifer Miltenburg |
| | Anita Snobelen |
| | Bill Vanstone |

Staff Present

- | | |
|--|----------------------|
| CAO/Deputy-Clerk | Mark Becker |
| Community Support & Project Co-ordinator | Kaitlin Bos |
| Public Works Superintendent | Thomas McCarthy |
| Treasurer | Ellen McManus |
| Chief Building Official | Brett Pollock |
| Clerk | Florence Witherspoon |
| County of Huron Planner | Celina Whaling-Rae |

OTHERS PRESENT VIA ZOOM (Viewing and Observing Only): Lakeside Shelving & Racking, Ken Brindley, Christine Mitchell, Darryl Mitchell, Evan Hickey, Dan Kerr, Gina McDonnell, Joy Lindsay, Karen Hutchison, Barry Hutchinson, Kimberly Prior, Montgomery Prior, Patti, Susanne Cutting, and Charlene Schramm.

Deputy-Mayor Roger Watt left the meeting at 9:30 a.m. due to a prior commitment.

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 – July 13, 2021

Moved by Miltenburg
Seconded by Forster

ADOPT
COUNCIL
MINUTES

#1

THAT Ashfield-Colborne-Wawanosh Township Council hereby adopts the July 13, 2021 Council Meeting Minutes as written.

Carried.

3.2 Council Meeting Minutes – July 26, 2021

Moved by Snobelen
Seconded by Fisher

ADOPT COUNCIL MINUTES #2 THAT Ashfield-Colborne-Wawanosh Township Council hereby adopts the July 26, 2021 Council Meeting Minutes as written. Carried.

3.3 Council Meeting Minutes – August 3, 2021

Moved by Watt
Seconded by Vanstone

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

4.0 OPEN FORUM (items pertaining to the agenda)

None.

5.0 DELEGATIONS

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

Zoning By-Law Amendment Application – File Z09-21 / Kimberly & Montgomery Prior

Moved by Forster
Seconded by Watt

ADJOURN COUNCIL MEETING #4 THAT Ashfield-Colborne-Wawanosh Township Council hereby adjourns their Council Meeting. Carried.

Moved by Watt
Seconded by Miltenburg

OPEN PUBLIC MEETING #5 THAT Ashfield-Colborne-Wawanosh Township Council hereby opens the Planning Advisory Committee Public Meeting to consider the Zoning By-Law Amendment application made by Kimberly & Montgomery Prior. 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 reviewed the application with the Planning Advisory Committee.

TOWNSHIP OF ASHFIELD-COLBORNE-WAWANOSH PLANNING ADVISORY COMMITTEE MEETING

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 Plan 574 Part Block G, Colborne, (82733 Hunter’s 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 Kimberly & Montgomery Prior to the Township of Ashfield-Colborne-Wawanosh and considered complete on July 12, 2021.

Notice of the Public Meeting was mailed by the municipality to all property owners within 120 meters of the property on July 21, 2021, and notice was posted on the subject property.

Comments:

1) Huron County Planner

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

2) Applicant and/or Agent

Kimberly Prior addressed the Planning Advisory Committee with respect to the height for clarification.

Montgomery Prior addressed the Planning Advisory Committee with respect to clarification on the use and support of their application.

3) Others

Ken Brindley addressed the Planning Advisory Committee with respect to the size of the house, shed size, 100 year erosion line, square footage, erosion issues, drainage issues, and survey of the property.

4) Council's Questions and/or Comments.

Councillor Anita Snobelen asked for clarification on drawings as well as a survey.

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 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 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 Z09-21 under Section 34 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 and a recommendation will follow once determined whether neighbour objections can be resolved.

Recommendation of the Planning Advisory Committee

The Planning Advisory agreed to defer the application as recommended by the County Planner.

Adjournment

That there being no further business, the Public Meeting be hereby closed at 9:23 a.m.

		Moved by	Forster	
		Seconded by	Miltenburg	
CLOSE PUBLIC MEETING	#6	THAT Ashfield-Colborne-Wawanosh Township Council hereby closes the Planning Advisory Committee Public Meeting.		
				Carried.

		Moved by	Vanstone	
		Seconded by	Watt	
RECONVENE COUNCIL MEETING	#7	THAT Ashfield-Colborne-Wawanosh Township Council hereby reconvenes their Council Meeting.		
				Carried.

6.0 ACCOUNTS

6.1 Payment of Current Accounts

		Moved by	Snobelen	
		Seconded by	Watt	
APPROVE ACCOUNTS	#8	THAT Ashfield-Colborne-Wawanosh Township Council hereby authorizes the payment of the August 2021 accounts as presented.		
				Carried.
				~

6.2 Payment of Previous Month Actual Accounts

		Moved by	Miltenburg	
		Seconded by	Forster	
APPROVE ACTUAL PAYMENTS	#9	THAT Ashfield-Colborne-Wawanosh Township Council hereby approves the payment of the July 2021 accounts in the amount of \$ 557,434.52.		
				Carried.
				~

6.3 Summary Revenue/Expenditure Reports

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

		Moved by	Miltenburg	
		Seconded by	Forster	
REVENUE EXPEND-ITURE REPORT	#10	THAT Ashfield-Colborne-Wawanosh Township Council adopts the summary revenue/expenditure reports of the Treasurer as written.		
				Carried.

Deputy-Mayor Roger Watt left the meeting due to his prior commitment.

7.0 DEPARTMENT / COMMITTEE REPORTS

7.1 Water Department

7.1.1 Water Operations & Maintenance Report – June 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 June 2021.

STAFF COMMENTS: For your information purposes.

ACTION: Noted and filed.

7.1.2 South Lucknow Distribution System Inspection Report

We have provided Council with a copy of the South Lucknow Distribution System Inspection Report from the Ministry of the Environment.

STAFF COMMENTS: For your information purposes.

ACTION: Noted and filed.

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.

7.2.2 Port Albert Servicing Master Plan Project – Update

As a follow-up from our meeting held with B.M. Ross & Associates Ltd. on August 3, 2021, we would like to arrange for a public meeting in September to present the Port Albert Servicing Master Plan to the affected property owners via Zoom. What date and time would Council like to have the Public Meeting?

STAFF COMMENTS: We seek your direction.

ACTION: Council agreed to set a public meeting date of September 27, 2021, at 7:00 p.m.

7.3 Cemetery Department

No items scheduled.

7.4 Drainage Department

No items scheduled.

7.5 Administration Department

7.5.1 Flag Lowering Policy

As a follow-up from the last meeting, we have provided Council with a copy of the by-law authorizing the attached Flag Lowering Policy.

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

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

7.5.2 Green Stream / Investing in Canada Infrastructure Program (ICIP) Second Intake

We have provided Council with a copy of the notice as well as the report prepared by Treasurer Ellen McManus. Ms. McManus was available this morning.

STAFF COMMENTS: We seek your direction.

ACTION: Council agreed to have staff submit an application for a second well in Dungannon if the Ministry of the Environment make this as a requirement.

7.5.3 Planning Fees Review

We have provided Council with a copy of the report prepared by Sandra Weber, Director of Huron County Planning, with respect to the proposed Planning Fees for the next 5 years. If Council are supportive of the proposed fees, staff will advise the County of Huron.

STAFF COMMENTS: We seek your direction.

ACTION: Council agreed to support the fees as proposed.

7.5.4 Investing in Canada Infrastructure Program (ICIP) – Agreement

We have provided Council with a copy of the agreement for the above noted grant, along with a copy of the authorizing by-law. This grant is for the “Upgrades and Renovations of the Public Works Sheds”.

STAFF COMMENTS: That Council authorize the signing of the agreement by by-law in Section 14.

ACTION: Council agreed to authorize the signing of the agreement by by-law in Section 14.

7.5.5 North Perth-Huron Family Health Team Representative

We have provided Council with a copy of the report prepared by CAO Mark Becker in this regard. Mr. Becker was available this morning.

STAFF COMMENTS: We seek your direction.

ACTION: Council agreed with the staff recommendations of creating a rotation every 2 years starting with Huron-Kinloss. Staff will reach out to the Family Health Team.

7.5.6 Cumulative Impact Study

At the July 26th Special Council Meeting, Councillor Vanstone requested that the topic of a Cumulative Impact Study for aggregate resources be discussed at a future Council meeting. We have provided to Council the presentation made by Gina McDonnell as reference as well as past staff reports provided to Council on the same topic in November 2019, and two reports in October 2018.

STAFF COMMENTS: None.

ACTION: Council agreed to defer this topic with the understanding that the matter will be considered in the Official Plan Review process which is presently underway.

7.5.7 Benmiller Community Hall – Cleaning of Outside of Building

We have provided an email from the Chair Gina McDonnell, Benmiller Community Hall, with respect to the cleaning of the outside of the building.

STAFF COMMENTS: We seek your direction.

ACTION: Council agreed to proceed with the quote of Extreme Pure Clean for commercial cleaning of the outside of the building in the amount of \$949.20 taxes included.

7.5.8 Benmiller Community Hall – Dishwasher

We have provided an email from the Chair Gina McDonnell, Benmiller Community Hall, with respect to purchasing an industrial dishwasher. As Council may recall The Charles H. Ivey Foundation have kindly granted and committed \$ 20,000 to the Benmiller Community Hall in the name of Peter Ivey, which was used to purchase the central air conditioner unit as well as an industrial dishwasher.

STAFF COMMENTS: We seek your direction.

ACTION: Council agreed to adopt the following resolution.

Moved by Fisher
Seconded by Vanstone

INDUSTRIAL #11
DISHWASHER
BENMILLER
HALL

THAT Ashfield-Colborne-Wawanosh Township Council agrees to accept the quotation received from Russell-Hendrix Foodservice Equipment for a Nexus Undercounter Dishwasher in the amount of \$6,915.78 including taxes, with the funds coming from the Charles H. Ivey Foundation in the name of Peter Ivey.

Carried.

7.5.9 Gas Tax Funding

The federal Gas Tax Fund has been renamed and is now formally known as the Canada Community-Building Fund. A 2021 top-up to the fund was announced in Bill C-25/Bill C-30. The Township of Ashfield-Colborne-Wawanosh will receive \$165,309.61 in top-up funding. This is in addition to the \$171,959.56 that was received earlier this year for 2021's scheduled allocation. The additional funding will be incorporated into the 2022 Budget for consideration.

STAFF COMMENTS: For your information purposes.

ACTION: Noted and filed.

7.5.10 LPAT Appeal – Dissolution of Ward System

Please refer to the "In-Camera Session" (matters of litigation, including matters before a tribunal)

7.5.11 Animal Control Officer / Robert Trick – Compensation

Please refer to the "In-Camera Session" (labour relations or employee negotiations)

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 Thomas McCarthy. Mr. McCarthy was available this morning.

STAFF COMMENTS: For your information purposes.

ACTION: Noted and filed.

7.6.2 Lead Hand Position Appointment By-Law – Larry Brindley

As a follow-up from the In-Camera Session on June 15th, the CAO and the Public Works Superintendent reviewed the applications received internally, contacted those chosen for interviews, performed the interviews, and proceeded to offer the position to the successful applicant. We are pleased to report that Larry Brindley was offered and accepted the promotion to the position as Lead Hand. We have provided Council with a copy of the by-law appointing him to the Lead Hand position. Staff has called for applications externally to fill the vacancy that Larry had as Equipment Operator / Labourer.

STAFF COMMENTS: Congratulations Larry! That Council adopts the appointment by-law in Section 14.

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

7.7 Environmental Services

No items scheduled.

7.8 Committee Reports

Councillor Jennifer Miltenburg reported on the Dungannon Community Alliance.

Mayor Glen McNeil reported on the Colborne Cemetery Service.

Councillor Anita Snobelen reported on the Community Safety and Wellbeing Committee.

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**12.1 Official Plan - Open House / Public Meeting**

Wednesday, August 11, 2021 at 6:00 p.m. via Zoom.

STAFF COMMENTS: Reminder only.

ACTION: Noted.

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 Forster
Seconded by Snobelen

MOVE TO #12
IN-CAMERA

THAT Ashfield-Colborne-Wawanosh Township Council move into an "In-Camera" session, with the CAO/Deputy-Clerk and Clerk remaining in attendance at 10:49 a.m. for the purpose of discussing:

- 1) Matters of litigation, including matters before a tribunal.
- 2) Labour relations or employee negotiations.

Carried.

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13.1 RETURN TO OPEN SESSION

Moved by Forster
Seconded by Vanstone

RISE FROM #13
IN-CAMERA

THAT Ashfield-Colborne-Wawanosh Township Council rise from an "In-Camera" session at 11:20 a.m.

Carried.

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13.2 BUSINESS ARISING FROM IN-CAMERA / CLOSED SESSION

Nothing to report.

14.0 BY-LAWS**14.1 Flag Lowering Policy By-Law**

Moved by Forster
Seconded by Vanstone

FLAG #14
LOWERING
POLICY BY-
LAW

THAT leave be given to introduce By-Law 53-2021 being a by-law to adopt a Flag Lowering Policy for the Township of Ashfield-Colborne-Wawanosh, and that it now be read severally a first, second, and third time, and finally passed this 10th day of August 2021.

Carried.

~

14.2 Lead Hand (Larry Brindley) Appointment By-Law

Moved by Miltenburg
Seconded by Forster

LEAD HAND #15
APPT BY-
LAW

THAT leave be given to introduce By-Law 54-2021 being a by-law to appoint the position of Lead Hand to Larry Brindley, and that it now be read severally a first, second, and third time, and finally passed this 10th day of August 2021.

Carried.

~

14.3 ICIP Grant Agreement Authorizing By-Law

Moved by Fisher
Seconded by Forster

ICIP GRANT #16
AGREEMEN
T BY-LAW

THAT leave be given to introduce By-Law 55-2021 being a by-law to authorize the agreement between Her Majesty the Queen in right of Ontario, as represented by the Minister of Infrastructure and the Township of Ashfield-Colborne-Wawanosh, and that it now be read severally a first, second, and third time, and finally passed this 10th day of August 2021.

Carried.

14.4 Prior Zoning By-Law Amendment

Deferred.

14.5 Confirmation By-Law

Moved by Miltenburg
Seconded by Snobelen

CONFIRMAT #17
ION BY-LAW

THAT leave be given to introduce By-Law 56-2021 being a by-law to confirm the proceedings of the Township of Ashfield-Colborne-Wawanosh meeting held on August 10, 2021, and that it now be read severally a first, second, and third time, and finally passed this 10th day of August 2021.

Carried.

~

15.0 ADJOURNMENT

Moved by Forster
Seconded by Snobelen

ADJOURN #18

THAT Ashfield-Colborne-Wawanosh Township Council does now adjourn to meet again on August 11, 2021 at 6:00 p.m. or at the Call of the Mayor.

Carried.

~

Mayor, Glen McNeil

CAO/Deputy-Clerk, Mark Becker



Council Minutes
August 11, 2021

Township of Ashfield-Colborne-Wawanosh Council met in special session on the 11th day of August 2021 at 6:00 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 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
 Community Support & Project Co-ordinator
 Chief Building Official
 Planner
 Planner
- Mark Becker
 Kaitlin Bos
 Brett Pollock
 Celina Whaling-Rae
 Denise Van Amersfoort

OTHERS PRESENT:

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

Halina Zaleski, Nicolette Van Oyen, Jess Clulow, Patricia Stephenson-Cino, Paul Nelson, Rene Chauvin, Ron Hodges, Sandy Nay, Joel Luis, Dot Ditner, Michael, Gina McDonnell, Patricia Wilkins, Ken Logtenberg, Luke Rogers, Bob Brickman, Una Whitely, Patricia Martin, Ulrike Prehn, NW, Tim Martin, Evan Hickey, Anna and Eric Courtney, Bruce Silib, Chair Foley, Aiden Hogervorst, Heidi, BB, Joe Whitely, Rob Corkum, Coreen Dosrochers, Mark Kernighan, Lloyd Tigert, Bonnie Kuik, Lori Stephens, Logtenburg, Patricia Fairbairn, Mike Niglas, Jenny Hogervorst, Shaye Rogers, Ovi, Mark Courthart, Rebecca Garrett, Brad Voisin, Ryan Riehl, Leslie Krystolovich, Giselle Lutfallah, Susan Hayes, Martin Scott, Gregory Cudmore, Barbara Desjardins, Allan McWhinney, Peter and Sue Terpstra, Peggy Sheppard, Carol Weibe, Troy Laing, Dave Consitt, Lorelee Schneider, Sandy Nay, Jo-Anne Homan, Bonny, Rebecca Kalbfleisch, Jonathan Pentland, Jennifer Morris, Sue Orr, Darolyn Gilmore, Perry Van Osch, David Laing, Michael Ebert, Tom Goebel, Wendy Fisher, Tony Tambre, Sylke Hickey, S R, Mark and Amanda, Ernest Dow, 519-537-7937.

1.0 CALL TO ORDER

This meeting has been called to host an Open House, as required under the Planning Act, to discuss any revisions that are proposed for the ACW Official Plan.

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.

3.0 PUBLIC MEETING

ACW Council initiated a review of the municipality’s Official Plan back in early spring. A Public Meeting was held in March to gather input from the public on what changes are perceived to be needed to the existing Official Plan. This review is taking into

consideration provincial legislation, as well as comments from Council, the public, and partner agencies.

This Public Open House is being held to further gather public input on ideas that have been collected.

Notice of this Public Open House Meeting was given on Wednesday, July 21, 2021 on the municipality's website as well as posted in the local papers. A flyer was also mailed to all affected property owners within the municipality, advising of the Open House. This notice gave details on where to access the existing Official Plan, the ideas proposed and information on how to participate in the Open House.

To clarify, this meeting will not be considering the mapping changes proposed. This will happen later in the process. The Open House for the Official Plan Five Year Review is being held as a statutory requirement of the Planning Act.

At the conclusion of the meeting, staff will review the comments presented and further amend the proposed revisions to the Official Plan which will be brought to a future Council meeting for consideration. Once confirmed a Public Meeting will be hosted to consider the Official Plan and adoption.

3.1 Celina Whaling-Rae / Planner, County of Huron

We have provided a copy of the following documents:

- A. Power Point presentation prepared by the Planner of the Official Plan Review.
- B. Draft Official Plan that was posted for the public to review.
- C. Copies of the written submissions received to date.

Ms. Whaling-Rae made her presentation to the Public and Council.

1) Public Comments were made by the following:

Gina McDonnell spoke to the positive work staff has done to facilitate the changes to the Official Plan. Later in the meeting, Gina spoke to the setbacks from aggregate resources, comparing ACW to other municipalities in the County.

Halina Zaleski spoke to Climate Change and the population increase vs. wanting to make ACW home. With respect to Extractive Resources, Ms. Zaleski requested the removal of petroleum as a permitted use. Lakeshore as a vulnerable resource.

Nicolette van Oyen with MHCB Planning representing clients 82001 Bluewater Highway, generally opposed to the Natural Environment designation proposed to the property.

Joel Luis requested who to speak to regarding the changes on his family's property.

Rene Chauvin spoke to his property on Mary Ann Street in St. Helen's and concerned with uncertainty with the designation proposed on his property.

Patti Wilkins spoke to concerns regarding traffic intersecting at points along Highway 21. Ms. Wilkins further spoke to who has jurisdiction over natural environment features of lands. She also inquired about the number of employees permitted in home industry. Patti also asked about emissions testing.

Michael spoke to natural environments and farmlands and expressed concerns about a neighbouring property working the land close to the gully and ravine. He stated that areas designated natural environment should not be farmed. He further spoke to the protection of forests from extractive resources. Later in the meeting Michael spoke to Port Albert and questioned why more land was being designated as residential.

Ron Hodges spoke to how issues brought up would be resolved and advised that he would like to meet personally to speak to his issues.

Paul Nelson suggested that the meeting format was not open in the format presented. Paul further requested that more time be given to submit written comments on the Official Plan Review.

Patricia Stephenson questioned the difference between flood hazard and flood plain and if the changes would impact insurance policies.

Jess asked when the road work on Wellington Street and other roads in Port Albert would be taking place.

Sandy Nay asked if there was a mediation/resolution process for unresolved concerns related to the Official Plan Review and property specific concerns.

Dot Ditner asked if the Port Albert Servicing Plan was going to be discussed tonight.

2) Discussion of Council:

Deputy Mayor Roger Watt had questions related to second dwelling units in non-commercial agricultural lands and in residential areas. He also spoke to the location of residential parks in the municipality.

Councillor Vanstone spoke to Cumulative Impact Studies for aggregate extraction and that they should be done for all new pits, and that the word 'proximity' needs clarification.

Councillor Miltenburg spoke to the need of a Community Impact Study for aggregate extraction, not just Cumulative. She further commented that Council was confident in the decision to host this Open House virtually, given the pandemic that's currently in effect, also suggesting that more individuals participated than anticipated due to the online platform.

Councillor Snobelen spoke to the harbour designation in the Official Plan and wondered if there were any tools available in the Official Plan to mitigate the public concerns that are presently taking place at the harbour.

Councillor Fisher requested that the follow-up meetings with Celina take place inside the municipal office, not outside, considering the heat and humidity of late.

Councillor Forester spoke to the possibility of changing the size of minimum lot sizes for agriculture in the municipality.

STAFF COMMENTS: None.

4.0 **ADJOURNMENT**

Moved by Miltenburg
Seconded by Watt

ADJOURN #1 THAT Ashfield-Colborne-Wawanosh Township Council does now adjourn to meet again on September 7, 2021 at 9:00 a.m. or at the Call of the Mayor.

Carried.
~

Mayor, Glen McNeil

Clerk, Florence Witherspoon



PLANNING & DEVELOPMENT

5.1

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: September 1st, 2021

Re: Minor Variance Application MV05-21

Concession 11, Part Lot 17 as RP 22R974 Part 1 (West Wawanosh), Township of Ashfield-Colborne-Wawanosh, known municipally as 37472A Belfast Road

Owner/Applicant: Jacob & Menno Stutzman

This report is submitted to Ashfield-Colborne-Wawanosh (ACW) Council for the Public Meeting on September 7th, 2021.

RECOMMENDATION

It is recommended that the requested variance in application MV05/21 be approved, subject to the following conditions:

1. That the structure be located within the footprint contained on the site plan that accompanied the application.
2. That the variances' approval be valid for a period of 18 months from the date of the Committee's decision.

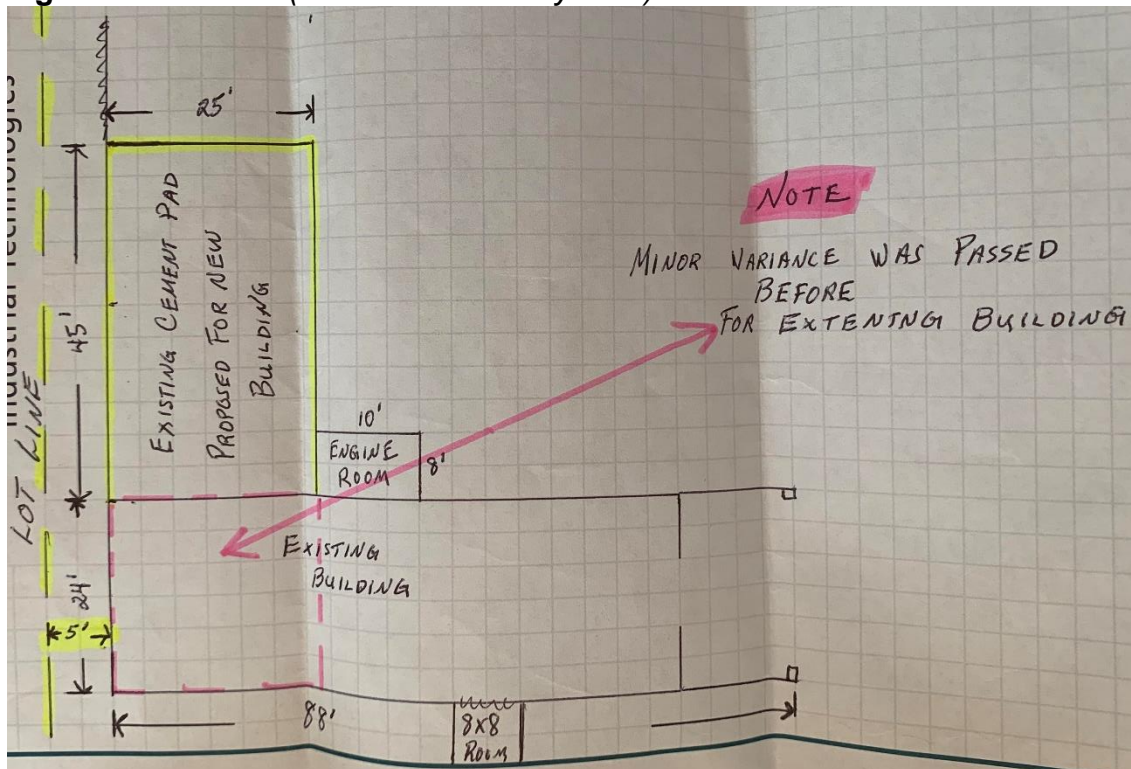
PURPOSE

This application was submitted for the purpose of allowing for the construction of an addition to an existing building. The applicant is seeking a reduced interior side yard setback of 1.5 metres from the 15 metre minimum stipulated in the ACW Zoning By-law for structures in the 'Agricultural Commercial/Industrial Zone (AG3)'. This is sought given the envelope of the existing building.

REVIEW

The subject property is designated Agriculture. It is zoned 'Agricultural Commercial/Industrial (AG3)' (Zone Map 6). It contains a residence and four sheds. The applicant is seeking to expand the building which contains a sawmill. 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 Subject Property (outlined in orange)**Figure 2:** Site Plan (addition shown in yellow)

The variance can be considered minor. As noted in Figure 2, a minor variance was previously approved to allow for the existing building to have a reduced interior side yard setback. As such, the setback being sought is equal to what is already existing today. There will be no increased impact on neighbours to the west.

The variance can be considered appropriate. The addition will allow for efficient use of the property. As noted by the applicant, the expansion in this location will ensure the continued flow of materials in overall site operations.

The development conforms with the ACW Official Plan and Zoning By-law. The structure proposing to be expanded is utilized for an agriculture-related commercial/industrial business, as is permitted within the AG3 zoning and Agriculture designation.

COMMENTS

	Not Received	No Concerns	Concerns	See Conditions / Comment
Neighbours	✓			
ACW Staff		✓		

No comments were received from members of the public on the application. ACW staff have no concerns.

SUMMARY

It is recommended that minor variance application ACW MV05/21 be approved with conditions requiring that the structures be located within the proposed footprint 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

August 18, 2021
FILE: ACW MV05-21 Stutzman

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 the construction of an addition to the rear of an existing building.

You are invited to participate in an online Public Meeting on Tuesday, September 7, 2021, at 9:00 am. During this time, the Township of Ashfield-Colborne-Wawanosh Committee of Adjustment will be considering the change.



Owner/Applicant: Jacob & Menno Stutzman

Location of Property: CON 11 PT LOT 17 AS RP 22R974 PART 1 Wawanosh (37472A Belfast Road)

The Proposed Change

The purpose of this application is to seek relief from Section 5.4 (AG3 Zone Regulations) of the ACW Zoning By-law to allow a reduced interior side yard setback to facilitate the construction of an addition on an existing building. The minimum interior side yard setback for structures in the AG3 zone is 15 metres. The variance is being sought to allow a reduced 1.5 metres setback due to the existing structure not allowing for compliance.

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.

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 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 Ontario Land Tribunal (OLT) 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 Ontario Land Tribunal Act, 2021 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 Ontario Land Tribunal website at <https://olt.gov.on.ca/appeals-process/forms/>.

Received June 17, 20 21Considered Complete July 29, 20 21

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 Effective Jan 1/18	2019 Fee Effective Jan 1/19	2020 Fee Effective Jan 1/20	2021 Fee Effective Jan 1/21
- 1 or 2 variances	\$1,456	\$1,484	\$1,514	<u>\$1,544</u>
- 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-Wawanos

_____ (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).

1. Name of Owner Jacob Stutzman

Telephone : _____ Email: _____

Address 37472 BELFAST Rd. RR#2 LUCKNOW ONT N0G 2H0

2. Name of Agent (if applicable) SAME AS ABOVE

Telephone : _____ Email: _____

Address _____

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

3. Provide legal description and address of property.

Ward: West Wawanosh

Concession: 11 Lot: Pt Lot 17 Registered Plan #: 22R974 Part 1

911 Address and Road Name: 37427A Belfast Road

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

4. Names and addresses of any mortgages, holders of charges or other encumbrances:
5. Nature and extent of relief applied for:
Relief from Section 5.4 (interior side yard setback for AG3 zone) to facilitate an addition
6. Why is it not possible to comply with the provisions of the by-law?
Existing structure's location proximate to the side lot line
7. Legal description of subject land (registered plan number and lot number or other legal description and, where applicable, street and street number):
West Wawanosh
Ward: _____
Pt Lot 17
Lot(s): _____ Concession: 11
Roll Number: 407061001101115 Registered Plan No.: _____
911 Number & Road Name: 37472A Belfast Road
8. Is any of the subject 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.
9. Indicate if access to the property is by Provincial Highway, municipal road maintained all year or seasonally, another public road or right of way: Municipal road maintained all year
10. Will this proposal result in adding or changing the location of any driveways/accesses/entrances?
Yes ☐ No ☒
11. Dimensions of land affected:
Frontage: 73 metres Area: 2.98 acres
Depth: 161 metres Width of street: 20 metres
12. Particulars of all buildings and structures on or proposed for the subject land (Specify ground floor area, number of storeys, width, length, height, etc.):
Existing:

Proposed: *Approx 1170 sqft*
15' high to peak of roof

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

Existing: *5*

Proposed: *Addition*

14. Date of acquisition of subject land:

1978

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

From 1978 to 2010 (approx)

16. Existing uses of the subject property:

AG3 - Agriculture Commercial Industrial

17. Existing uses of abutting properties: *AG 3*

Agriculture Settlement area

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

1978 to 2020

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

Water – Connected ☐

Publicly Owned ☐

Privately Owned ☒

Communal Well ☐

Lake ☐

Sewage Disposal – Connected ☐

Sanitary Sewers ☐

Septic System ☐

Privy ☐

Storm Drainage – Connected ☐

Storm Sewers ☐

Ditches ☐

Swales ☐

Other ☐

20. Is this property assessed to a Municipal Drain?

Yes ☐ No ☒

If yes, what is the name of the drain? _____

21. Is there a tile drain loan for this property or has an application for a tile drain loan been submitted to the Municipality within the last 90 days?

Yes ☐ No ☒

22. Present Official Plan provisions applying to the land:

Agriculture

23. Present Zoning By-law provisions applying to the land:

AG3

24. Has the owner previously applied for relief in respect of the subject property?

Yes ☒ No ☐

If the answer is yes, describe briefly: *Minor Variance for existing building that we would like to add the additional Reason is because of Property line.*

25. 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: Fall 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 Treasurer, County of Huron) No ☐

26. Is the subject property the subject of a current application for consent or plan of subdivision under the **Planning Act**? If yes, please indicate file number:

Yes ☐ No ☐

Notes:

a) It is required that copies of this application be filed with the Secretary-Treasurer of the Committee of Adjustment, together with the plan referred to in Note 2, accommodated by a

fee of \$ 1514 in cash or by cheque made payable to the Treasurer of the

(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 Jacob Stutzman, being the registered owner(s) of the subject lands, hereby

authorize Menno Stutzman to prepare and submit an application of Minor Variance.

Jacob Stutzman
Signature of Owner

June 17/2021
Date

APPLICANT'S DECLARATION

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

I, Menno I. Stutzman of the A.C.W.
(Name of Applicant) (Name of Town, Township, etc.)

In the Region/County/District Huron 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

thuron

In the Municipality of

ACW.

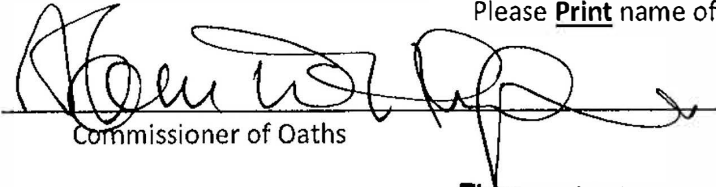


Signature

This 17th day of June, 2021
(Day) (Month) (Year)

Menno J. Stutzman

Please **Print** name of Applicant



Commissioner of Oaths

Florence Witherspoon, Clerk
Township of
Ashfield-Colborne-Wawanosh
Commissioner for taking Oaths etc.

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

June 17/2021

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: _____

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 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 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 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 type="checkbox"/> No
An industrial or commercial use is proposed which will require a septic system.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is the property with 183 metres (600 feet) of an abattoir (slaughter house)?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
The application is for a new Plan of Subdivision/Condominium	<input type="checkbox"/> Yes	<input 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

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

Re: **Application for Removal of a –H Holding Symbol**
Plan 136, Lot 24 East of Sydenham Street (Ashfield), Township of Ashfield-Colborne-Wawanosh

Owner/Applicant: Ben Van Egmond

RECOMMENDATION

It is recommended that the removal of the –H Holding Symbol be approved.

PURPOSE

The purpose of this application is to remove a –H Holding Symbol which was placed on the subject property.

REVIEW

The subject property is currently zoned 'Village/Hamlet Residential – Low Density – Holding (VR1-H)', as it previously did not have frontage onto an open public road. At the June 15, 2021 meeting of Council, Council adopted a road construction agreement between the Township and the applicant. Staff can confirm that Sydenham Street South has since been constructed to the subject property as per the standard outlined in the aforementioned agreement and the applicant has applied for the holding to be removed from the subject property. The subject property now meets the development standards specified for the VR1 zone.

Figure 1: Image of Subject Property



Figure 2: 2020 Aerial of Subject Property (outlined in red)**COMMENTS**

No public circulation is required for the purpose of removing a –H Holding symbol. ACW staff are supportive of the removal. Should Council remove the Holding, the applicant will be eligible to receive a building permit.

SUMMARY

It is recommended that the removal of the –H Holding Symbol be approved.

Sincerely,

A handwritten signature in blue ink that reads "Celina Whaling-Rae". The signature is written in a cursive, flowing style.

Celina Whaling-Rae
Planner



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

August 24, 2021
File: ACW H02-21 Van Egmond

Notice of Removal of Holding Symbol

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

The purpose of this notice is to notify you that your property is now eligible for the –h Holding Symbol to be lifted. This will in effect allow you to become eligible for development as per the applicable zoning by-law provisions.

You are invited to participate in an online Council Meeting on Tuesday, September 7th, 2021, at 9:00 a.m. During this time, the Township of Ashfield-Colborne-Wawanosh Council will be considering the change.



Owner/Applicant: Ben Van Egmond
Location of Property: PLAN 136 LOT 24 E OF SYDENHAM ST (Ashfield)

The Proposed Change

The purpose and effect of this removal of holding is to lift the holding symbol on the subject property; thereby changing the zoning from 'Village/Hamlet Residential – Low Density – Holding (VR1-H)' to 'Village/Hamlet Residential – Low Density (VR1)'. This will allow for the construction of a single detached residence. The holding is eligible to be lifted because road access has been provided to the subject property to the standard permitted by ACW Council.

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.

Received June 10, 20 21

MUNICIPALITY of ACW / COUNTY OF HURON
PLANNING APPLICATION FORM [OTHER]

1. PURPOSE OF THE APPLICATION

Please indicate appropriate APPLICATION TYPE [please circle one]

Application Type	2018 Fees effective Jan1, 2018	2019 Fees effective Jan1, 2019	2020 Fees effective Jan 1, 2020	2021 Fees effective Jan 1, 2021
Removal of Holding (H) Symbol - where combined with or following a related planning application, or when the H was imposed by the municipality -fee payable to local municipality	\$520 \$0	\$530 \$0	\$540 \$0	\$550 \$0
Draft Approval Extension Phasing Final Approval Changes following Draft Approval - to Plan - to Conditions - fee payable to Treasurer, County of Huron	\$520 \$1,040 for phases over 2 \$520 \$520	\$530 \$1,060 for phases over 2 \$530 \$530	\$540 \$1,081 for phases over 2 \$540 \$540	\$551 \$1,102 for phases over 2 \$551 \$551
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 all cases, applicants cover all legal costs & by-law prep) -fee payable to local municipality	\$416 \$208	\$424 \$212	\$432 \$216	\$440 \$220
Part Lot Control Exemption* - following a related planning application,(*applicants cover all legal costs & by-law prep) -fee payable to local municipality	\$2,080 \$1,040	\$2,122 \$1,060	\$2,164 \$1,082	\$2,208 \$1,104
Renewal of Temporary Use Zoning By-law -fee payable to local municipality	\$1,404	\$1,432	\$1,461	\$1,490
Natural Heritage Review by County Biologist (if development proposed within 120 m of a Natural Heritage feature) - Comments on planning application - Review of Terms of Reference and EIS - Fee payable to Treasurer, County of Huron	\$208 Variable	\$208 Variable	\$212 Variable	\$216 Variable
Agreements - site plan control, subdivision, condominium, development, lot grading & drainage. (Planning costs to be reimbursed like legal and engineering costs.) Cost recovery for legal, engineering & planning costs.	Variable Application fee determined by local municipality.			

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2. APPLICANT INFORMATION

Ben (Benjamin) Van Egmond

Name of Applicant _____
Home _____ Work 519-476-6281Cell: 519-608-6008 Fax: _____Email: mwtben@gmail.comAddress: 38 Glenn Ave S, RR#1Town: Woodstock Prov.: ON Postal Code N4S 7V6Name of Applicant Rebecca Cucksey

Home _____ Work _____

Cell: 519-536-5232 Fax: _____Email: becky.cucksey@gmail.comAddress: 38 Glenn Ave S, RR#1Town: Woodstock Prov.: ON Postal Code N4S 7V6

3. Town: _____ Prov.: _____ Postal Code _____

4. LOCATION OF THE SUBJECT LAND (Complete applicable lines and provide a sketch or diagram)Municipality Ashfield-Colborne-Wawanos Ward AshfieldConcession _____ Registered Plan 136Reference Plan _____ Property Roll # 407064002204822Lot Number(s) 24 E of Sydenham Lot(s) Blocks(s) _____

Part Numbers _____ Name of Street/Road _____

Municipal address number (911) _____

5. DESCRIPTION OF SUBJECT LANDFrontage: 31 metres Depth: 63 metres Area: 1964.55 sq. mExisting Use(s) / Building(s) or Structure(s) VacantProposed Use(s) / Building(s) or Structure(s) Single detached residence**Type of Access: (check appropriate space)**☐ Provincial highway ☐ County road ☒ municipal road☐ maintained all year ☐ seasonally maintained**Type of water supply proposed: (check appropriate space)**☐ publicly owned and operated piped water system ☐ ..privately owned and operated communal well☒ privately owned and operated individual well ☐ dug ☐ drilled**Type of sewage disposal proposed: (check appropriate space)**☐ publicly owned & operated sanitary sewage system ☐ privy☒ privately owned & operated individual septic tank ☐ privately owned & operated communal☐ septic system

6. OTHER RELATED PLANNING APPLICATIONS

Has the subject land ever been the subject of an application under 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: _____

7. OTHER REQUIRED INFORMATION

Please list any supporting or attached documents: (e.g. deeming or part lot control exemption by-laws; a site plan; drawings).

Refer to minutes of May 19th, 2021 meeting of ACW Council

Only complete section 7 if making application to extend draft plan approval for a plan of subdivision/condominium

8. NATURAL HERITAGE

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 [fee payable to Treasurer, County of Huron].

☐ Yes ☒ No ☐ Unknown

9. DRAFT PLAN APPROVAL EXTENSION OF SUBDIVISION/CONDOMINIUM

The responsibility for fulfilling the conditions of draft approval rests solely with the applicant. The County of Huron has no responsibility to ensure the applicant fulfills the conditions of draft plan approval or obtains final approval.

a) What conditions are outstanding on the plan of subdivision/condominium? Please list and refer to the conditions by name and number. For example: condition #5 – Development Agreement

b) What factors/reasons are preventing you from fulfilling the conditions of draft approval of the plan of subdivision/condominium?

Attach letters indicating whether the following agencies support the extension of the draft plan of subdivision/condominium. See Appendix 1 for a form letter to have these agencies complete.

☐ Municipality ☐ Conservation Authorities (if applicable)

Office Use Only – Draft Plan Approval Extension

Date of original approval: _____

Approval authority when approved: _____

Has draft approval been extended previously: _____?

If YES, date extension approved: _____

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:

I (we) _____, being the registered owner(s) of the

Subject lands, hereby authorize _____ to prepare this application for approval.

Signature: _____

APPLICANT'S DECLARATION

This Must be completed by the Person filing the Application for the proposed development site.

I, Benjamin (Ben) Van Egmond of the City of Woodstock
(name of Applicant) (name of City, Town, Municipality, etc.)

In the Region/County/District of Oxford solemnly declare that all of the
Statements contained in this application _____
(description) of zoning "Hold" classification removal.

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".

Declared before me at:

Region/County/District of _____ in the Municipality of _____

Statements contained in this application _____
(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".

Declared before me at: Remotely

Region/County/District of _____ in the Municipality of _____

This 10th day of June, 2021
(Day) (Month) (Year)

B. Egmond
(Applicant Signature)

Benjamin Van Egmond
Please PRINT name of Applicant

Please PRINT name of Commissioner of Oaths
Florence Witherspoon, Clerk
Township of
Ashfield-Colborne-Wawanosh
Commissioner for taking Oaths etc.

[Signature]
Commissioner of Oaths Signature

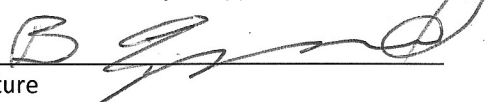
APPLICANT'S CONSENT

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

Benjamin Van Egmond

In submitting this 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 staff of the County and Municipality access the subject property without prior notice for purposes of evaluation of the subject application.

Signature  _____ 10 _____ June _____ 2021
(Day) (Month) (Year)

Municipality & Agency Comment Form

Appendix 1: Draft Plan approval Extension for Plan of Subdivision /Condominium

Note to applicant: If is the sole responsibility of applicant to obtain comments from the Municipality. Also obtain comments from the Conservation Authority and the Huron County Health Unit, if applicable. It is the applicant's responsibility to submit this form with their application from draft plan extension.

Section 1 – To be completed by the Applicant

☐ Plan of Subdivision

☐ Plan of Condominium

File # 40T _____

Owner

Name _____

Home _____ Work _____

Cell: _____ Fax: _____

Email: _____

Address: _____

Town: _____ Prov.: _____ Postal Code _____

Agent

Name _____

Home _____ Work _____

Cell: _____ Fax: _____

Email: _____

Address: _____

Town: _____ Prov.: _____ Postal Code _____

Section 2 – To be completed by the Municipality or Agency

☐ I _____ on behalf of the _____
(name) (organization)

recommend the County of Huron extend draft plan approval for plan of subdivision/condominium file number

(file #)

☐ I _____ on behalf of the _____
(name) (organization)

do not recommend the County of Huron extend draft plan approval for plan of subdivision/condominium file number _____ for the following reasons:

(file #)

Date

Signature

Municipality/Agency Name



5.2

14.4

THE CORPORATION OF THE TOWNSHIP OF
ASHFIELD-COLBORNE-WAWANOSH

BY-LAW NUMBER 61-2021

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 Plan 136, Lot 24 East of Sydenham Street, Ashfield, Township of Ashfield-Colborne-Wawanosh, as described and shown on the attached Schedules 1, 2, 3 & 4.
2. By-law 32-2008 is hereby amended by removing the holding symbol from the zoning of the lands designated 'lands from which holding symbol is removed'.
3. Key Map 11D, By-law 32-2008 is hereby amended and replaced by the amended Key Map 11D which is declared to be a part of this by-law.
4. This by-law shall come into force upon final passing, pursuant to Section 36(4) of the Planning Act, RSO 1990, as amended.

Read a first and second time this 7th day of September 2021.

Read a third time and finally passed this 7th day of September 2021.

Glen McNeil, Mayor

Mark Becker, CAO/Deputy Clerk

THE CORPORATION OF THE TOWNSHIP OF
ASHFIELD-COLBORNE-WAWANOSH
BY-LAW NUMBER 61-2021
SCHEDULE 1

By-law 61-2021 has the following purpose and effect:

1. The removal of holding (*application #: ACW H02-21*) changes the zoning on a portion of Plan 136, Lot 24 East of Sydenham Street, Ashfield, Township of Ashfield-Colborne-Wawanosh, Township of Ashfield-Colborne-Wawanosh.

The purpose and effect of this removal of holding is to lift the holding symbol on the subject property; thereby changing the zoning from 'Village/Hamlet Residential – Low Density – Holding (VR1-H)' to 'Village/Hamlet Residential – Low Density (VR1)'. This will allow for the construction of a single detached residence. The holding is eligible to be lifted because road access has been provided to the subject property to the standard permitted by ACW Council.

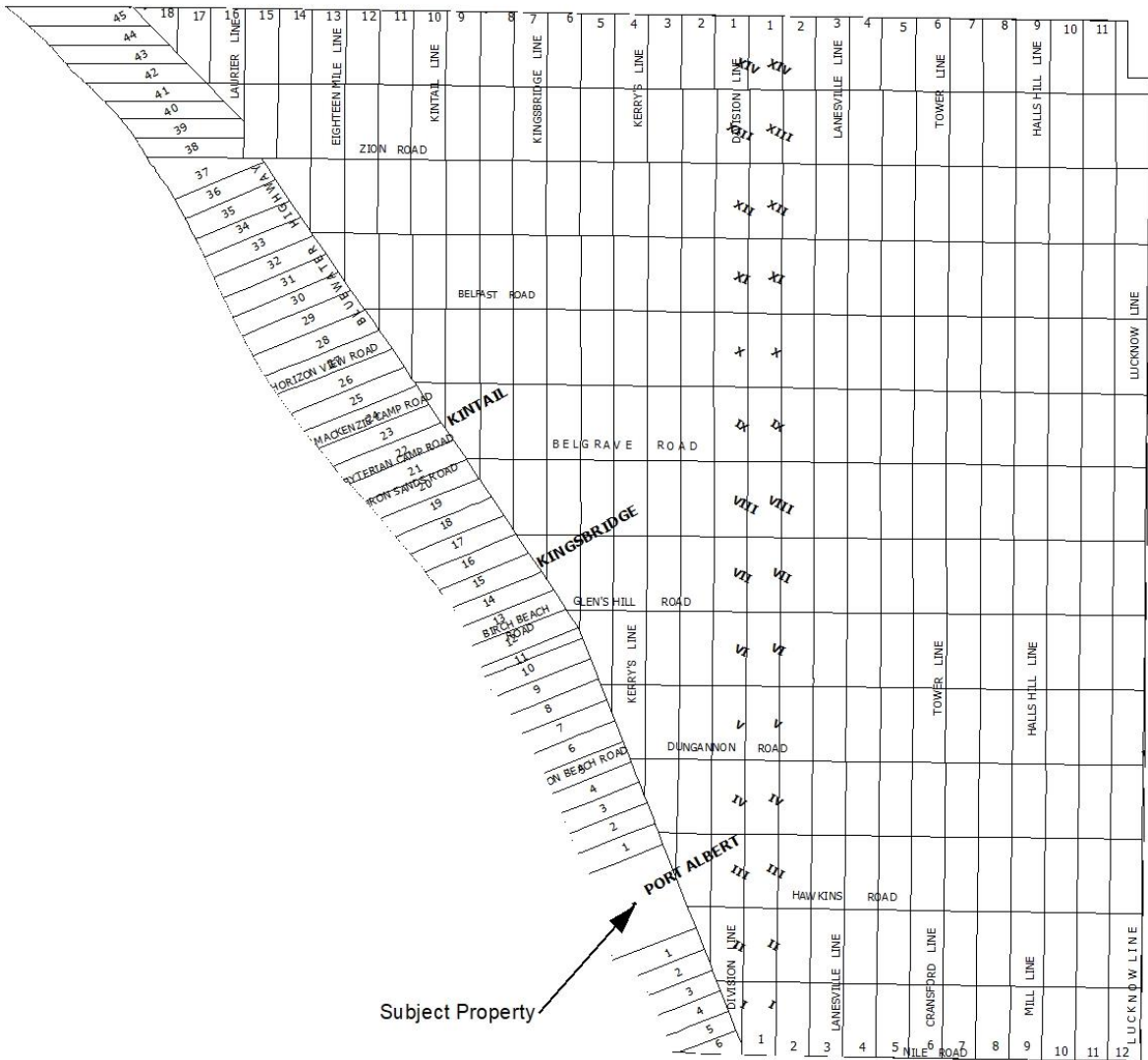
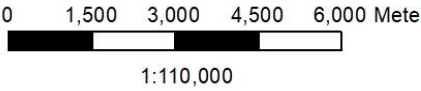
All other provisions of the Township of Ashfield-Colborne-Wawanosh Zoning By-law 32-2008 shall apply.

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 61-2021
SCHEDULE 2



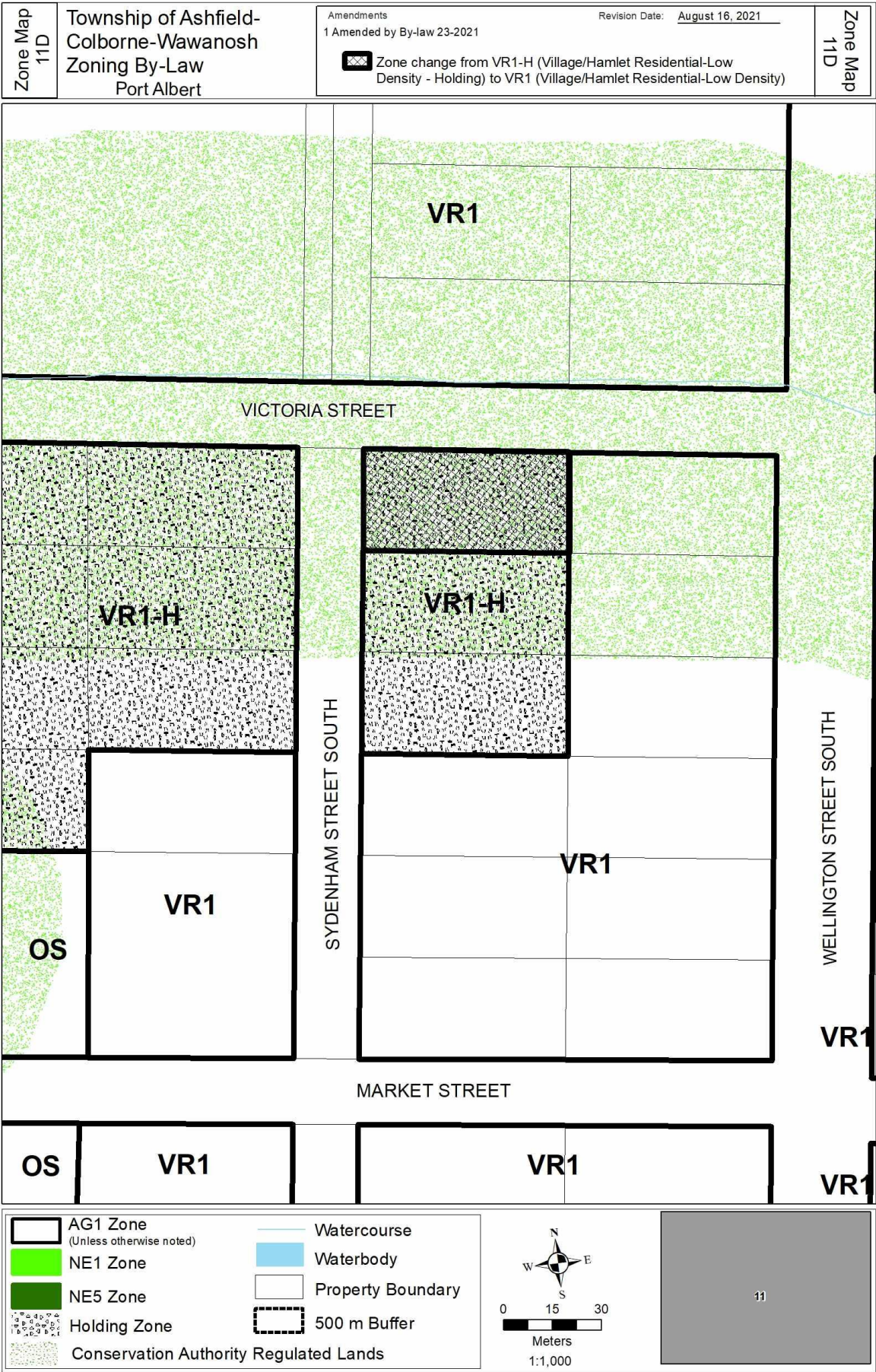
Ashfield Ward



THE CORPORATION OF THE TOWNSHIP OF
ASHFIELD-COLBORNE-WAWANOSH
BY-LAW NUMBER 61-2021
SCHEDULE 3



THE CORPORATION OF THE TOWNSHIP OF
ASHFIELD-COLBORNE-WAWANOSH
BY-LAW NUMBER 61-2021
SCHEDULE 4





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

5.3

Consent Application Report – File C75/21 To Ashfield-Colborne-Wawanosh Council

Owner/Applicant: Brigitte Bar	Date: August 31, 2021
Property Address: 43 Sydenham Street South, Port Albert	
Property Description: Plan 136 Lots 21 and 22 West of Sydenham 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	2057 square metres (0.5 acres)	Village/Hamlet	'Village/Hamlet Residential – Low Density – Holding (VR1-H)'	Vacant
Retained	2057 square metres (0.6 acres)	Village/Hamlet	'Village/Hamlet Residential – Low Density (VR1)'	Single detached residence

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	✓			
ACW Staff		✓		

Figure 1: 2020 Aerial Photo of Subject Property (*severed outlined in yellow, retained outlined in red*)

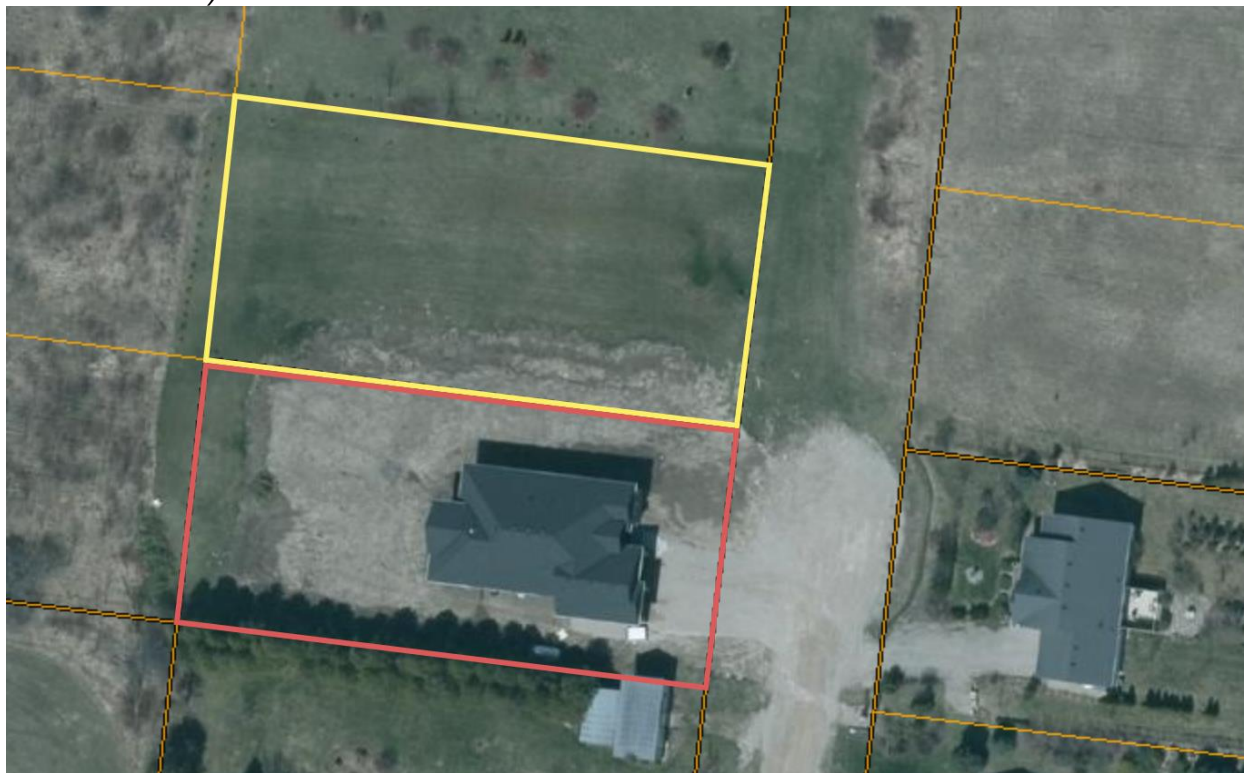


Figure 2: Image of Subject Property



Additional Comments:

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

The total size of the subject property is approximately 4114 square metres (1 acre). It is designated Village/Hamlet. The retained parcel is presently zoned 'Village/Hamlet Residential – Low Density (VR1)', while the severed is zoned 'Village/Hamlet Residential – Low Density – Holding (VR1-H)'. The retained parcel contains a single detached residence, while the severed parcel is vacant. Both the severed and retained parcels are approximately 2057 square metres (0.5 acre) in size.

The applicant has submitted a Stage 2 Archaeological Assessment in support of the application. The report recommends that no further work is necessary to satisfy provincial requirements. As is visible in Figure 1, the severed parcel did not have frontage onto Sydenham Street South, which is why the holding is placed on that portion of the subject property. In recent months, Sydenham Street South has been constructed to the standard deemed suitable by Council. As such, the applicant will be eligible to have the Holding on the severed parcel removed.

No comments were received from any members of the public. ACW staff have no concerns with the proposal. 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 lot grading and drainage plan for the severed parcel be submitted to the satisfaction of the Township.

Survey / Reference Plan

4. 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

5. 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.

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: August 12, 2021

File # **C75-2021**

TO:

- ☐ Owner/Applicant: Brigitte Bar
- ☐ 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 21 and Lot 22 W of Sydenham Street
Address: 43 Sydenham Street South
Owner/Applicant: Brigitte Bar
Solicitor: Tyler Frook

PURPOSE AND EFFECT

The purpose and effect of this application is for the creation of a new lot. The proposed vacant land to be severed is approximately 0.5 acres (0.2 ha). The land to be retained is approximately 0.5 acres (0.2 ha) consisting a house.

LAST DAY FOR RECEIVING COMMENTS

We would appreciate your comments by **August 26, 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 Ontario Land Tribunal (OLT) 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 # C75/21

Received July 29, 20 21

Considered Complete AUG 9, 20 21

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:

2. APPLICATION INFORMATION

Name of Applicant <u>Brigitte Bar</u>	Name of Owner <u>Brigitte Bar</u>
Contact Information Address: <u>43 Sydenham St S RR3</u> Town: <u>Goderich (Port Albert)</u> Postal Code: <u>N7A 3X9</u> Home Phone: <u>n/a</u> Cell: <u>519-722-3164</u> Work: <u>n/a</u> Email: <u>brigittebar15@outlook.com</u> Fax: <u>n/a</u>	<input checked="" type="checkbox"/> Check box if same as Applicant Contact Information Address: _____ Town: _____ Postal Code: _____ Home Phone: _____ Cell: _____ Work: _____ Email: _____ Fax: _____

a) Solicitor name (if known) Tyler Grant Frook
Address: 22 Nelson St. E. Goderich. ON N7A 1R6
Tel: 519-524-9996 Email: tfrook@olfmlaw.ca

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:
n/a

APPLICATION FOR CONSENT

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

Municipality: Ashfield-Colborne-Wawanosh	Concession: _____
Ward: Ashfield	Lot Number(s): 21 & 22 W/S Sydenham
Registered Plan: 136	Lot(s) Block(s): _____
Reference Plan: _____	Part Number(s): _____
Municipal Address (911 number and street/road name): Sydenham St.South	Roll # (if available): _____

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:

☒ Creation of a new lot

☐ Lease

☐ Addition to lot

☐ Charge

☐ An easement

☐ Correction of title

☐ Other purpose (please specify)

Briefly describe the proposed transaction:

Sever vacant lot from residential lot

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

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

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): alsk	Roll # (if available): _____

APPLICATION FOR CONSENT

5. DESCRIPTION OF SUBJECT LAND

a) Description land intended to be severed:

Frontage: 104.61
Depth: 209.22
Area: 0.50 AC
Existing Use(s): grass
Proposed Use(s): grass
Existing Building(s) or Structure(s):
none

b) Type of access:

(Check appropriate box)

- ☐ provincial highway ☐ county road
☐ municipal road, maintained all year
☐ municipal road, seasonally maintained
☒ other means (please specify)
no road

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)
no plan

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)
no plan

a) Description land intended to be retained:

Frontage: 104.61
Depth: 209.22
Area: 0.50 AC
Existing Use(s): residential
Proposed Use(s): residential
Existing Building(s) or Structure(s):
house

b) Type of access:

(Check appropriate box)

- ☐ 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?

VR1-H

- b) What is the zoning of the property?

VR1-H

- 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(in metres): Yes / No	
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.
n/a

- 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 type="checkbox"/> Yes <input checked="" 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 type="checkbox"/> Yes <input checked="" 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 type="checkbox"/> Yes <input checked="" 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.)

Brigitte Bar

I _____ of the
(Name of Applicant)

Port Albert, Ashfield-Colborne-Wawanosh

(Name of Town, Municipality, etc.)

Huron County

In the Region/County/District _____ 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 in the 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.

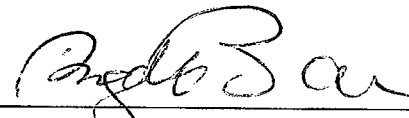
All studies required to support this application shall be at the expense of the applicant and included at the time of submission as a complete application. Where the County/Municipality incurs costs for the peer review of any consultants' reports or fees for legal opinions, the County/Municipality will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

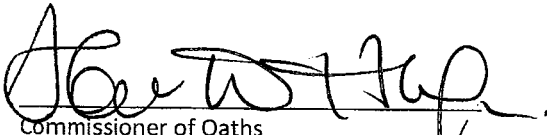
In the Municipality of ACW


Signature

This 28th day of July, 2021
(Day) (Month) (Year)

BRIGITTE BAR

Please Print Name of Applicant


Commissioner of Oaths

Florence Witherspoon, Clerk
Township of

Ashfield-Colborne-Wawanosh

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,
Brigitte Bar

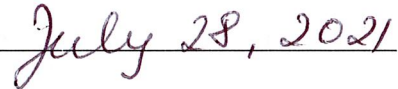
I _____ the owner/the authorized applicant, hereby acknowledge the above-noted policy and provide my consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by 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



Date

Brigitte Bar

Print Name

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.

VICTORIA

STREET

TOPOGRAPHIC SURVEY

OF ALL OF

LOTS 21 AND 22

WEST SIDE OF SYDENHAM STREET

REGISTERED PLAN 136

GEOGRAPHIC TOWNSHIP OF ASHFIELD

NOW THE

TOWNSHIP OF

ASHFIELD-COLBORNE-WAWANOSH

COUNTY OF HURON

SCALE 1 : 250 METRIC

NA GEOMATICS INC.

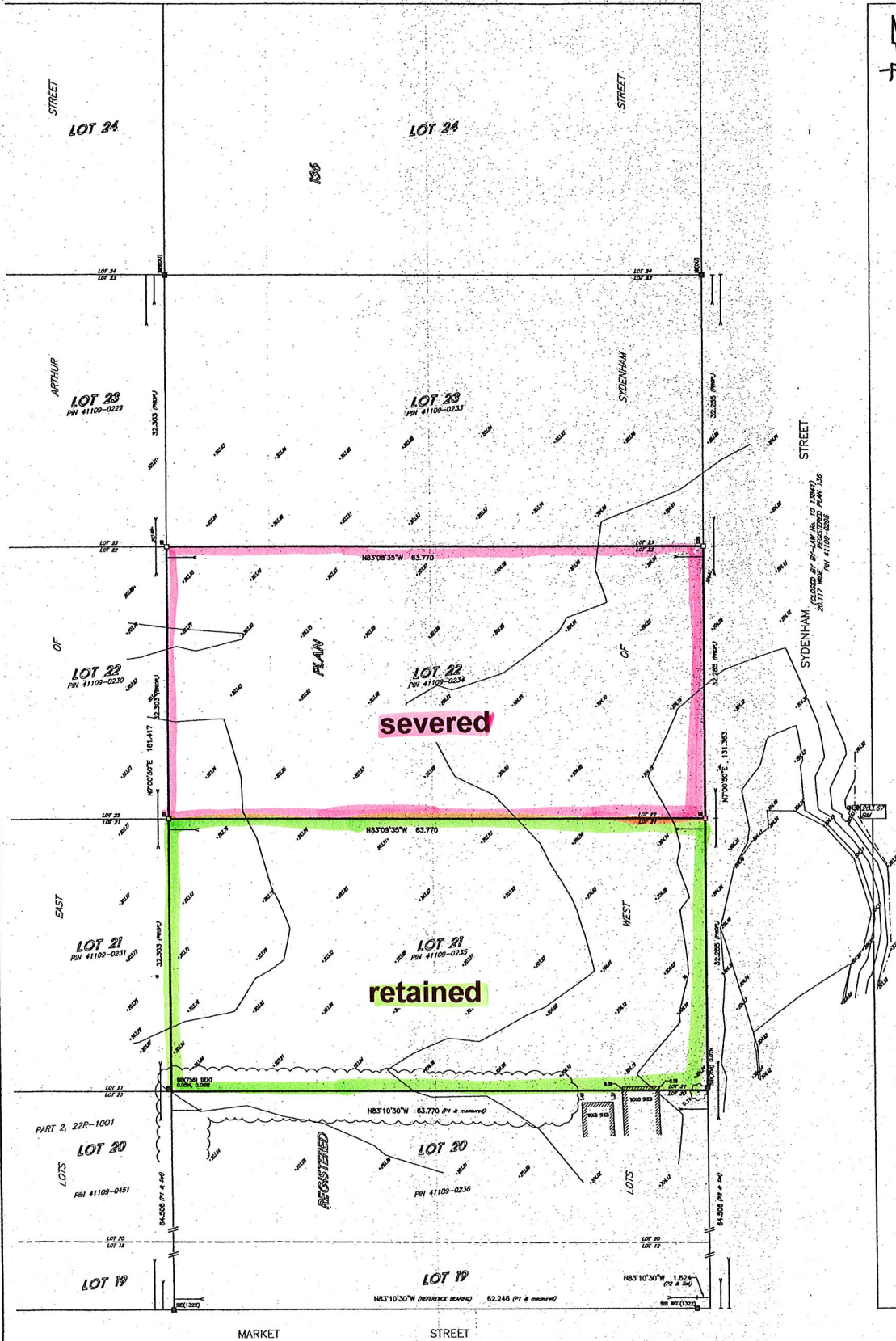
ONTARIO LAND SURVEYORS

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 4th DAY OF DECEMBER 2018.

DATE 3-2-19

DAVID J. RATHBY
ONTARIO LAND SURVEYOR

NOTES

BENCHMARK:
ELEVATIONS ARE GEODETIC DERIVED FROM THE CANSEL CAN-NET REAL TIME NETWORK WITH ZONE 17 NAD83 (CSRS-2010)

SITE BENCHMARK:
ELEVATIONS ARE RELATED TO THE TOP GRADE OF CATCHBASIN LOCATED ON THE EASTERLY SIDE OF SYDENHAM STREET, HAVING AN ELEVATION OF 203.67.

REFERENCE BEARING:
BEARINGS ARE ASTROLOGIC AND ARE REFERRED TO THAT PART OF THE NORTHERLY LIMIT OF MARKET STREET AS SHOWN ON DEPOSITED PLAN 22R-1001, HAVING A BEARING OF N83°10'30"W.

CONTOUR INTERVALS:
CONTOURS OCCUR AT 0.2m INTERVALS

LEGEND

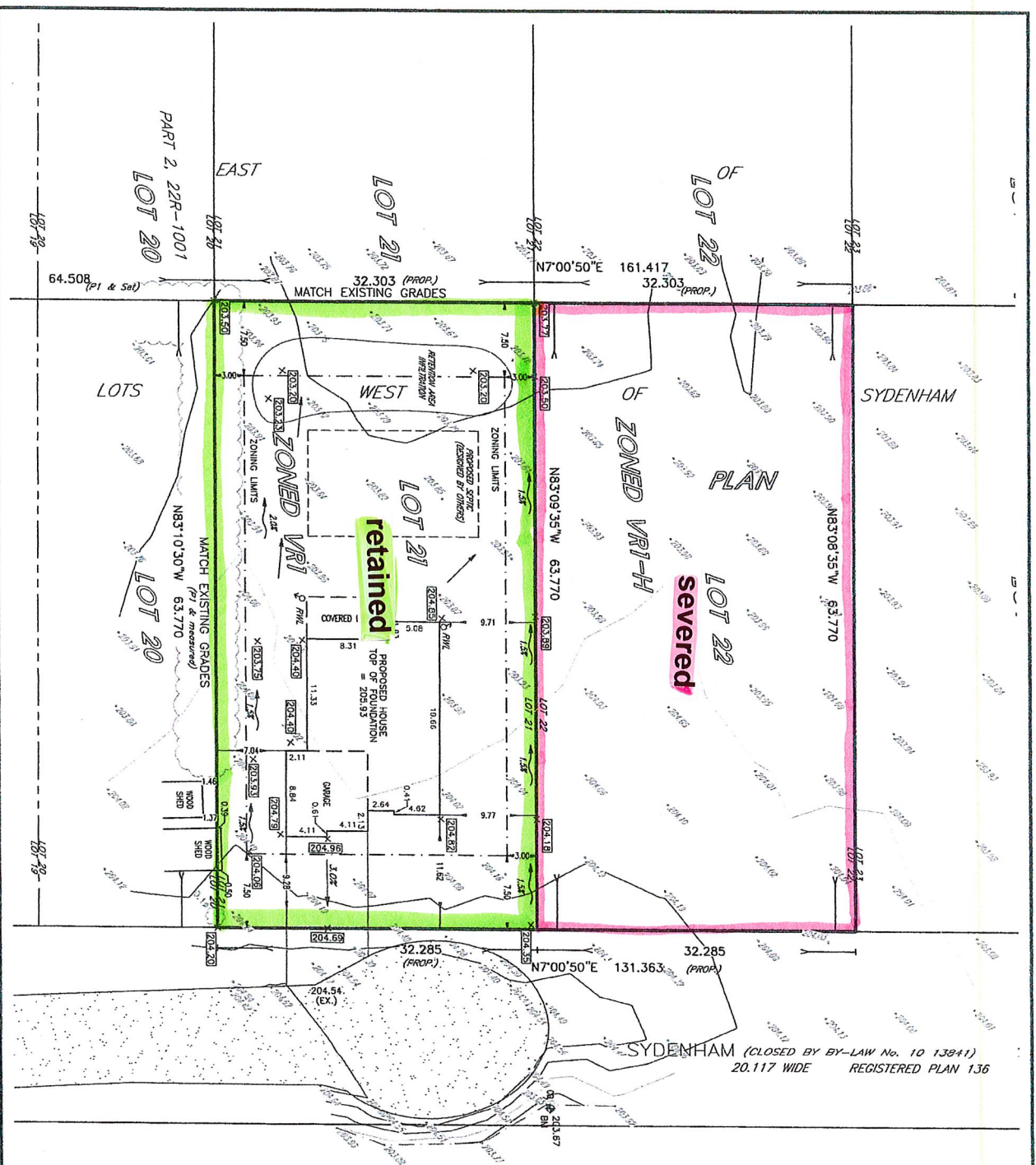
- ◆ DENOTES FOUND SURVEY MONUMENT
- DENOTES PLANTED SURVEY MONUMENT
- IR DENOTES IRON BAR
- PIB DENOTES PLASTIC BAR
- CC DENOTES CUT CROSS
- CSB DENOTES STANDARD IRON BAR
- RSB DENOTES ROUND IRON BAR
- WT DENOTES WITNESS
- (OU) DENOTES ORIGIN UNKNOWN
- P1 DENOTES DEPOSITED PLAN 22R-1001
- P2 DENOTES DEPOSITED PLAN SURVEY INFORMATION BY 758
- CB DENOTES CATCH BASIN
- φ DENOTES DIAMETER

METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

NA GEOMATICS INC.
ONTARIO LAND SURVEYORS
107 ERIE STREET, STAMFORD, ON, N3A 2H5
TEL: 518-273-3005
871 DUNDAS ST., WOODSTOCK, ON, N4S 1G8
TEL: 518-537-8212

Date: 15-Dec-18 Cad File: 18-0108-topo-Altby
Drawn By: T. Graham Checked By: D. Rathby File No: 18-0108



CAUTION:

IT IS THE RESPONSIBILITY OF THE PLAN USER TO INFORM THEMSELVES OF THE EXACT LOCATION OF AND ASSUME ALL LIABILITY FOR DAMAGE TO ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND UTILITIES AND STRUCTURES BEFORE ANY CONSTRUCTION OR REMEDIATION WORK IS UNDERTAKEN. THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THEIR POSITION IS NOT GUARANTEED.

- THIS PLAN IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.
- STEP FOOTINGS AS REQUIRED TO PROVIDE FROST PROTECTION.

LEGEND & NOTES:

AREA OF HOUSE - 312.7 m² (INCLUDING COVERED PORCH)
 AREA OF LOT - 2060.1 m²
 LOT COVERAGE - 15.2%

PROPOSED ELEVATION
 DIRECTION OF SURFACE RUN-OFF
 PROPOSED HOUSE
 ZONING SETBACKS

1. TYPE OF BUILDING: SINGLE DETACHED DWELLING
2. INVERT ELEVATION OF SANITARY SEWER: N/A
3. SATISFACTORY FALL TO BE VERIFIED BY BUILDER PRIOR TO FOOTING POUR.
4. THIS PLAN WAS PREPARED FOR GRADING DESIGN ONLY.
5. ALL DIMENSIONS AND ELEVATIONS ARE IN METERS UNLESS OTHERWISE NOTED.
6. BENCHMARK:

FOOTINGS TO BE 4 FEET (1.2 METRES) MINIMUM BELOW FINISHED GRADE. (SEE ONTARIO BUILDING CODE FOR CLEARANCE TO TOP OF WALL AND OTHER REQUIREMENTS.)

4. THIS PLAN WAS PREPARED FOR GRADING DESIGN ONLY.
5. ALL DIMENSIONS AND ELEVATIONS ARE IN METERS UNLESS OTHERWISE NOTED.
6. BENCHMARK:

ELEVATION: 203.67 CATCHBASIN ON EAST SIDE OF TURNAROUND

No.	REVISIONS	DATE	BY
-	-	-	-
-	-	-	-

NA GEOMATICS INC.
 ONTARIO LAND SURVEYORS
 107 ERIE STREET, STRATFORD, ON, N5A 2M5
 TEL: 519-273-3205
 871 DUNDAS ST., WOODSTOCK, ON, N4S 1G8
 TEL: 519-537-6212



CLIENT: VLADIMIR BAR

PROPOSED LOT GRADING PLAN
 FOR LOT PLAN/CONCESSION
 69 SYDENHAM ST. S.
 TOWNSHIP OF ASHFIELD-COLBORNE-WAWANOSH

DRAWN: S.J.C.
 CHECKED: D.J.R.
 DATE: 18-Apr-18
 SCALE: 1 : 400

FILE NO.: 18-6108



Proposed ACW Storage Unit(s)

5.4

Proposal:

- Subject property is 50 acres, agricultural and located on County Road # 25.
- Agricultural and residential storage.
- Area required for storage buildings is 1.77 acres located in the NW corner of the property.
- The **remaining 48+ acres** would continue to be **protected and used for agricultural production**.

In support of proposal:

- A **needed service** within the growing township and will **continue to support agriculture**.
- Small acreage, not sustainable living, allow diversification.
- Active **farming of the specific area (1.77 acres) is difficult** given small area and **large equipment** used in current farming practices.

Requirements:

- Proposal requires both an Official Plan and Zoning By-Law amendment.
- The amendment would allow both agricultural and non-agricultural use on the 1.77 acres of land.
- Request Council to include the needed site-specific Official plan amendment under Official Plan review that Council is currently completing.
- Subject to a successful Official Plan amendment, proceed to apply for required Zoning By-Law amendment.
- Obtain Council's questions and comments.



Solar panel



County of Huron | County of Huron, SWOOP 2015 | Land Information Ontario | County of Huron, Province of Ontario

Search



21°C Sunny ^ [Speaker Icon]

July 30, 2021

Mayor Glen McNeil and Members of Council
C/O Florence Witherspoon, Clerk
Township of Ashfield-Colborne-Wawanosh
82133 Council Line, RR#5
Goderich, Ontario
N7A 3Y2

Dear Mayor McNeil and Members of Council,

RE: Official Plan Review – request for site specific amendment

This letter is submitted to request that Council consider a site-specific amendment to approximately 1.77 acres of a 50-acre parcel of agricultural land that we own in ACW Township. Our letter is submitted in advance of the Public Open House scheduled for August 11, 2021, with the hope to have our request considered as part of the 5-year Official Plan review currently being undertaken. We are requesting a policy amendment that would allow both agricultural and non-agriculture related uses on the 1.77 acres.

Please note that the acreage measurements provided are estimates and the attached drawings are conceptual and not to scale.

The subject property is legally described as Con WD Colborne PT BLK F located at 36531 Blyth Road and is designated Agriculture in the ACW Official Plan and zoned AG1 in the ACW Zoning By-Law. The property has access from County Road #25 with a majority of the property being actively farmed. The front portion of the property (1.77 acres) contains a derelict house and is surrounded by an area of land that is largely not farmed.

Over the past few months, we have identified a need for agricultural and residential storage buildings in the Township.

To address this need, our proposal includes a large storage building to support agriculture by providing storage facilities for items such as, but not limited to, headers for combines, corn planters and no-till drills. There is a need for quality storage facilities to house large and costly equipment. In addition to the large storage building, two smaller storage buildings would be constructed for residential storage. These will provide needed services to residents along the lake shore and other near-by residential areas.

Based on our discussions with Huron County Planner Celina Whaling-Rae and CBO Brett Pollock, we understand both an Official Plan and Zoning By-Law Amendment is required. The timing of Council's 5-year Official Plan review has provided an opportunity for us to submit the Official Plan amendment request at this time.

The current Official Plan provides for commercial uses in the Agricultural designation provided the use relates to commercial scale agriculture. Commercial scale agriculture excludes goods or services that are normally required by the general public. In addition to agricultural uses, the requested policy amendment would allow non-agriculture related uses on the approximate 1.77-acre area of unfarmed land.

The requested policy amendment would support farmers by offering storage options for large farm equipment. Given the location of the property, it would also address the high demand for residential storage options from neighbouring residential areas.

The new buildings would provide increased assessment for the municipality and would address a much-needed service required by the community. The derelict house on the subject lands would be demolished.

County Road #25 provides safe access to the property and the location of the proposed buildings will ensure ease of maneuvering large equipment.

The proposed storage use of the 1.77 acres will result in a more efficient and economic use of land. Active farming of the 1.77-acre area is difficult given the small area and the large equipment used in current farming practices. The remaining 48+ acres of land would continue to be protected and used for agricultural production.

Small acreage agricultural lands do not provide for a sustainable living. Flexibility in the use of those lands, while protecting agriculture, provides opportunities for both the owners of the land and the municipality.

We are excited about the potential of this project to move forward and thank Council for consideration of this request.

Should Council or staff have any questions or if anything further is required at this time, please contact us.

Yours truly,

The block contains two handwritten signatures in blue ink. The first signature is a stylized 'M' followed by a loop, representing Mark Coulthard. The second signature is a cursive 'Christine', representing Christine Coulthard.

Mark and Christine Coulthard

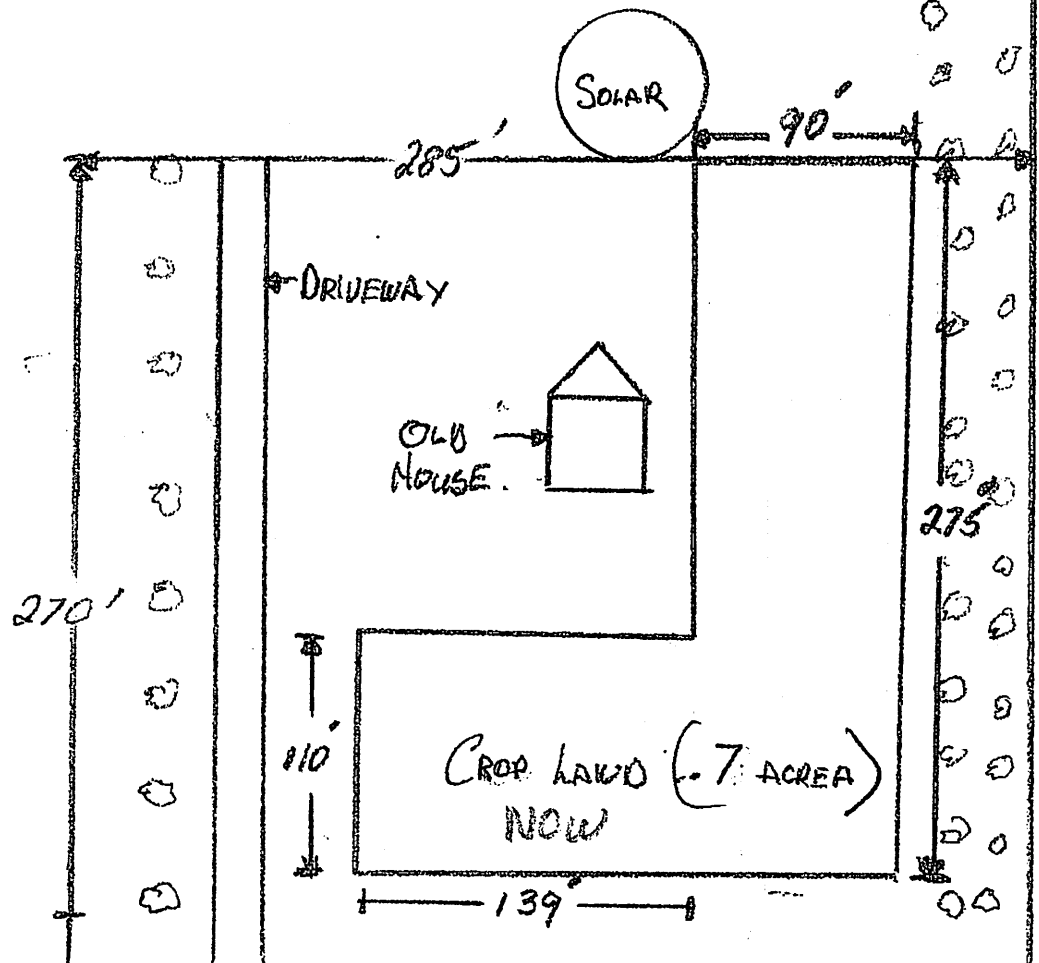
c.c. C. Whaling-Rae, Huron County Planner
B. Pollock, CBO, ACW Township

50 ACRES

PROPERTY LINE →

- PROPOSED AREA 1.77 ACREA
- CROP LAND FARMED NOW (-7 ACREA) OF 1.77 ACREA OUT OF PRODUCTION

WIND BREAK →



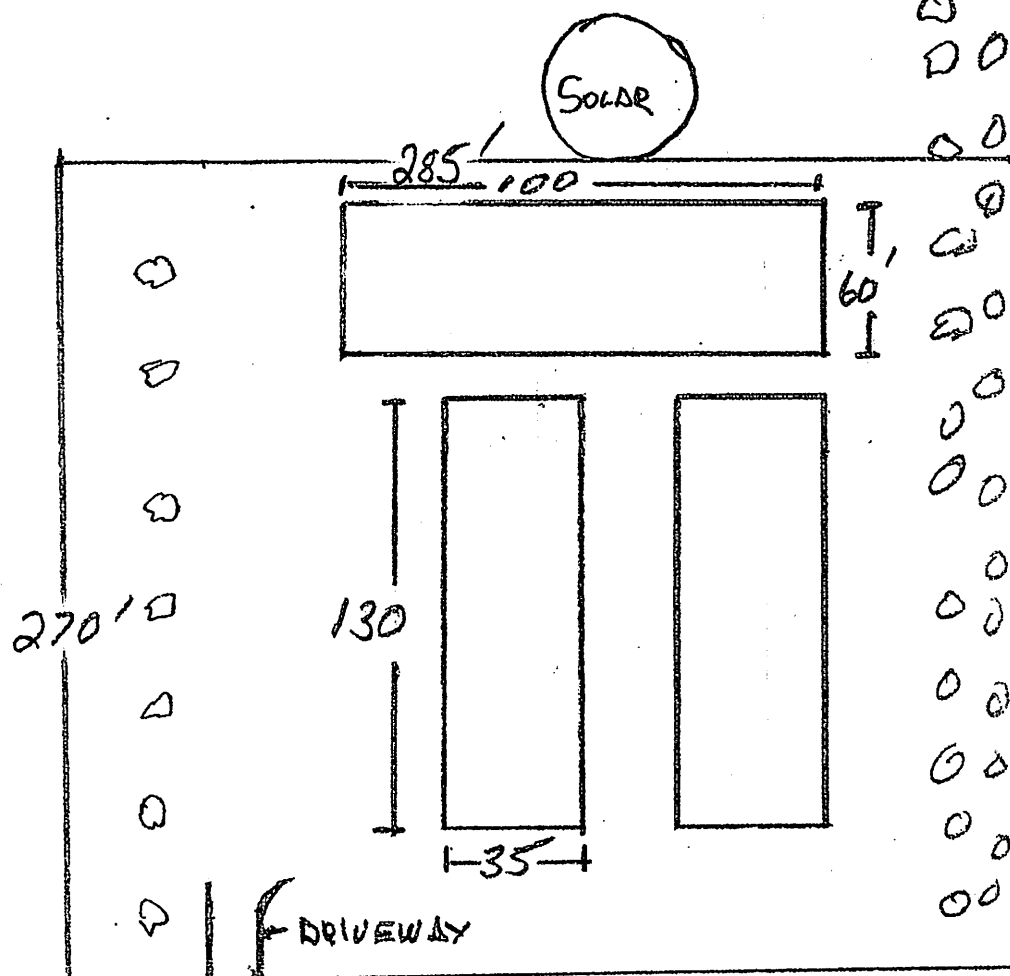
COUNTY Rd 25

Comments

N
↓

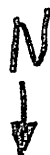
11

TYPE OF LAYOUT PROPOSED



COUNTY RD 25

COURTHARD





COUNCIL REPORT

From: Florence Witherspoon, Clerk
 Date: September 7, 2021
 Subject: Dungannon Municipally Owned Lots

RECOMMENDATION:

THAT the Council of the Township of Ashfield-Colborne-Wawanosh declares PLAN 230 LOTS 164, 165 AND 168 WAWANOSH, to be surplus to the municipality's needs;
 AND FURTHER THAT Council intends to dispose of the subject property in accordance with By-law 43-2019;
 AND FURTHER THAT Council directs staff to proceed with the process to create two parcels in each of the Blocks B and C as show in this report.

BACKGROUND:

We have provided a copy of the presentation prepared by Sommer Brothers Construction, who are scheduled to make a delegation with Council at today's meeting.

COMMENT:

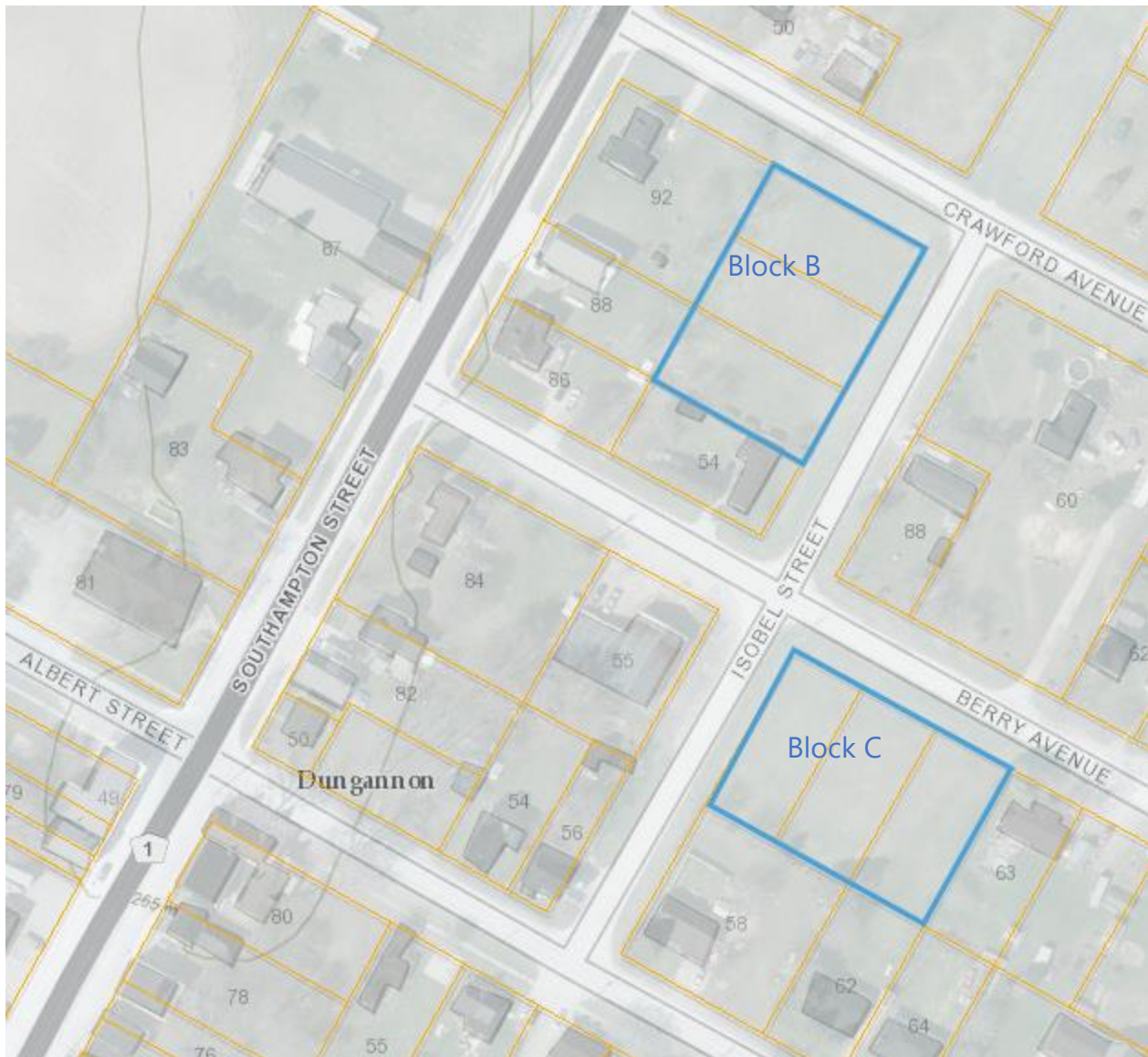
As per their proposal, Sommer Brothers hope to build on Block B, one house at a time, with the possibility of continuing the project on Block C in the future.

Included this report is a map of the area as well as the locations of the properties discussed.

To facilitate this project, Council will need to declare Block B surplus by resolution, and then retain the services of a third-party appraiser to help determine an appropriate price for the lots. Once the appraisal is received, Council will need to meet in Closed Session to determine a price to begin negotiation with Sommer Brothers Construction.

As part of this project, staff had a title search conducted. The results determined that Block B is merged into one lot and Block C are still three separate parcels. In consultation with the Building Department, both Blocks are large enough to contain two separate lots each, leaving enough room for septic.

Utilizing the SLED funding, staff recommends that Council give direction to staff to proceed with the process to sever Block B into two parcels, with further direction to create two parcels with Block C. The intent would be to set up buildable lots in Block C, however, they would not be sold until such time as desired by Council.



OTHERS CONSULTED:

Brett Pollock, CBO

Mark Becker, CAO/Deputy-Clerk

Respectfully submitted,

Florence Witherspoon, Clerk

Approved by:

Mark Becker, CAO

SOMMER BROS. CONSTRUCTION

Derby Point stock design by Passive Design Solutions

Project Proposal

Prepared for: Municipality of ACW

Prepared by: Jeremiah Sommer & Noah Sommer - Sommer bros. Construction

July 26, 2021

SOCIALLY RESPONSIBLE HOUSING

Objective

Sommer Bros. Construction is interested in the purchase and development of municipally owned land in the village of Dungannon for the purpose of building single family homes to be sold at price points attainable to hard working families. At this time, we are interested in developing two single family homes on the vacant lots in Block B at the corner of Berry Ave / Isabel St, as little infrastructure is needed to develop these lots. These homes would be built, one after the other, rather than simultaneously. Block C Crawford Ave / Isabel St would also be suitable for this purpose and ideal as a future Phase 2 project.

We are aware of the current housing crises in the community and we would like to be part of the solution. To us, attainable homes are homes that are designed and built with a focus on practicality, simplicity and efficiency. Attainable also means providing a home at a selling price that is set at fair construction value and not heavily influenced by current “unfair” market value which makes first time home ownership unattainable for many families.

Vision

Our vision is to create safe, healthy, efficient and reliable homes for families to grow and thrive in. The concept behind this vision is to build moderate sized (under 2000ft²) homes using the proven and tested high performance methods of Passive House and Net Zero building practices.

Passive Buildings are designed and built to very rigorous standards and tested to insure that the projected performance meets the actual performance. Passive Buildings use up to 75-90% less energy for heating & cooling. Net Zero homes produce as much energy as they consume which reduces energy costs dramatically. We feel that attainable housing goes beyond the selling price and that ongoing cost of ownership is an important factor.

From an environmental standpoint, building with high performance standards in mind is a step in the right direction. Climate change is a very real challenge and taking lead role in the design and construction of buildings that produce lower greenhouse gasses and have an overall carbon footprint that is considerably lower than existing and current code built buildings is very important to us.

Solution

We know that combining aspects like Passive House and Net Zero into an attainable package may seem like a tall order but we are up to the challenge! We have been working with Passive Design Solutions, a design team based in Nova Scotia who specialize in this concept. Their designs are simple but elegant and would fit seamlessly into an existing community as though the home had always been there.

SOMMER BROS. CONSTRUCTION

With careful planing, prudent material selection and precise assembly sequencing, delivering modest, practical, healthy and efficient homes is a very real and viable solution for hard working families that find themselves priced out of this current market.

It is also time for builders to actively pursue and learn advanced building practices. We would like this project to be viewed as “open source” construction. By inviting members of the community, building professionals and individuals that are curious about high performance building to tour these builds during the construction stages we can educate on the processes and methodology and hopefully inspire others to look at this concept for other socially and environmentally responsible projects.

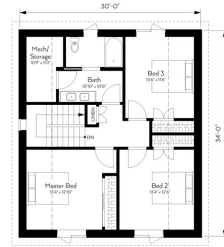
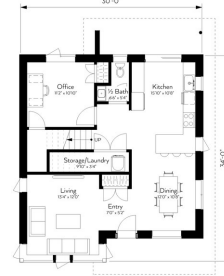
Who We Are

We were born and raised in this community, we also live here and raise our families in ACW. Social and climate justice have been cornerstone philosophies throughout our upbringing and continue to inspire us in our construction practice. We have deep respect for the residents of Dungannon and our goal is to construct socially responsible new homes within the community that fit into the existing landscape so that new families can appreciate and integrate into this small community.

Jeremiah & Noah Sommer

Derby Point Passive House

Passive Design Solutions - Stock Plan



Energy Usage & Savings

Built to National Building Code (Canada):

Energy Usage - 24,500 kWhrs/year

Annual Cost - \$3,675/year

Built to Passive House (PHIUS)

Energy Usage - 9,130 kWhrs/year

Annual Cost - \$1,370/year

Enjoy a \$2,306* savings on your annual energy costs.

*Cost estimate is based on an assumed 15 cent per kWhr price

Ashfield-Colborne-Wawanosh Monthly Summary

Month: July 2021

Benmiller:

Item	Number	Comments
Adverse Samples	0	
Non-compliances	0	---
Equipment issues:		<u>Maintenance Activities Completed</u> <ul style="list-style-type: none"> Routine monthly maintenance completed
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:
Main breaks/Leaks		Date: Type:
Power outages		Date: 20th- Power Outage
Shut-off / Turn-on / Complaints		Shut-off: --- Turn-on: --- Complaint: ---
Locates		

Ashfield-Colborne-Wawanosh Monthly Summary**Month: July 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">Monthly routine maintenance completed
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: Many Communication Alarms due to Power Blips/power Fail
Main breaks/Leaks		Date: Type: ---
Power outages		Date:
Shut-off / Turn-on / Complaints		Shut-off: --- Turn-on: --- Complaint: ---
Locates		

Ashfield-Colborne-Wawanosh Monthly Summary**Month: July 2021****Dungannon:**

Item	Number	Comments
Adverse Samples	0	---
Non-compliances	0	---
Equipment issues:		<u>Maintenance Activities Completed:</u> <ul style="list-style-type: none">• Monthly routine maintenance completed• June 8th meter calibrations by Iconix
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: 27 th Cl2 warning – reset UPS in the Instrument Control Panel
Main breaks/Leaks		Date: Type: ---
Power outages		Date:
Shut-off / Turn-on / Complaints		Shut-off: --- Turn-on: --- Complaint: ---
Locates		

Ashfield-Colborne-Wawanosh Monthly Summary**Month: July 2021****Huron Sands:**

Item	Number	Comments
Adverse Samples	1	Sodium Exceedance ---
Non-compliances		---
Equipment issues:		<u>Maintenance Activities Completed</u> <ul style="list-style-type: none">• Routine Monthly Maintenance Completed
General Information:		
Alarms		Date: Alarm:
Main breaks/Leaks		Date: Type:
Power outages		Date:
Shut-off / Turn-on / Complaints		Shut-off: --- Turn-on: --- Complaint: ---
Locates		

On-Going Items / Recommendations:

There were approximately 2 locates in ACW for July

SAI Surveillance Audit is Scheduled for August

Dungannon:

- 30th - Backflow Preventer was Certified

Benmiller:

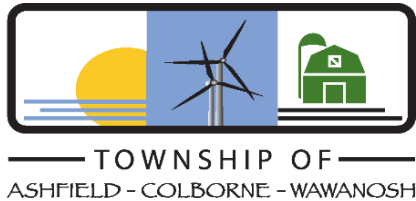
- 13th - Hatch on the well house was treated for Termites/Carpenter Ants
- 30th - Backflow Preventer was Certified

Century Heights:

Huron Sands:

- Sodium samples taken – Adverse, letter from HPPH sent to users of system
- 30th Backflow Preventer was Certified
- The hedge around the 911 sign to be trimmed, as you cannot see it

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



COUNCIL REPORT

From: Mark Becker, CAO
 Date: August 26, 2021
 Subject: Dungannon Well
 (Investing in Canada Infrastructure Program, Green Infrastructure Stream Stage II)

RECOMMENDATION:

For your information purposes.

BACKGROUND:

At the last Council Meeting, staff recommended that an application be made to the second intake of the Green Infrastructure Stream under the Investing in Canada Infrastructure Program for a potential second well in the Dungannon Drinking Water System, as per the recently received condition from the Ministry of the Environment in the DWWP-Schedule C. Council agreed to have staff apply for funding for this project if the Ministry of the Environment determined that a standby well is required under the Dungannon DWWP as CAO Becker was in discussions with the Ministry staff at that time.

COMMENT:

CAO Becker had a good discussion with the Ministry of Environment and advised that a second well in Dungannon presents challenges due to the difficulty in controlling the artesian nature of the wells in the area. That there was a well that was cancelled due to that reason. Constructing a second well would be a high cost and not guaranteed to be successful and controllable. Further advised that in case of failure of the well, the small demand can be hauled from other water systems by trucks to a truck connection or to the reservoir in Dungannon treatment plant to secure the water supply.

Ryan DeVries, of B. M. Ross advised by email that the Township have purchased a standby pump which is readily available to change out the existing Well 2 submersible pump in less than 24 hours, if required in case of failure of the pump.

At the end of the conversation, the Ministry of the Environment agreed with the information that was provided during that phone call and confirmed by email, that the Ministry of Environment will remove the condition requiring a second well under the DWWP-Schedule C.

No application will be made to this round of ICIP funding as there are no known eligible capital projects required at this time for our municipal drinking water systems.

OTHERS CONSULTED:

Ghassan Ghali, Senior Water Engineer / Ministry of Environment
 Aziz Ahmed, Manager / Ministry of Environment
 Ryan DeVries, Engineer / B.M. Ross and Associates Limited
 Ellen McManus, Treasurer

Respectfully submitted,

Mark Becker, CAO



COUNCIL REPORT

From: Brett Pollock, Chief Building Official
Date: Sept 1, 2021
Subject: Building Report Aug 2021

RECOMMENDATION:

For your information.

COMMENT:

Attached is the Building Permit information for Building Permits issued up to Aug 31, 2021.

OTHERS CONSULTED:

Mark Becker, CAO/Deputy-Clerk

Respectfully submitted,

Brett Pollock, Chief Building Official

Approved by:

Mark Becker, CAO

Ashfield-Colborne-Wawanosh

Annual Permit Activity by

Yearly activity up to the month of August

2021 Permit Activity

Type	Count	Work Value
Agricultural	26	\$3,627,000.00
Class 2 - Grey Water System	2	\$1,200.00
Class 4 - Leaching Bed System	33	\$549,500.00
Class 5 - Holding Tank	6	\$98,000.00
Commercial	1	\$28,800.00
Demolition	11	\$85,000.00
Miscellaneous	1	\$5,250,000.00
Residential	131	\$26,065,841.51
Seasonal	11	\$1,775,000.00
	222	\$37,480,341.51

2020 Permit Activity

Type	Count	Work Value
Agricultural	27	\$6,090,575.00
Building Alterations / Change Of Use	1	\$2,500.00
Class 2 - Grey Water System	3	\$0.00
Class 4 - Leaching Bed System	12	\$99,500.00
Class 5 - Holding Tank	2	\$0.00
Commercial	1	\$95,000.00
Demolition	12	\$808,230.00
Miscellaneous	1	\$5,000.00
Municipal	1	\$1,446,200.00
Residential	97	\$19,530,043.00
Seasonal	15	\$1,502,500.00
	172	\$29,579,548.00

Construction	Permit Type	Jan-2021	Feb-2021	Mar-2021	Apr-2021	May-2021	Jun-2021	Jul-2021	Aug-2021	Total
Accessory Structure	Agricultural				10,000	84,000		70,000	18,000	182,000
	Commercial			28,800						28,800
	Residential	60,000		5,044	206,500	109,500	97,850	189,500	21,000	689,394
	Seasonal	200,000			10,000	85,000	40,000			335,000
	Totals for Accessory Structure	260,000		33,844	226,500	278,500	137,850	259,500	39,000	1,235,194
Addition	Agricultural	58,000				30,000	35,000		35,000	158,000
	Residential			12,000	116,000	260,000		250,000		638,000
	Totals for Addition	58,000		12,000	116,000	290,000	35,000	250,000	35,000	796,000
Demolition	Demolition	5,000			40,000	18,000	10,000		12,000	85,000
	Totals for Demolition	5,000			40,000	18,000	10,000		12,000	85,000
Installation	Agricultural					210,000				210,000
	Residential								1,000	1,000
	Totals for Installation					210,000			1,000	211,000
New	Agricultural		100,000	760,000	750,000	220,000	1,000,000	62,000	185,000	3,077,000
	Class 2 - Grey Water System		1,200							1,200
	Class 4 - Leaching Bed System	15,000	77,000	22,000	91,000	122,500	67,000	110,000	32,500	537,000
	Class 5 - Holding Tank				15,000	14,000	24,000		45,000	98,000
	Residential	3,173,300	3,904,000	3,383,000	1,683,550	1,715,000	3,111,013	5,186,863	2,349,722	24,506,448
	Seasonal				280,000	300,000	250,000	460,000		1,290,000
	Totals for New	3,188,300	4,082,200	4,165,000	2,819,550	2,371,500	4,452,013	5,818,863	2,612,222	29,509,648
Plumbing	Miscellaneous						5,250,000			5,250,000
	Totals for Plumbing						5,250,000			5,250,000
Renovation & Improvement	Residential	45,000		27,000		129,000	30,000			231,000
	Seasonal					150,000				150,000
	Totals for Renovation & Improvement	45,000		27,000		279,000	30,000			381,000
Repair	Class 4 - Leaching Bed System				12,500					12,500
	Totals for Repair				12,500					12,500
Report Totals		3,556,300	4,082,200	4,237,844	3,214,550	3,447,000	9,914,863	6,328,363	2,699,222	37,480,342

Construction	Permit Type	Jan-2021	Feb-2021	Mar-2021	Apr-2021	May-2021	Jun-2021	Jul-2021	Aug-2021	Total
Accessory Structure	Agricultural				1	1		2	1	5
	Commercial			1						1
	Residential	1		1	2	7	10	7	3	31
	Seasonal	1			1	2	2			6
	Totals for Accessory Structure	2		2	4	10	12	9	4	43
Addition	Agricultural	1				1	2		1	5
	Residential			1	2	4		1		8
	Totals for Addition	1		1	2	5	2	1	1	13
Demolition	Demolition	1			1	3	2		4	11
	Totals for Demolition	1			1	3	2		4	11
Installation	Agricultural					1				1
	Residential								1	1
	Totals for Installation					1			1	2
New	Agricultural		2	2	5	1	1	2	2	15
	Class 2 - Grey Water System		1		1					2
	Class 4 - Leaching Bed System	2	4	2	4	8	3	7	2	32
	Class 5 - Holding Tank				1	1	2		2	6
	Residential	11	12	11	5	4	12	19	10	84
	Seasonal				1	1	1	1		4
	Totals for New	13	19	15	17	15	19	29	16	143
Plumbing	Miscellaneous						1			1
	Totals for Plumbing						1			1
Renovation & Improvement	Residential	1		1		4	1			7
	Seasonal					1				1
	Totals for Renovation & Improvement	1		1		5	1			8
Repair	Class 4 - Leaching Bed System				1					1
	Totals for Repair				1					1
Report Totals		18	19	19	25	39	37	39	26	222



COUNCIL REPORT

7.2.2

From: Brett Pollock, CBO
Date: August 17, 2021
Subject: Amendment to Site Plan Agreement –
Parkbridge Lifestyle Community Inc.

RECOMMENDATION:

That Council approve the Amendment to Schedule "C" of the Site Plan Agreement.

BACKGROUND:

The purpose of the proposed amendment to the site plan agreement is to allow for the reconstruction of the existing Huron Haven Recreation Centre located in Huron Haven. The amendment consists of adding an additional drawing to Schedule "C". A copy of the drawing to be added is included.

COMMENT:

In addition to the site plan, preliminary drawings of the proposed structure have been included for Council's information.

The existing Recreation Centre is currently attached to the existing maintenance building, and it is proposed to demolish the existing Recreation Centre portion of the building and construct a new Recreation Centre unattached and adjacent to the maintenance building in a similar location as the current Recreation Centre.

OTHERS CONSULTED:

Site Plan Control Group
Huron County Planner
Goderich Fire Chief

Respectfully submitted,

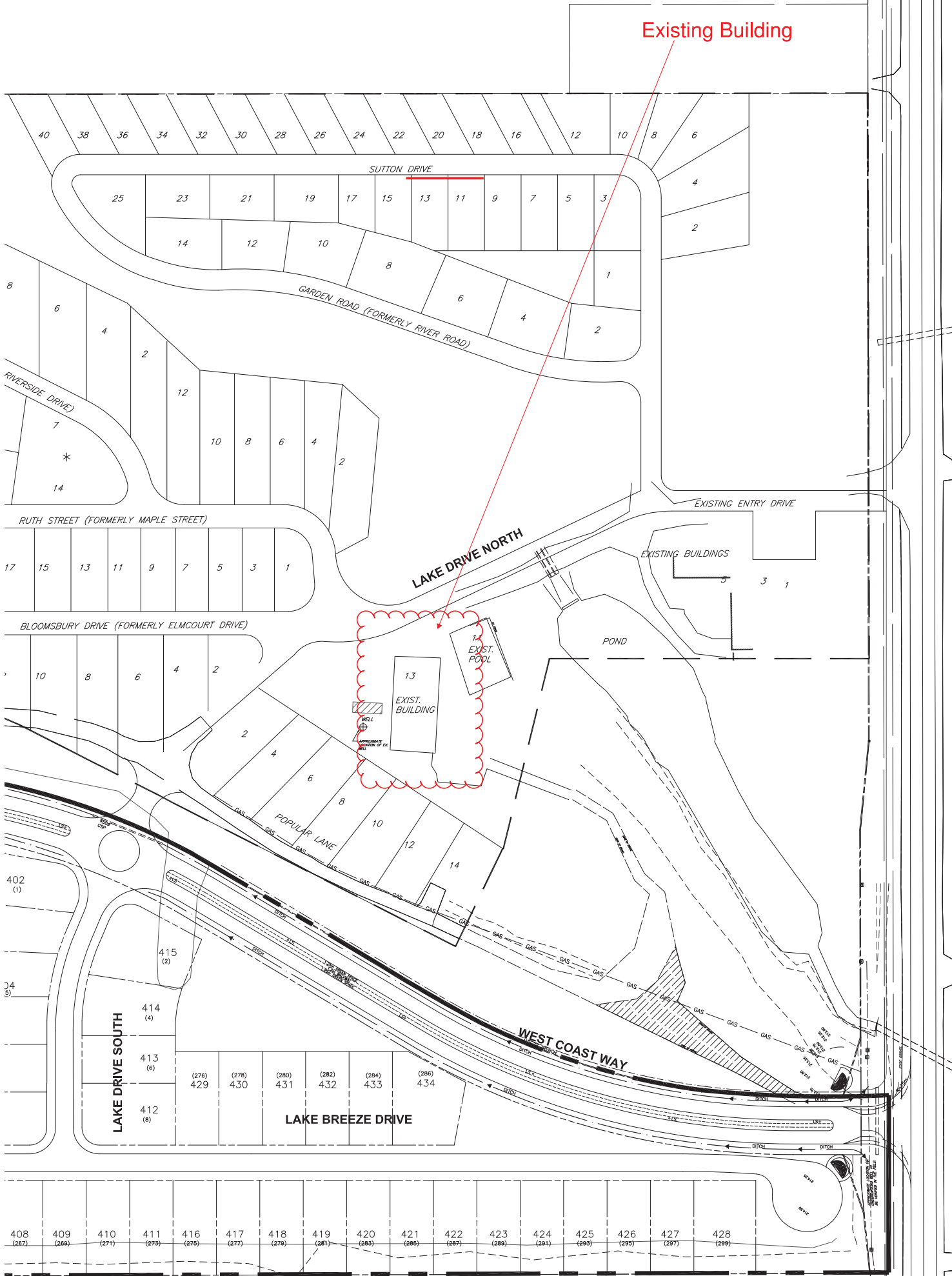
A handwritten signature in black ink, appearing to read "Brett Pollock", is written over a horizontal line.

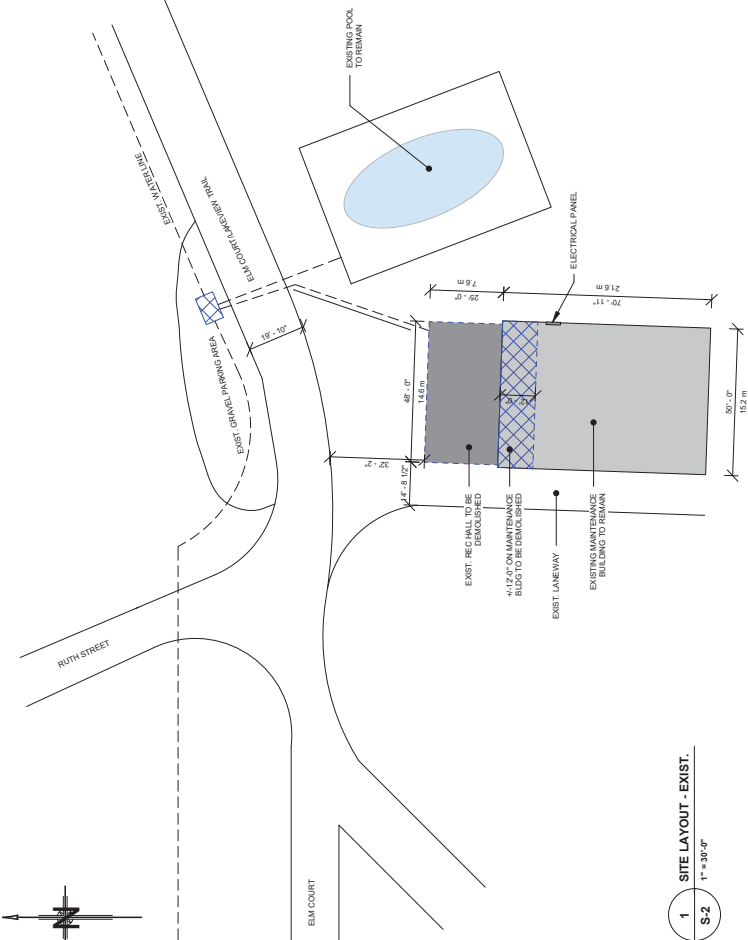
Brett Pollock, CBO

Approved by:

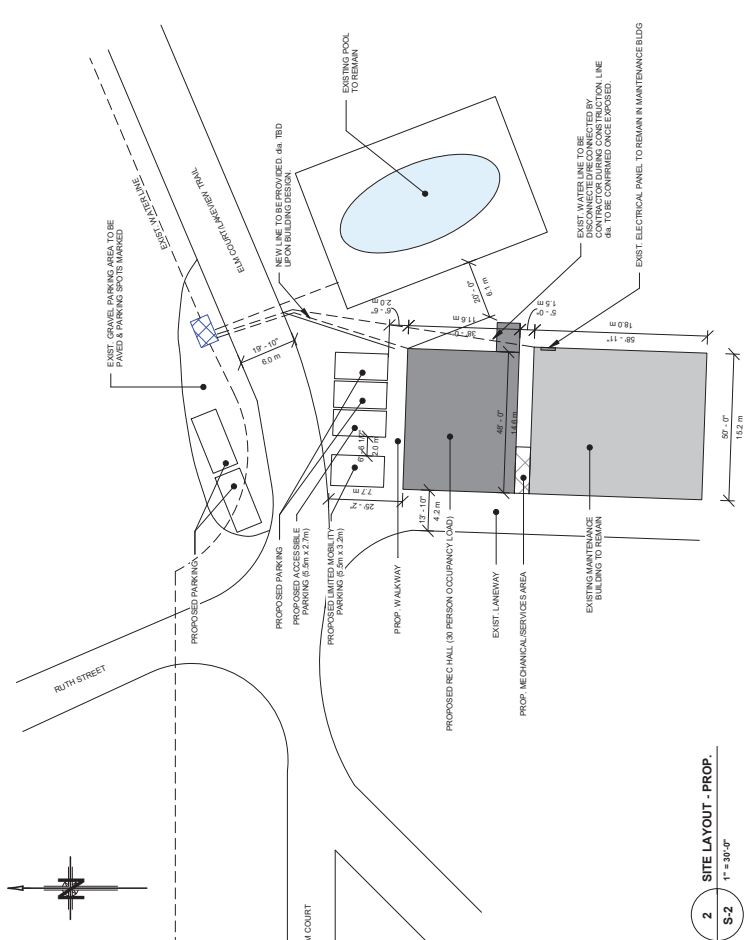
A handwritten signature in black ink, appearing to read "Mark Becker", is written over a horizontal line.

Mark Becker, CAO





1 SITE LAYOUT - EXIST.
S-2 1" = 30'-0"



2 SITE LAYOUT - PROP.
S-2 1" = 30'-0"

SITE LAYOUT NOTES:
1. THIS LAYOUT INCLUDES FOR REFERENCE THE LOCATION OF EXISTING SITE FEATURES (i.e. BUILDINGS, DRIVEWAYS, ETC.) AND PROVIDES THE APPROXIMATE LOCATION OF EXISTING UTILITY LINES. THE LAYOUT IS BASED UPON AN AS-LEGAL SURVEY. A LEGAL SURVEY MAY BE REQUIRED TO CONFIRM THE LOCATION OF EXISTING UTILITY LINES. THE LAYOUT IS BASED UPON THE INFORMATION PROVIDED BY OTHERS IF IT DEEMED TO BE NECESSARY.
2. INFORMATION HEREIN IS DERIVED PRIMARILY FROM THE HURON COUNTY INTERACTIVE MAP FOUND AT: www.huroncountymi.gov.
3. THE LAYOUT IS BASED UPON THE LATEST AVAILABLE AERIAL PHOTOGRAPHY AND A FIELD VISIT TO THE PROJECT LOCATION. THE LAYOUT IS BASED UPON THE INFORMATION PROVIDED BY OTHERS IF IT DEEMED TO BE NECESSARY.
4. THE LAYOUT IS BASED UPON THE INFORMATION PROVIDED BY OTHERS IF IT DEEMED TO BE NECESSARY.
5. THE LAYOUT IS BASED UPON THE INFORMATION PROVIDED BY OTHERS IF IT DEEMED TO BE NECESSARY.
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9. THE LAYOUT IS BASED UPON THE INFORMATION PROVIDED BY OTHERS IF IT DEEMED TO BE NECESSARY.
10. THE LAYOUT IS BASED UPON THE INFORMATION PROVIDED BY OTHERS IF IT DEEMED TO BE NECESSARY.

NOTE:
EXISTING BUILDING OUTLINE
INCORPORATES ROOF OVERHAUS
EXIST. LINE LOCATIONS

COST ESTIMATION ONLY

DRAWINGS TO BE PRINTED ON ARCH C
PAPER
(24" WIDE X 18" HIGH)

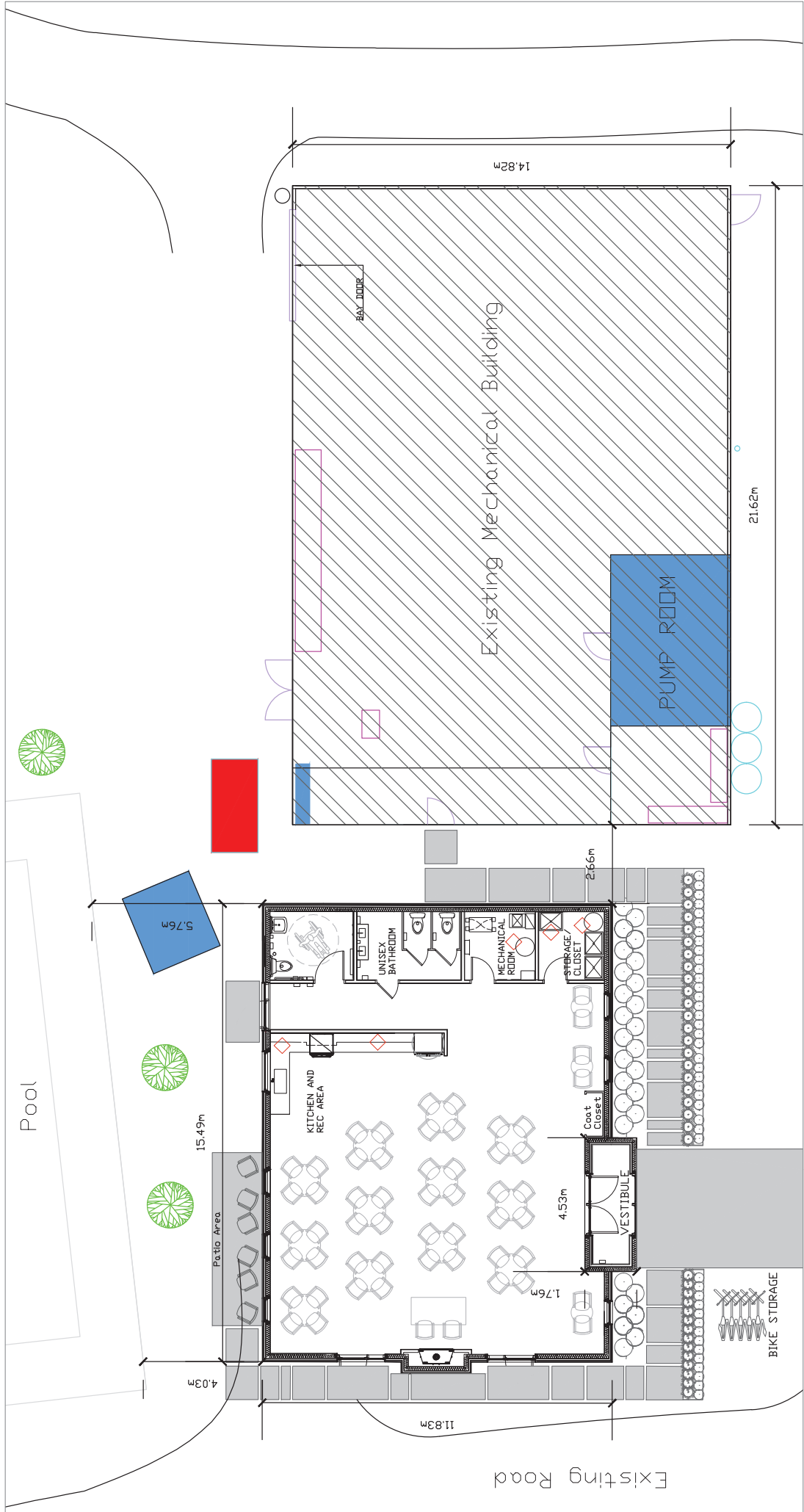
NO.	DESCRIPTION	DATE
1	ISSUED FOR CLIENT REV.	MAY 7, 2021
2	ISSUED FOR PLANNING	MAY 19, 2021
3	ISSUED FOR REVIEW	JUNE 17, 2021
6	REV'D FOR PLANNING	AUG 12, 2021


DAHL GROUP
ENGINEERING

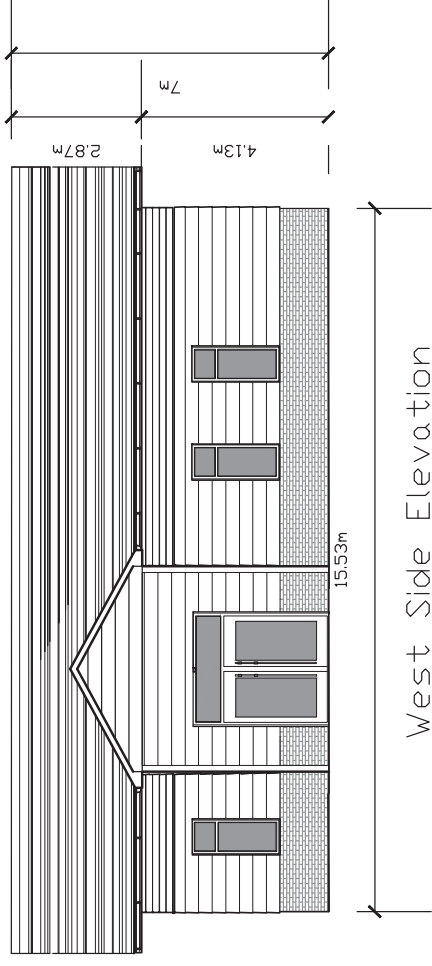
31-35 Cedar Pointe Drive, Barrie, Ontario, L4N 5R7
Telephone: 705.259-5380
Email: info@dahlgroupengineering.ca

THE WORK OUTLINED ON THIS SHEET MUST BE CONSIDERED IN CONJUNCTION WITH ALL OTHER SHEETS FORMING THIS DRAWING SET. NO PART OF THIS DRAWING SET IS TO BE USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF DAHL GROUP ENGINEERING. THIS SET OR REFERENCED HEREIN

SITE PLANS
PROJECT TITLE:
PROPOSED REC. HALL
OWNER: PARKBRIDGE LIFESTYLE COMM.
LOCATION: ELM COURT, GODERICH, ON
PROJECT NO.: DGE21108
SCALE: 1" = 30'-0" DRAWING NO. **S-2**
DRAWINGS REMAIN THE PROPERTY OF DGE



			PROJECT:		Huron Haven Village Lakview Trail, Goderich N7A 3Y3		
NO.	ISSUE/REVISION		DATE	DRAWING:			
	1. V1A			REC HALL EXPANSION			
	2. V2A			PROPOSED EXPANSION SITE PLAN			
			3. V3A	Sept 10/20			DRAWING NO: Version 3a
				Sept 16/20			
				Sept 18/20			



NO.	ISSUE/REVISION	DATE
1.	V1B	Sept 10/20
2.	V2B	Sept 16/20
3.	V3B	Sept 18/20



Huron Haven Village
Lakview Trail, Goderich
N7A 3Y3

DATE: Sept 18/20

Version 3b

**REC HALL
EXPANSION**

DRAWING:
**PROPOSED EXPANSION
ELEVATIONS**

By-Law 62-2021
Schedule A

THIS AGREEMENT made in triplicate on this 7th day of September 2021

BETWEEN:

THE CORPORATION OF THE TOWNSHIP OF ASHFIELD-COLBORNE-WAWANOSH
(herein referred to as the "Municipality")

OF THE FIRST PART

-and-

PARKBRIDGE LIFESTYLE COMMUNITIES INC.
(herein referred to as the "Owner")

OF THE SECOND PART

WHEREAS a Site Plan Agreement was signed between the Municipality and the Owner dated August 11, 2015;

AND WHEREAS a Site Plan Agreement Amendment is required in order to allow for the replacement of the existing Huron Haven Recreation Centre;

AND WHEREAS the Municipality and the Owner agree that these changes be made to the Site Plan Agreement dated August 11, 2015;

NOW THEREFORE WITNESSETH THAT the Municipality and Owner agree as follows:

1. Schedule C – Revised documents in support of replacing and upgrading the existing Huron Haven Recreation Centre as per drawing S-2 prepared by DAHL Group Engineering dated August 12 2021.

THIS AGREEMENT shall inure to the benefit of and be binding upon each of the parties hereto and their respective heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF the parties hereto have executed this Amending Agreement, SIGNED SEALED AND DELIVERED:

PARKBRIDGE LIFESTYLE COMMUNITIES INC.

Per: _____
Name: Lachlan MacLean
Title: Senior Vice President of Property Operations

Per: _____
Name: _____
Title: _____

I/We have authority to bind the Corporation.

THE CORPORATION OF THE TOWNSHIP OF
ASHFIELD-COLBORNE-WAWANOSH

Per: _____
Name: Glen McNeil
Title: Mayor

Per: _____
Name: Mark Becker
Title: CAO/Deputy Clerk

I/We have authority to bind the Corporation.

SCHEDULE "C"
LIST OF APPROVED EXPANSION PLANS

Note: It is understood and agreed that this Schedule Forms part of the Municipality's Agreement.

The "Approved Plans" include:

1. The plans, drawings and specifications prepared by C.C. Tatham & Associates Ltd. Or noted otherwise, being:

Dwg.	Description/Date
TP-1	Title Page And Index
SP-1	Site Plan, Revision 4, April 9, 2018
GS-1	General Servicing Plan, Revision 4, April 9, 2018
SC-1	Siltation And Erosion Control Plan – Sheet One, Revision 4, April 9, 2018
SC-2	Siltation And Erosion Control Plan – Sheet Two, Revision 3, July 23, 2015
SC-3	Siltation And Erosion Control Plan – Sheet Three, Revision 3, July 23, 2015
SC-4	Siltation And Erosion Details And Notes – Sheet Four, Revision 3, July 23, 2015
STM-1	Storm Drainage Plan – Sheet One, Revision 4, April 9, 2018
STM-2	Storm Drainage Plan – Sheet Two, Revision 3, July 23, 2015
STM-3	Storm Drainage Plan – Sheet Three, Revision 3, July 23, 2015
SAN-1	Sanitary Drainage Plan – Sheet One, Revision 3, July 23, 2015
SAN-2	Sanitary Drainage Plan – Sheet Two, Revision 3, July 23, 2015
SAN-3	Sanitary Drainage Plan – Sheet Three, Revision 3, July 23, 2015
OUT-1	Storm Outlet Plan And Details, Revision 3, July, 2015
OUT-2	Storm Outlet Profile, Revision 3, July, 2015
OUT-3	Storm Outlet Cross-Sections – Sheet One, Revision 3, July, 2015
OUT-4	Storm Outlet Cross-Sections – Sheet Two, Revision 3, July, 2015
OUT-5	Storm Outlet Cross-Sections – Sheet Three, Revision 3, July, 2015
SPS-1	West Sewage And Pumping Station Plan, Revision 5, July 23, 2015
SD-1	Site Servicing And Grading Plan – Phase 1, Revision 4, April 9, 2018
SD-2	Site Servicing And Grading Plan – Phase 2, Revision 4, April 9, 2018
SD-3	Site Servicing And Grading Plan – Phase 3, Revision 3, July 23, 2015
SD-4	Site Servicing And Grading Plan – Phase 4, Revision 3, July 23, 2015
SD-5	Site Servicing And Grading Plan – Phase 5, Revision 3, July 23, 2015
SD-6	Site Servicing And Grading Plan – Phase 6, Revision 3, July 23, 2015
SD-7	Site Servicing And Grading Plan – Phase 7, Revision 3, July 23, 2015
SD-8	Site Servicing And Grading Plan – Phase 8 (Part), Revision 3, July 23, 2015
SD-9	Site Servicing And Grading Plan – Phase 8 (Part), Revision 3, July 23, 2015
DE-1	Details And Notes, Revision 6, July 23, 2015
DE-2	Sanitary Forcemain Discharge Maintenance Hole Details And Notes, Revision 6, July 23, 2015
DE-3	Details And Notes, Revision 6 , July 23, 2015
SAL-1	Sales Office and Operations Building Site Plan, July 2017
S-2	Site Plan Proposed Rec Centre prepared by DAHL Group Engineering dated August 12 2021



THE CORPORATION OF THE TOWNSHIP OF
ASHFIELD-COLBORNE-WAWANOSH

BY-LAW NUMBER 62-2021

BEING A BY-LAW to authorize the execution of an Amending Site Plan Control Agreement between the Corporation of the Township of Ashfield-Colborne-Wawanosh and Parkbridge Lifestyle Communities Inc.

WHEREAS a Site Plan Agreement was adopted by By-Law 50-2015 on the 11th day of August 2015;

AND WHEREAS both parties have agreed that the Site Plan Agreement requires Amendment;

NOW THEREFORE the Council of the Corporation of the Township of Ashfield-Colborne-Wawanosh enacts as follows:

1. The Mayor and Clerk are hereby authorized to execute on behalf of the Corporation the agreement as attached hereto as Schedule A.
2. The Township's solicitor is hereby authorized and instructed to register a copy of this By-Law at the Registry Office.
3. This by-law shall come into force and take effect immediately upon final passing thereof.

Read a first and second time this 7th day of September 2021.

Read a third time and finally passed this 7th day of September 2021.

Mayor, Glen McNeil

CAO/Deputy Clerk, Mark Becker

By-Law 62-2021
Schedule A

THIS AGREEMENT made in triplicate on this 7th day of September 2021

BETWEEN:

THE CORPORATION OF THE TOWNSHIP OF ASHFIELD-COLBORNE-WAWANOSH
(herein referred to as the "Municipality")

OF THE FIRST PART

-and-

PARKBRIDGE LIFESTYLE COMMUNITIES INC.
(herein referred to as the "Owner")

OF THE SECOND PART

WHEREAS a Site Plan Agreement was signed between the Municipality and the Owner dated August 11, 2015;

AND WHEREAS a Site Plan Agreement Amendment is required in order to allow for the replacement of the existing Huron Haven Recreation Centre;

AND WHEREAS the Municipality and the Owner agree that these changes be made to the Site Plan Agreement dated August 11, 2015;


NOW THEREFORE WITNESSETH THAT the Municipality and Owner agree as follows:

1. Schedule C – Revised documents in support of replacing and upgrading the existing Huron Haven Recreation Centre as per drawing S-2 prepared by DAHL Group Engineering dated August 12 2021.

THIS AGREEMENT shall inure to the benefit of and be binding upon each of the parties hereto and their respective heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF the parties hereto have executed this Amending Agreement, SIGNED SEALED AND DELIVERED:

PARKBRIDGE LIFESTYLE COMMUNITIES INC.

Per: 
Name: Lachlan MacLean
Title: Senior Vice President of Property Operations

Per: _____
Name: _____
Title: _____

I/We have authority to bind the Corporation.

THE CORPORATION OF THE TOWNSHIP OF
ASHFIELD-COLBORNE-WAWANOSH

Per: _____
Name: Glen McNeil
Title: Mayor

Per: _____
Name: Mark Becker
Title: CAO/Deputy Clerk

I/We have authority to bind the Corporation.

SCHEDULE "C"
LIST OF APPROVED EXPANSION PLANS

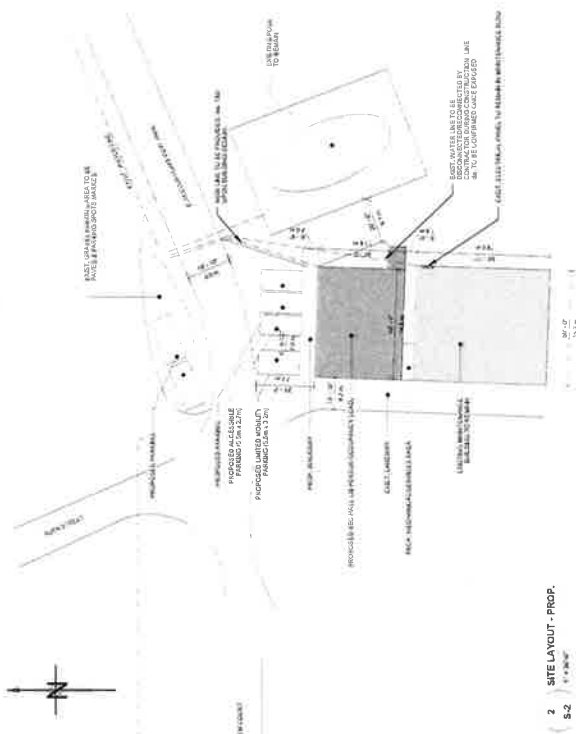
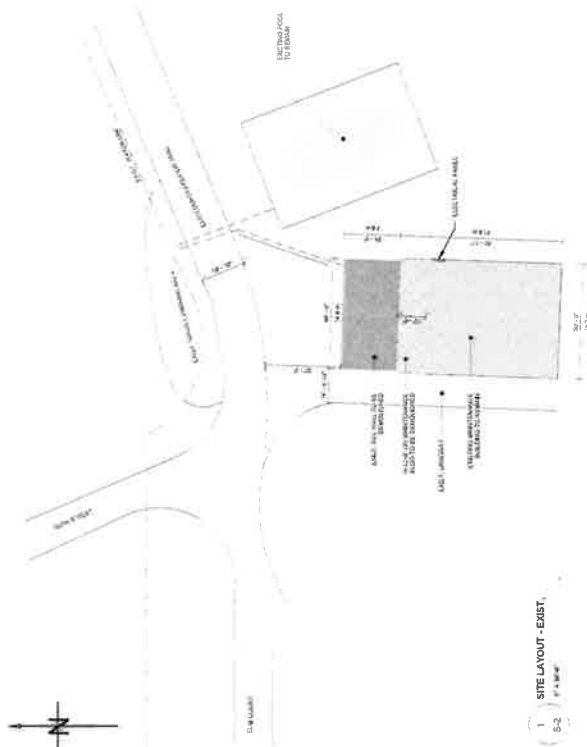
Note: It is understood and agreed that this Schedule Forms part of the Municipality's Agreement.

The "Approved Plans" include:

1. The plans, drawings and specifications prepared by C.C. Tatham & Associates Ltd. Or noted otherwise, being:

Dwg.	Description/Date
TP-1	Title Page And Index
SP-1	Site Plan, Revision 4, April 9, 2018
GS-1	General Servicing Plan, Revision 4, April 9, 2018
SC-1	Siltation And Erosion Control Plan – Sheet One, Revision 4, April 9, 2018
SC-2	Siltation And Erosion Control Plan – Sheet Two, Revision 3, July 23, 2015
SC-3	Siltation And Erosion Control Plan – Sheet Three, Revision 3, July 23, 2015
SC-4	Siltation And Erosion Details And Notes – Sheet Four, Revision 3, July 23, 2015
STM-1	Storm Drainage Plan – Sheet One, Revision 4, April 9, 2018
STM-2	Storm Drainage Plan – Sheet Two, Revision 3, July 23, 2015
STM-3	Storm Drainage Plan – Sheet Three, Revision 3, July 23, 2015
SAN-1	Sanitary Drainage Plan – Sheet One, Revision 3, July 23, 2015
SAN-2	Sanitary Drainage Plan – Sheet Two, Revision 3, July 23, 2015
SAN-3	Sanitary Drainage Plan – Sheet Three, Revision 3, July 23, 2015
OUT-1	Storm Outlet Plan And Details, Revision 3, July, 2015
OUT-2	Storm Outlet Profile, Revision 3, July, 2015
OUT-3	Storm Outlet Cross-Sections – Sheet One, Revision 3, July, 2015
OUT-4	Storm Outlet Cross-Sections – Sheet Two, Revision 3, July, 2015
OUT-5	Storm Outlet Cross-Sections – Sheet Three, Revision 3, July, 2015
SPS-1	West Sewage And Pumping Station Plan, Revision 5, July 23, 2015
SD-1	Site Servicing And Grading Plan – Phase 1, Revision 4, April 9, 2018
SD-2	Site Servicing And Grading Plan – Phase 2, Revision 4, April 9, 2018
SD-3	Site Servicing And Grading Plan – Phase 3, Revision 3, July 23, 2015
SD-4	Site Servicing And Grading Plan – Phase 4, Revision 3, July 23, 2015
SD-5	Site Servicing And Grading Plan – Phase 5, Revision 3, July 23, 2015
SD-6	Site Servicing And Grading Plan – Phase 6, Revision 3, July 23, 2015
SD-7	Site Servicing And Grading Plan – Phase 7, Revision 3, July 23, 2015
SD-8	Site Servicing And Grading Plan – Phase 8 (Part), Revision 3, July 23, 2015
SD-9	Site Servicing And Grading Plan – Phase 8 (Part), Revision 3, July 23, 2015
DE-1	Details And Notes, Revision 6, July 23, 2015
DE-2	Sanitary Forcemain Discharge Maintenance Hole Details And Notes, Revision 6, July 23, 2015
DE-3	Details And Notes, Revision 6 , July 23, 2015
SAL-1	Sales Office and Operations Building Site Plan, July 2017
S-2	Site Plan Proposed Rec Centre prepared by DAHL Group Engineering dated August 12 2021

NOTE: EXISTING AIR CONDITIONING EQUIPMENT IS TO BE REMOVED AND REPLACED BY ROOF DUCTS.

[illegible]

POST IS TREATMENT ONLY

DRAWINGS TO BE PRINTED ON ARCH C
PAPER
(STANDARD 11-1/2" x 14")



3-15 Cedar Point Driv., Barrin, Ontario, L4N 5M7
 1 x plaza; 705-259-5480

THE WORK OUTLINED ON THIS SHEET MUST BE CONSIDERED IN CONJUNCTION WITH ALL OTHER SHEETS FORMING THIS DRAWING SET AND ANY DOCUMENTS ISSUED WITH IT.

SITE PLANS

WORLDWIDE MILL

OFFICE: MANHATTAN WESTSIDE COMM
LOCATION: ELM COURT GODERICH ON

PROJECT NO. D3E27108
DATE: 1-1-2012
DRAWING NO. S-2
DRAWINGS REMAIN THE PROPERTY OF CECO



COUNCIL REPORT

7.2.3

From: Brett Pollock, CBO

Date: September 2, 2021

Subject: Development Charges

RECOMMENDATION:

That Council set a date to meet with Staff and BM Ross to further discuss the implementation Development Charges

BACKGROUND:

Council last met to discuss development charges with BM Ross and Staff in 2016. At this time, it was decided that needs of the Township did not justify the implementation of development charges. However, given the recent increase in development and the continuing pressure on municipal services and infrastructure Staff and BM Ross have been discussing whether now is an appropriate time to again discuss the implementation of development charges and municipal services that would apply.

COMMENT:

Development charges are fees collected from developers at the time of building permit to help pay for the cost of infrastructure required to provide municipal services to new development, such as roads, transit, water and sewer infrastructure, recreation and fire and police facilities. While not all these services are applicable to the Township, Staff feel that there are many services that the Township provides that would benefit from the implementation of development charges. The purpose of the meeting would be to provide training to Council on development charges and decide on the next steps should Council decide to proceed to the next phase in implementing development charges.

OTHERS CONSULTED:

CAO/Deputy-Clerk

Clerk

Public Works Superintendent

Treasurer

BM Ross

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Brett Pollock", is written over a horizontal line.

Brett Pollock, CBO

Approved by:

A handwritten signature in black ink, appearing to read "Mark Becker", is written over a horizontal line.

Mark Becker, CAO



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

7.2.4

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

Re: Zoning By-law Housekeeping

RECOMMENDATION

It is recommended that Council direct staff to draft a housekeeping amendment to the Comprehensive Zoning By-law.

COMMENTS

It has come to staff's attention that there are two provisions in the ACW Zoning By-law which may require amendment.

Section 3.23 of the ACW Zoning By-law speaks to Legal Non-Complying Buildings and Structures. The term legal non-complying refers to buildings and structures which were legally established in the past, but which no longer comply with one or more of the zoning provision(s) in full force and effect today (i.e. minimum setback, lot coverage, etc.). The *Planning Act* allows the Committee of Adjustment to allow for these buildings and structures to be reconstructed, enlarged, or extended, provided the enlargement or extension does not further increase non-compliance with the by-law.

Staff's understanding is that, when the current provisions of Section 3.23 were drafted and adopted, Council's intention was to allow legal non-complying buildings and structures to be re-constructed on the exact same footprint, but to be no larger or higher. Should the building be larger or higher, a planning application would be triggered. In consulting recently with the Township's legal counsel, staff have learned that the provision is not written to reflect this intent. As such, it is recommended that Council direct staff to undertake a housekeeping amendment of the zoning by-law in order to amend Section 3.23 to reflect Council's intent.

In addition, staff are recommending that Section 3.28.9 (Prohibited Uses – Motorized Vehicle Racing Track) be revised to clearly stipulate that racing motorized vehicles shall not be permitted within settlement areas.

Should Council agree with this direction, staff will proceed with drafting a housekeeping amendment. Staff will confirm with the Township's legal counsel that the revised provisions meet Council's intent.

OTHERS CONSULTED

Brett Pollock, CBO

Florence Witherspoon, Clerk

Mark Becker, CAO

Sincerely,

Celina Whaling-Rae

Celina Whaling-Rae
Planner

PUBLIC NOTICE

PROCEEDING COMMENCED UNDER subsection 222(4) of the *Municipal Act*, 2001, S.O. 2001, c. 25, as amended

Appellant:	Tony McQuail
Subject:	By-law No. 89-2020 (Ward Boundary) to dissolve existing wards
Municipality:	Township of Ashfield-Colborne-Wawanosh
OLT Case No.:	MM210008
OLT File No.:	MM210008
OLT Case Name:	McQuail v. Ashfield-Colborne-Wawanosh (Township)

The Ontario Land Tribunal (“Tribunal”) will conduct a **Hearing** by **Video Conference** for this matter.

The event will be held:

AT: 10:00 AM

ON: Wednesday, September 29, 2021

AT: <https://global.gotomeeting.com/join/861307189>

Access Code: 861-307-189

The Tribunal has set aside **three (3) days** for this matter.

The event will be held using **GoTo Meetings**. The appellant(s), municipality or approval authority, and those persons who intend to request party or participant status, are asked to log into the video hearing through the link provided above at least **15 minutes** before the start of the event to test their video and audio connections. All persons are expected to access and set-up the application well in advance of the event to avoid unnecessary delay. The desktop application can be downloaded at [GoToMeeting](https://global.gotomeeting.com/download). A web application is also available: <https://app.gotomeeting.com/home.html>. A compatible web browser for this service is Chrome.

Persons who experience technical difficulties accessing the GoToMeeting application or who only wish to listen to the event can connect to the event by calling into an audio-only telephone line: toll free **1-888-455-1389** or local **(647) 497-9391**. The access code is **861-307-189**.

If you do not attend the event, the Tribunal may proceed in your absence and you will not be entitled to any further notice of these proceedings.

Please contact the Tribunals case coordinator, Tamara Zwarycz at tamara.zwarycz@ontario.ca for further details on pre filing documents and submitting party and participant status requests

Please note that this matter is a hearing and the presentation of evidence will be required.

For further information, please see the Tribunal's Rules of Practice and Procedure at <https://olt.gov.on.ca/about-olt/law-policy/#rules>.

We are committed to providing accessible services as set out in the *Accessibility for Ontarians with Disabilities Act, 2005*. If you have any accessibility needs, please contact our Accessibility Coordinator as soon as possible by emailing OLT.COORDINATOR@ontario.ca. If you require documents in formats other than conventional print, or if you have specific accommodation needs, please let us know so we can make arrangements in advance.

Pour recevoir des services en français, veuillez communiquer avec la Tribunal au 1-866-448-2248/(416) 212-6349 ou OLT.COORDINATOR@ontario.ca.

For general information concerning the Tribunal, visit our website at <https://olt.gov.on.ca> or you may contact the Tribunal's offices at 1-866-448-2248 or local (416) 212-6349.

DATED at Toronto, this 6th day of August, 2021.

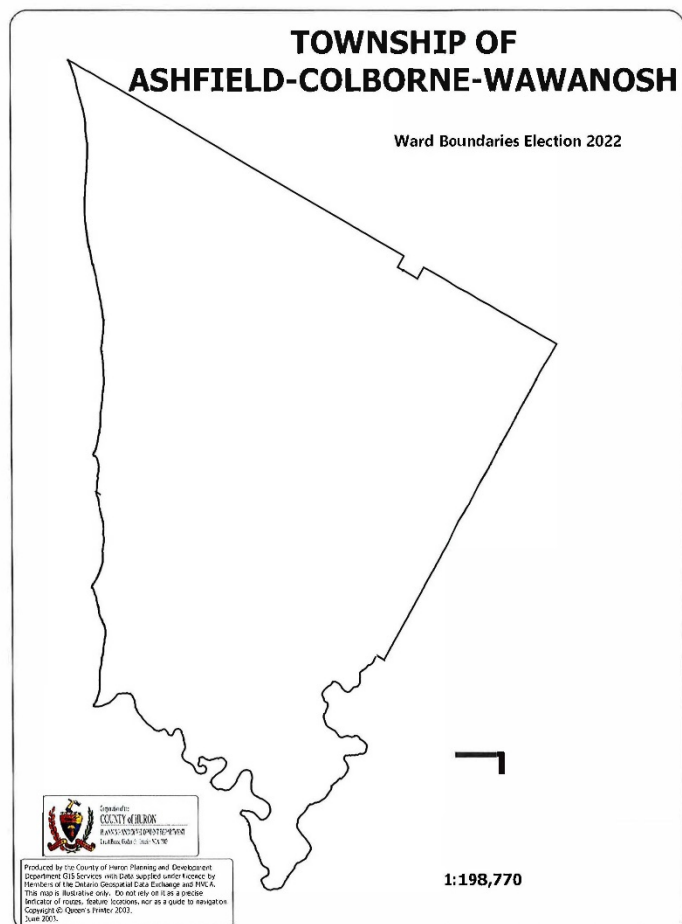
Becky Fong
Registrar

Explanatory Note:

The Council of the Township of Ashfield-Colborne-Wawanosh adopted By-Law 89-2020 to remove the ward system, allowing for representation At-Large. In the 2018 municipal election, the following were the options on the ballot:

- Mayor At-Large
- Deputy Mayor At-Large
- Councillor At-Large
- Councillor At-Large
- Councillor Colborne Ward
- Councillor Ashfield Ward
- Councillor Wawanosh Ward

With the passage of 89-2020, all seven (7) members of Council would be elected At-Large in the upcoming 2022 municipal election.





COUNCIL REPORT

From: Florence Witherspoon, Clerk
 Date: September 7, 2021
 Subject: Noise and Sound By-Law

RECOMMENDATION:

That Council adopt the amendment to Noise and Sound By-Law 7-2021.

BACKGROUND:

In February 2021, Council adopted By-Law 7-2021, being a by-law to provide for the Regulation and Prohibition of Noise and Sound for the Township.

Following its passage, staff sent the fines to the Ministry of the Attorney General for approval. Having not heard back for some time, staff followed up on the status of the fines. Due to the passing of the individual who the package was addressed to, we have only heard back recently from another staff member at the Ministry. We now have the proper contact for approving fines under the Provincial Offences Act.

COMMENT:

The Ministry of the Attorney General recommended some minor amendments to the Noise and Sound By-Law to implement the fines once approved. You will find those amendments listed on the Amending By-Law.

Once the amendment is sent back to the ministry, the amendment along with the original by-law and fines will be sent to judge for approval.

Staff recommends that the amendments be adopted to facilitate the approval of the set fine schedule to the by-law.

OTHERS CONSULTED:

Mark Becker, CAO/Deputy-Clerk

Respectfully submitted,

Florence Witherspoon, Clerk

Approved by:

Mark Becker, CAO



7.5.2

14.2

THE CORPORATION OF THE TOWNSHIP OF
ASHFIELD-COLBORNE-WAWANOSH

BY-LAW NUMBER 59-2021

BEING A BY-LAW to amend by-law 7-2021, being a by-law provide for the Regulation and Prohibition of Noise and Sound for the Township of Ashfield-Colborne-Wawanosh

WHEREAS Council deemed it appropriate to enact a by-law to prohibit and regulate with respect to noise within the Township of Ashfield-Colborne-Wawanosh pursuant to sections 128 and 129 of the Municipal Act, 2001, S.O. 2001 c.25, as amended;

AND WHEREAS Council deems it appropriate to amend the Noise and Sound By-Law as recommended by the Ministry of the Attorney General;

THEREFORE, the Council of The Corporation of the Township of Ashfield-Colborne-Wawanosh enacts as follows:

1. That Section 3.5(a) be amended to add "...and every person shall pay such a fee as imposed."
2. That the typographical errors in the numbering of Part 5 – Penalty be replaced to adequately reflect the correct numerical order; 5 instead of 7.
3. That Section 5.1 be deleted and replaced with the following:

Every person who contravenes any provision of this bylaw is guilty of an offence and upon conviction is liable to a fine as provide for by the Provincial Offences Act, R.S.O. 1990, Chapter P.33, as amended.

4. This by-law may be referred to as the "Amending Noise and Sound By-Law".
5. This by-law shall come into force and effect on the final passage thereof.

Read a first and second time and finally passed this 7th day of September 2021.

Read a third time and finally passed this 7th day of September 2021.

Mayor, Glen McNeil

CAO/Deputy Clerk, Mark Becker

August 24, 2021

Bernie Baily, Reeve, North Huron
Glen McNeill, Mayor, ACW
Mitch Twolan, Mayor, Huron Kinloss
Jamie Heffer, Mayor, Morris Turnberry
Bob Buckle, Mayor, South Bruce

To Municipal Leaders:

**Request for Representative:
North Perth- North Huron Family Health Team**

I first would like to introduce myself. I am the Executive Director of the newly amalgamated family health team – North Perth-North Huron Family Health Team (FHT). As the name suggests, this new organization has arisen out of the North Perth FHT (Listowel) and North Huron FHT (representing the townships – ACW, Morris Turnberry, South Bruce, Huron Kinloss, and North Huron).

Our bylaws for our newly amalgamated board has a provision for municipal representation and it is a position that is appointed through the councils. As there are five municipalities / townships that are part of the original North Huron FHT and which also support the efforts of the WDH Recruitment Committee, we want to ensure that there is representation from this group on the board. Currently, there is a municipal representative for North Perth.

I have reached out to each of the CAOs to begin the process for the appointment of one individual from your councils to represent all of the municipalities / townships. I am recommending that the term be 2 years whereby a member from one of the other municipalities/townships be appointed to succeed.

To date, the various councils have put forth names to stand for the board position:

- Huron Kinloss: Lilian Abbott
- North Huron: Anita Van Hittersum
- Morris Turnberry: Jamie McCallum

I respectfully request that each council make a recommendation from the above list as the inaugural representative to our board for a 2-year term. Once the selection has been made, I will put the 2-year schedule including the dates for the term appointments.

Communication about the board activities can be accomplished in a number of ways including the distribution of monthly board minutes and annual and/ or biannual presentations to each of the councils. Other modes of communication can be determined as per the needs of the councils.

I welcome your feedback and I look forward to working with you on behalf of the North Perth-North Huron FHT. I believe strongly in have the municipal voice on board from Huron County. We currently have a representative for Perth County from North Perth.

Please reach out with any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Mary Otkinson".

c.c. Dwayne Evans, CAO North Huron
Mary Rose Walden, CAO Huron Kinloss
Trevor Hallam, CAO Morris Turnberry
Leanne Martin, CAO South Bruce
Mark Becker, CAO ACW



COUNCIL REPORT

7.6.1

From: Thomas McCarthy,
Public Works Superintendent
Date: September 7, 2021
Subject: Public Works Activity Report

RECOMMENDATION:

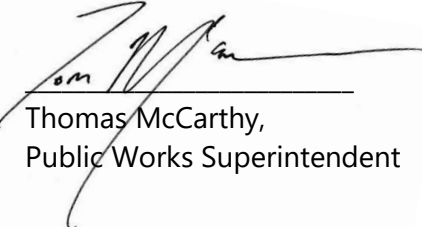
That the report be received and filed.

COMMENT:

- Paving has been completed on Horizon View Road, shouldering and driveway adjustments were completed immediately after paving.
- Large dead ash trees were removed by bucket truck at various locations.
- Sign reflectivity survey was completed by the summer student.
- Cold patching was completed at various locations within the Township.
- Ditching was completed by track mounted excavator at Glens Hill Road and Halls Hill Line.
- The Public Works Sheds renovations have begun. Asbestos has been discovered in the linoleum of all three buildings, it is being professionally removed. The proper removal of the flooring will not cause a budget exceedance.
- A windstorm that was centralized around Hawkins Road on August 29th caused many trees to fall in Township road allowances. Removal of downed trees and branches took two days to complete.
- Roadside grass mowing continues.
- Catch basin and ditch inlet lids were replaced where necessary.
- Winter sand is being stockpiled at Township sheds.
- The garbage cans have been placed in storage for the winter.

Respectfully submitted,

Approved by:



Thomas McCarthy,
Public Works Superintendent



Mark Becker, CAO



THE CORPORATION OF THE TOWNSHIP OF
ASHFIELD-COLBORNE-WAWANOSH

BY-LAW NUMBER 58-2021

BEING A BY-LAW to appoint the position of Equipment Operator/Labourer for the
Township of Ashfield-Colborne-Wawanosh

WHEREAS Council deems it appropriate to appoint the position of Equipment
Operator/Labourer;

NOW THEREFORE the Council of the Corporation of the Township of Ashfield-Colborne-
Wawanosh enacts as follows:

1. That Justin Davidson be appointed Equipment Operator/Labourer for the Township
of Ashfield-Colborne-Wawanosh effective August 30, 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" by-law.

Read a first and second time this 7th day of September 2021.

Read a third time and finally passed this 7th day of September 2021.

Mayor, Glen McNeil

CAO/Deputy Clerk, Mark Becker



THE CORPORATION OF THE TOWNSHIP OF
ASHFIELD-COLBORNE-WAWANOSH

BY-LAW NUMBER 60-2021

BEING A BY-LAW to authorize the transfer of certain lands in the Township of Ashfield-Colborne-Wawanosh from the Estate of John Van Rooy

WHEREAS the Corporation of the Township of Ashfield-Colborne-Wawanosh has, pursuant to Sections 8, 9, 10, 11 and 270 of the Municipal Act, 2001, S.O.2001, c. 25, as amended, the authority to purchase property;

AND WHEREAS the Estate of John Van Rooy is the Owner of the lands that are described in Schedule A to this By-law, being the subject property;

AND WHEREAS the Owner has agreed to transfer the subject property to the Township for the purchase price of \$20,000.00;

NOW THEREFORE the Council of the Corporation of the Township of Ashfield-Colborne-Wawanosh enacts as follows:

1. That the purchase of the subject property, as described in Schedule A, from the Owner is hereby authorized.
2. That the Mayor and CAO/Deputy Clerk are hereby authorized to execute the Agreement of Purchase and Sale, as attached hereto as Schedule B and to execute all documents regarding the above noted sale.
3. That Schedule A and B shall form part of this by-law.
4. This by-law shall come into force and take effect immediately upon final passing thereof.

Read a first and second time this 7th day of September 2021.

Read a third time and finally passed this 7th day of September 2021.

Mayor, Glen McNeil

CAO/Deputy Clerk, Mark Becker

THE CORPORATION OF THE TOWNSHIP OF
ASHFIELD-COLBORNE-WAWANOSH

BY-LAW NUMBER 46-2021

SCHEDULE A

ALL AND SINGULAR that certain parcel or tract of land and premises situated, lying and being in the Township of Ashfield-Colborne-Wawanosh in the County of Huron, being comprised of Part of Lot 11 Front Concession North of the Town Plot, to be described by a new reference plan and depicted as Part 1.

**AGREEMENT OF PURCHASE AND SALE (hereinafter called the "APS")
this 2nd day of September, 2021.**

BETWEEN:

JEAN WILHELMINA VAN ROOY
(hereinafter called the "Vendor")

-and-

THE CORPORATION OF THE TOWNSHIP OF ASHFIELD-COLBORNE-
WAWANOSH
(hereinafter called the "Purchaser")

WHEREAS the Vendor is the owner, in fee simple, of the lands and premises described in Schedule "A" (the "Property");

NOW THEREFORE IN CONSIDERATION of the mutual covenants and promises in this Agreement, the parties agree as follows:

**SECTION I
GENERAL**

1. The Purchaser agrees to purchase the Property and the Vendor agrees to sell the Property according to the terms of this Agreement.
2. In consideration of the agreement referred to in the preceding paragraph, the Purchaser shall pay a total Purchase Price of Twenty Thousand Dollars (\$20,000.00) to the Vendor. The Purchase Price shall be paid as follows:
 - (a) Five Hundred Dollars (\$500.00) is payable by the Purchaser upon execution of this Agreement, to be held on an interest free basis by the Solicitors for the Vendor as a deposit pending completion of this transaction on account of the Purchase Price on completion, or if this Agreement is not completed through no fault of the Purchaser, the deposit shall be returned to the Purchaser; and
 - (b) The balance of the Purchase Price, subject to adjustments, shall be paid to the Vendor on the Completion Date, by certified cheque.

**SECTION II
PURCHASE OF PROPERTY**

3. Irrevocable Date
 - (a) This APS shall be open for acceptance by the Vendor until the 10th day of September, 2021, and when accepted shall constitute a binding contract of purchase and sale, otherwise the APS shall be null and void and all deposit monies paid shall be returned to the Purchaser without deduction.
4. Deed
 - (a) The Vendor agrees to deed or transfer the Property to the Purchaser subject to the terms of this Agreement.
5. Completion Date
 - (a) The closing of this transaction shall take place on October 28, 2021, or such other date as mutually agreed upon (the "Completion Date") at which time possession of the Property in "as is, where is" condition shall be given to the Purchaser other than as provided in this APS. The Vendor acknowledges that it has the right and authority to sell the Property.
6. Council Approval
 - (a) This transaction is subject to compliance with Section 270 of the *Municipal Act*, 2001, S.O. 2001, c. 25 as amended and the approval of the Council of The Corporation of the Township of Ashfield-Colborne-Wawanosh in its sole and absolute discretion by by-law. Council approval shall be obtained on or before the Completion Date, or this agreement will be null and void and the deposit returned without interest or deduction.
7. Documents, Reports and Information
 - (a) The Vendor will produce and deliver to the Purchaser within thirty (30) days of the execution of the APS any documents, reports or information in its possession in respect to the Property. The Purchaser agrees to return all of the above documentation to the Vendor if this transaction is not completed.

SECTION III CONDITIONS, REPRESENTATIONS AND WARRANTIES

8. "As Is" Condition
 - (a) The Purchaser acknowledges that it is acquiring the Property in an "as is" condition. Seller gives no warranties as to the condition of the property and Purchaser has made all necessary enquiries and investigations prior to entering into this APS. The Purchaser acknowledges that the Vendor shall not be responsible for any physical deficiencies of this Property or for any past, present or future environmental liabilities and hereby waives any claims against the Vendor in respect of any environmental liabilities on this Property. The Purchaser agrees to sign a release and indemnity in favour of the Vendor on or before closing with respect to matters set out in the preceding sentence.
9. Investigation by the Purchaser
 - (a) The Purchaser acknowledges having inspected the Property prior to executing the APS and understands that upon the execution by the parties of this APS, there shall be a binding agreement of purchase and sale between the Purchaser and the Vendor. It shall be the Purchaser's responsibility to provide, at its own expense, any soil bearing capacity tests or environmental inspection, as may be required or desired, and the Vendor shall grant the Purchaser access for such testing or inspection at all reasonable times, on reasonable notice, for the purpose of conducting reasonable inspections.
10. Future Use
 - (a) The Vendor and the Purchaser agree that there is no express or implied condition, representation, or warranty of any kind that the future intended use of the Property by the Purchaser is or will be lawful except as may be specifically stipulated elsewhere in this Agreement.
11. Property Not for Resale
 - (a) The Purchaser covenants that it is purchasing the Property for road safety purposes and not for resale purposes.
12. Acknowledgement of Official Plan Review
 - (a) The Purchaser and the Vendor acknowledge that this agreement is in no way conditional upon a re-designation of adjacent lands owned by the Vendor as part of an Official Plan Review.

**SECTION IV
PRIOR TO COMPLETION DATE**

13. Purchaser May Inspect the Property

- (a) The Purchaser, its agents and contractors shall be permitted to inspect the Property as frequently as is reasonably necessary between the date of acceptance hereof and the Completion Date at reasonable times and upon reasonable notice to the Vendor.

14. Insurance

- (a) Pending closing, the Vendor shall hold all insurance policies and the proceeds thereof in trust for the parties as their interest may appear and in the event of damage to the Property, unless such damage is caused by the Purchaser. The Purchaser may elect to either receive the proceeds of the insurance and complete the purchase or to cancel the APS and have all the deposit monies paid to the Vendor returned together with all interest earned thereon without deduction.

**SECTION V
COMPLETING THE TRANSACTION**

15. Deed

- (a) The Deed or Transfer of the Property will be prepared at the expense of the Vendor in a form acceptable to the solicitors for the Purchaser and the Purchaser will pay all Land Transfer Tax, Harmonized Sales Tax and other costs in connection with the registration of it.

16. Electronic Registration

- (a) The parties agree that the transaction shall be completed by electronic registration pursuant to Part III of the *Land Registration Reform Act*, R.S.O. 1990, c.L.4 as amended. The parties acknowledge and agree that the delivery and release of documents may, at the discretion of the lawyer: a) not occur contemporaneously with the registration of the transfer/deed and other registerable documentation, and b) be subject to conditions whereby the lawyer receiving documents and/or money will be required to hold them in trust and not release them except in accordance with the terms of a written agreement between the lawyers entered into in the form of the Document Registration Agreement adopted by the Joint LSUC-OBOA Committee on Elective Registration of Title Documents.

17. Survey or Reference Plan

- (a) The parties acknowledge that a Reference Plan shall be registered on title and will be used to provide a registerable description of the Property. The reference plan shall be consistent with the draft reference plan set out in Schedule "B".

18. Examination of Title

- (a) Title to the Property shall be good and marketable and free from all encumbrances except for any service easements or rights-of-way to be reserved in favour of the Vendor and for any easements or rights-of-way registered on title and any minor encroachments shown on the survey or Reference Plan delivered to the Purchaser.
- (b) The Purchaser is allowed thirty (30) days from the execution of the APS to examine the title to the Property. If on or before this date the Purchaser furnishes the Vendor in writing with any valid objections: to the title; to any undisclosed outstanding work orders; to undisclosed non-compliance with the municipal by-laws or covenants and restrictions which run with the land and cannot be resolved before the Completion Date; as to any objection of which the Vendor shall be unable to remedy or correct by the Completion Date and which the Purchaser will not waive, then this APS shall, notwithstanding any intermediate acts or negotiations, be terminated and the deposit shall be returned to the Purchaser without deduction and the Vendor and the Purchaser shall not be liable for any costs, damages, compensation or expenses.

19. Vendor to Discharge all Encumbrances

- (a) The Vendor agrees to obtain and register at its own expense, on or before the Completion Date, a discharge of all liens, encumbrances, agreements and mortgages now registered against the Property and not assumed by the Purchaser. The Vendor further covenants and agrees to discharge, on or before the Completion Date, any and all liens, chattel mortgages, assignments or any other security interest given by the Vendor against its personal Property.

20. Adjustments

- (a) The Vendor agrees that all security deposits, if any, held by the Vendor shall be credited to the Purchaser in the Statement of Adjustments prepared for the Completion Date.
- (b) Any rents, mortgage, interest, taxes, local improvements, water and assessment rates shall be apportioned and allowed to the Completion Date, the day itself to be apportioned to the Purchaser.

21. Deliveries by the Vendor to The Purchaser on Closing

- (a) The Vendor covenants and agrees to deliver to the Purchaser on the Completion Date, all such deliveries to be a condition of the Purchaser's obligation to close this transaction, the following:
 - (i) A deed of the Property;
 - (ii) Any survey or reference plan of the Property in the possession of the Vendor;
 - (iii) A Statutory Declaration by the Vendor or her authorized agent stating that accurateness and truthfulness of all of the representations and warranties;
 - (iv) A Statutory Declaration by the Vendor or her authorized agent as to possession of the Property in a form acceptable to the solicitors for the Purchaser;
 - (v) A Statutory Declaration by the Vendor or her authorized agent that she is not now, and upon completion will not be, a "non-resident person" within the meaning and for the purpose of Section 116 of the *Income Tax Act*, R.S.C., 1985, c. 1 (5th Supp.) as amended; and,
 - (vi) Such further documentation and assurances as the Purchaser may reasonably require to complete the transaction contemplated by the APS.

22. Harmonized Sales Tax

- (a) If the sale of the Property is subject to Harmonized Sales Tax (HST) under the *Excise Tax Act*, R.S.C., 1985, c. E-15 (the "Act"), then such tax shall be in addition to the Purchase Price. The Purchaser shall pay to the Vendor any HST imposed under the Act payable in connection with the transfer of the Property to the Purchaser, or as it may direct, unless the Purchaser provides:
 - (i) A certificate on or before the Completion Date containing a representation and warranty to the Vendor that:
 - (1) It is registered for the purpose of the HST on the Completion Date and specifying the HST registration number;
 - (2) It will self-assess the HST on its GST/HST return or file the prescribed form pursuant to subsection 228(4) of the Act in connection with the purchase of the Property; and

- (3) The Property transferred pursuant to this APS is being purchased by the Purchaser, or its nominee or assignee, as principal for its own account and is not being purchased by the Purchaser as agent, trustee or otherwise on behalf of or for another person, and does not constitute a supply of residential complex made to an individual for the purpose of paragraph 221 (2) (b) of the Act.
 - (4) An indemnity, indemnifying and saving harmless the vendor from any HST payable on this transaction and penalty and interest relating to HST; and
 - (5) A notarial true copy of its HST registration confirmation.
 - (b) If the Property is not subject to HST, the Seller agrees to certify on or before the Completion Date that the transaction is not subject to HST.
23. Purchaser shall be responsible for reimbursing Vendor for her legal expenses related to this transaction by way of a credit on closing to Vendor, such legal account not to exceed \$ 5,000.00 including disbursements and HST.

SECTION VI MISCELLANEOUS

24. Entire Agreement
- (a) There is no representation, warranty, collateral agreement or condition affecting this Agreement of the Property other than expressed herein.
25. Tender
- (a) Any tender of documents or moneys hereunder may be made upon the solicitor acting for the party upon whom tender is desired, and it shall be sufficient that a negotiable, certified cheque may be tendered instead of cash.
26. Time of Essence
- (a) Time shall be of the essence of this Agreement.
27. Planning Act
- (a) This Agreement shall be effective only if the provisions of Section 50 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended are complied with.
28. Notices

- (a) All notices in this Agreement shall be in writing and shall be deemed to have been given if delivered by hand or mailed by ordinary mail, postage prepaid, addressed to the solicitor for the person to whom such notice is intended to be given at the following addressed:

Solicitor for the Vendor:

DONNELLY MURPHY LAWYERS PC
Attention: Mary Cull
18 Courthouse Square
Goderich, ON N7A 3Y9
Phone: 519-524-2154, ext. 225
Fax: 519-524-8550

Solicitors for the Purchaser:

DUNCAN, LINTON LLP
Attention: Adrian L. Rosu
45 Erb Street East
Waterloo, ON N2J 1L7
Fax: (519) 886-8651

If mailed, such notices must also be given by facsimile transmission on the date it was so mailed. If so given, such notices shall be deemed to have been received on the first business day following the date it was delivered or marked mailed out.

29. Successors and Assigns

- (a) The Purchaser shall not assign this APS. This Agreement shall be binding upon the parties hereto and their respective successors and assigns.

30. Schedules

- (a) The following Schedules shall form an integral part of this Agreement:
- (i) Schedule "A" Description of Property/Draft Reference Plan

31. Acceptance by Fax

- (a) The Purchaser and Vendor acknowledge and agree that the communication of this Agreement of Purchase and Sale may be transmitted by way of a facsimile machine or email PDF, and that they agree to accept such signatures and documents to be legal and binding upon them.

32. Counterparts

- (a) This agreement may be signed in any number of counterparts, each of which is considered to be an original, and all of which are considered to be the same documents.

33. Severability

- (a) If any provision of this Agreement, or the application thereof to any circumstances, shall be held to be invalid or unenforceable, then the remaining provisions of this Agreement, or the application thereof to other circumstances, shall not be affected, and shall be valid and enforceable.

[signature page follows]

IN WITNESS WHEREOF the parties have executed this Agreement.

**THE CORPORATION OF THE
TOWNSHIP OF ASHFIELD –
COLBORNE- WAWANOSH:**

Mayor Glen McNeil
Mayor

Mark Becker
CAO/Deputy Clerk

*We have authority to bind the Corporation
of the Township of Ashfield-Colborne-
Wawanosh*

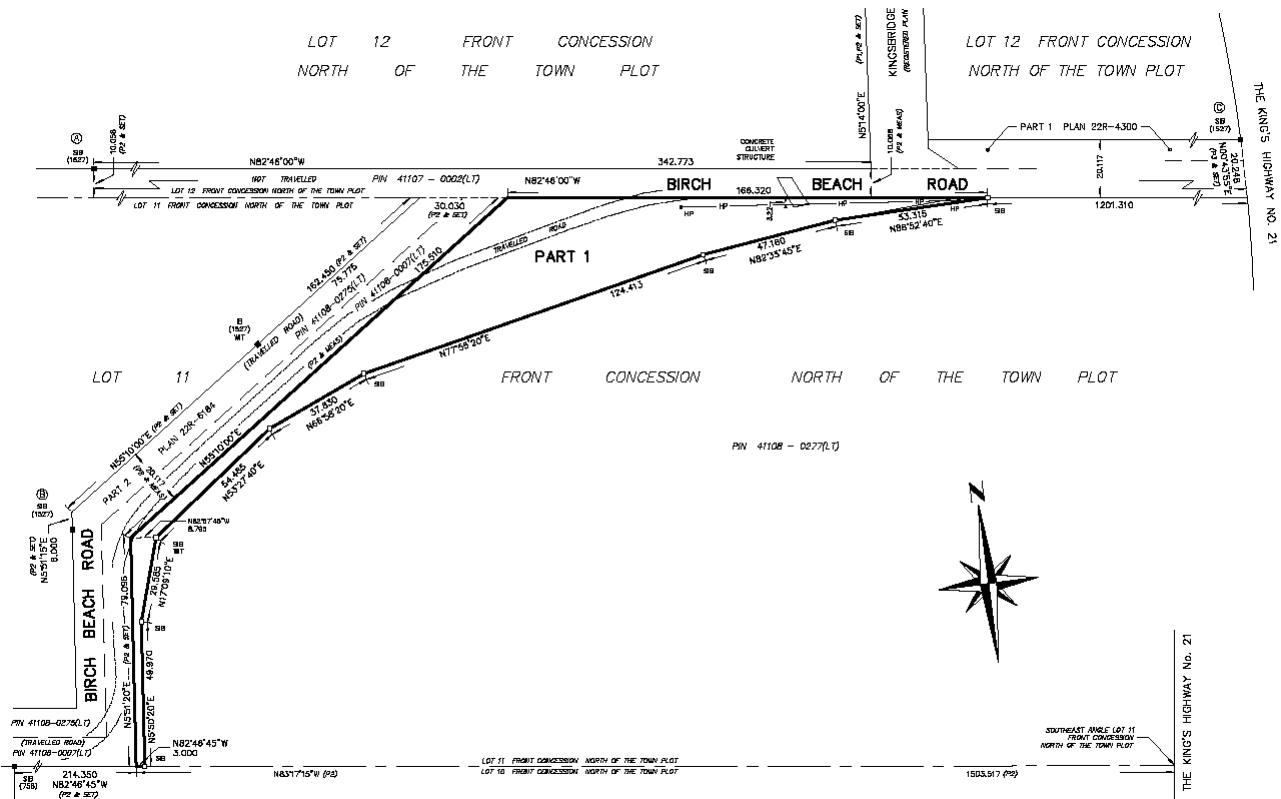
VENDOR:

Witness

Name:
Date:

Jean Wilhelmina Van Rooy by her
Attorney, Joe Van Rooy

ALL AND SINGULAR that certain parcel or tract of land and premises situated, lying and being in the Township of Ashfield-Colborne-Wawanosh in the County of Huron, being comprised of Part of Lot 11 Front Concession North of the Town Plot, to be described by a new reference plan and depicted as Part 1 in the sketch below:

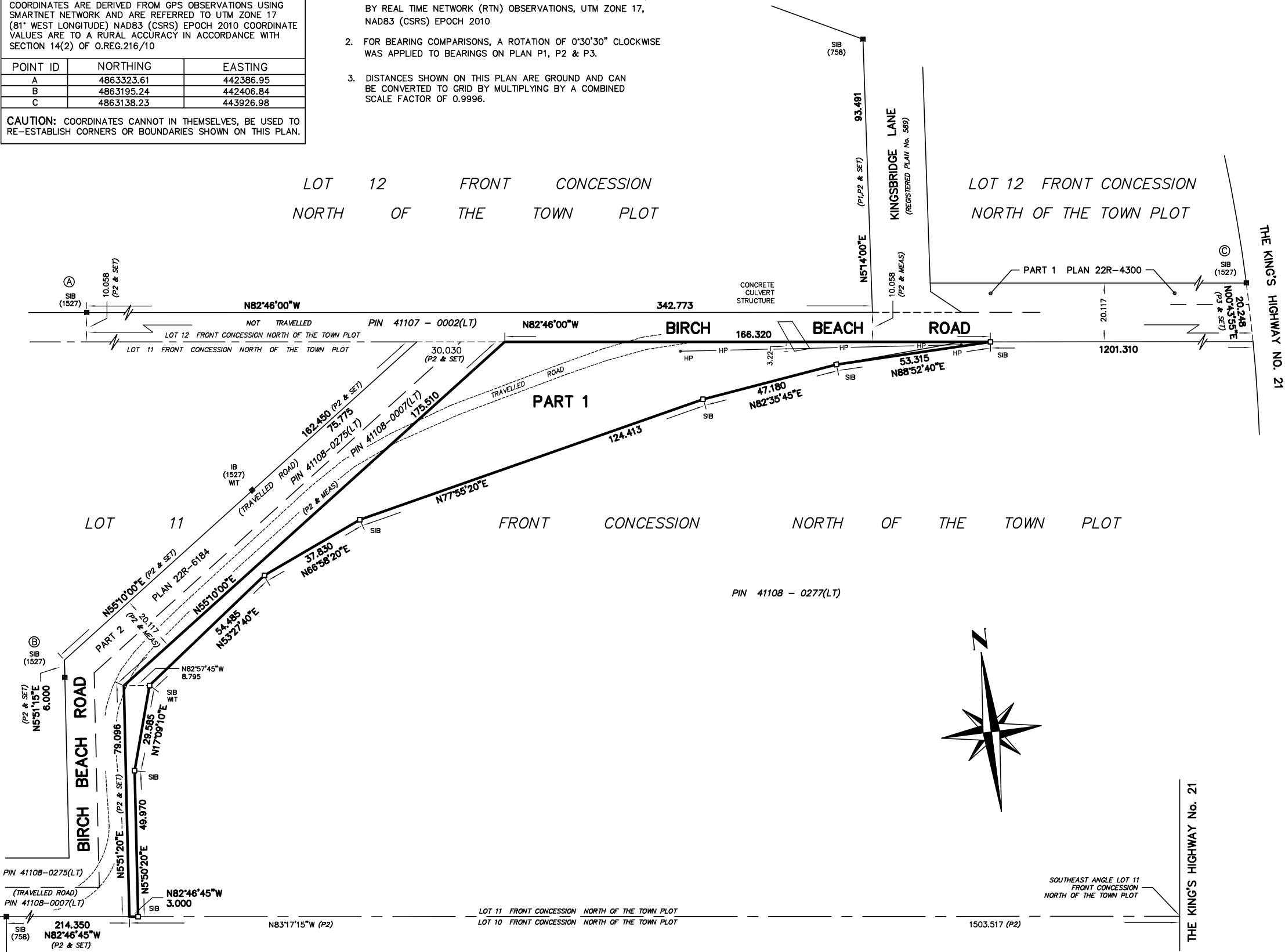


SCHEDULE "B"
DRAFT REFERENCE PLAN

[see attached]

INTEGRATION DATA		
COORDINATES ARE DERIVED FROM GPS OBSERVATIONS USING SMARTNET NETWORK AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) EPOCH 2010 COORDINATE VALUES ARE TO A RURAL ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF O.REG.216/10		
POINT ID	NORTHING	EASTING
A	4863323.61	442386.95
B	4863195.24	442406.84
C	4863138.23	443926.98
CAUTION: COORDINATES CANNOT IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

- NOTES:
- BEARINGS ARE UTM GRID, DERIVED FROM POINTS A, B AND C, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) EPOCH 2010
 - FOR BEARING COMPARISONS, A ROTATION OF 0°30'30" CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN P1, P2 & P3.
 - DISTANCES SHOWN ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9996.



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT	PLAN 22R-
DATE: _____	RECEIVED AND DEPOSITED
_____	DATE: _____
D.A. CULBERT ONTARIO LAND SURVEYOR	REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF (No)

PARTS SCHEDULE				
PART	LOT	CONCESSION	PIN	AREA
1	PART OF LOT 11	FRONT CONCESSION NORTH OF TOWN PLOT	41108-0277(LT)	0.543 HA

PART 1 COMPRISES PART OF PIN 41108-0277(LT)(LT)

PLAN OF SURVEY
OF PART OF
LOT 11 FRONT CONCESSION
NORTH OF THE TOWN PLOT
(GEOGRAPHIC TOWNSHIP OF ASHFIELD)
TOWNSHIP OF
ASHFIELD-COLBORNE-WAWANOSH
COUNTY OF HURON

SCALE 1:1000

0 50 100
METRIC

- LEGEND**
- DENOTES MONUMENTATION FOUND
 - DENOTES MONUMENTATION PLANTED
 - SIB DENOTES 2.5cm sq. STANDARD IRON BAR
 - SSIB DENOTES 2.5cm sq. SHORT STANDARD IRON BAR
 - IB DENOTES 1.6cm sq. IRON BAR
 - CC DENOTES CUT CROSS
 - WT DENOTES WITNESS
 - P1 DENOTES PLAN 22R-4300
 - P2 DENOTES PLAN 22R-6238
 - P3 DENOTES PLAN 22R-5150
 - 758 DENOTES B.M.ROSS, O.L.S.
 - 1527 DENOTES D. CULBERT LTD., O.L.S.

METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:

1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2) THE SURVEY WAS COMPLETED ON THE _____th DAY OF _____, 2021.

DATE _____ D.A. CULBERT
ONTARIO LAND SURVEYOR

D. CULBERT LTD. ONTARIO LAND SURVEYOR GODERICH, ONTARIO PHONE: 519-524-5321	ONTARIO DCL LAND SURVEYOR
DRAWN BY: MA CHECKED BY: DAC	DIGITAL FILE: AS1402C1 FILE: ASH-NTP-12-6
PLAN No: 2GZ-2294	Rv. 2



10.1

August 23, 2021

AMO Policy Update – Draft Resolution for Municipal Recognition of September 30th as National Day for Truth and Reconciliation, and New Municipal Resource Materials

Recent discoveries of remains and unmarked graves across Western Canada have led to increased calls for all levels of government to immediately address the recommendations in the Truth and Reconciliation Commission's (TRC) Calls to Action.

All Canadians and all orders of government have a role to play in reconciliation. The TRC's 94 Calls to Action are addressed primarily to the federal, provincial, and territorial governments but also to municipal governments, the corporate sector, and the broader Canadian society. They cover a wide range of government responsibilities including child welfare, education, language and culture, health, justice, commemoration, museums and archives, training for public servants, and a few specific initiatives related to reconciliation.

At the August 14th Board Meeting, the AMO Board of Directors approved two resource papers to assist municipal councils' efforts to support Truth and Reconciliation.

The first resource paper provides an overview of the [Truth and Reconciliation Commission's \(TRC's\) Calls to Action](#) that municipal governments can address themselves.

The second resource paper provides ideas and options for [what municipal leaders, councils can do to better support and engage Indigenous residents and neighbours at this time](#).

These AMO resource papers are meant to be organic and to be revised/updated when appropriate and more municipal resource materials are available.

Municipal Recognition of September 30th as National Day for Truth and Reconciliation – Draft Resolution

The AMO Board of Directors encourages members to recognize September 30th as National Day for Truth and Reconciliation (also known as Orange Shirt Day with the adoption of the following resolution:

WHEREAS the Truth and Reconciliation Commission released its final report on June 2, 2015, which included 94 Calls to Action to redress the legacy of residential schools and advance the process of Canadian reconciliation;

AND WHEREAS the recent discoveries of remains and unmarked graves across Canada have led to increased calls for all levels of government to address the recommendations in the TRC's Calls to Action;

AND WHEREAS all Canadians and all orders of government have a role to play in reconciliation;

AND WHEREAS Recommendation #80 of the Truth and Reconciliation Commission called upon the federal government, in collaboration with Aboriginal peoples, to establish, as a statutory holiday, a National Day for Truth and Reconciliation to ensure that public commemoration of the history and legacy of residential schools remains a vital component of the reconciliation process;

AND WHEREAS the Federal Government has announced September 30th, 2021, as the first National Day for Truth and Reconciliation (National Orange Shirt Day) and a statutory holiday;

THEREFORE, BE IT RESOLVED THAT the Council of the [municipality] of [placename] does hereby commit to recognizing September 30th, 2021, as the National Day for Truth and Reconciliation (National Orange Shirt Day) by sharing the stories of residential school survivors, their families, and communities.

AMO's [COVID-19 Resources](#) page is being updated continually so you can find critical information in one place. Please send any of your municipally related pandemic questions to covid19@amo.on.ca.

*Disclaimer: The Association of Municipalities of Ontario (AMO) is unable to provide any warranty regarding the accuracy or completeness of third-party submissions. Distribution of these items does not imply an endorsement of the views, information or services mentioned.



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before printing this.

Association of Municipalities of Ontario
200 University Ave. Suite 801, Toronto ON Canada M5H 3C6

Wish to Adjust your AMO Communication Preferences ? [Click Here](#)



August 15, 2021 @ 1:00 pm at Paul Doherty's, 53 Market St., Port Albert

MINUTES

The meeting was called to order by Paul Doherty at 1:15 pm on August 15, 2021

1. Roll Call of Committee Members
 - Paul Doherty, President
 - Mark Ryan, Vice President
 - Stuart Sharp, General Manager
 - Dot Ditner, Secretary
 - Kathy Westbrook
 - Nancy Corkum
 - Bill Vanstone, Counsellor, Township of ACW
 - Keith Doherty, Treasurer
 - Regrets: Keith Doherty, Treasurer
 - Invited Nominees: Lynn Ryan
 - Linda Cozyn
2. Approval of Agenda – Motion by Stuart Sharp to accept the agenda as presented; Seconded by Bill Vanstone
3. Approval of Minutes – Motion by Kathy Westbrook to accept the minutes of October 4, 2020; Seconded by Mark Ryan
4. Treasurer Report: The bank balance as of year end (June 30, 2021) is \$37,571.69
 - a. Since the last meeting, \$4000.00 was received from the Township.
 - b. Steve Simpson of Elliott Fencing will not be submitting an invoice for the orange plastic fencing and posts (approx. \$1000.00), nor for the ball diamond fencing (approx. \$3100.00). Elliott Fencing will be added to the donation board.
 - c. Stale-dated cheque to PACA for the 2019 port-a-potties is being reissued in the amount of \$975.56. Nancy Butler (Treasurer of PACA) had the cheque but, due to Covid, was unable to return to Canada to deposit it. Keith has issued another cheque and given it to Lori Gavreluk (VP of PACA) who is now making deposits for Nancy during her absence.
5. Old Business
 - a. Donation board update – Bob Mann was informed that we wanted the donation board up by August 31, 2021. He indicated a draft would be emailed to the Secretary for proofing by Friday, August 13 but it was not received. An earlier partial draft received from Bob Mann was reviewed regarding the font used for the title. It was agreed to remove the italics for easier reading. Paul reminded the group that he has the board and posts which he will donate.
 - b. Picnic table & donation plaque update - The remaining 6 tables were ordered and received; one of which is wheelchair accessible. Stuart has installed the donation plaques on them.

The frame on one table was damaged over the winter while stored at the park. It's suspected that people were jumping on it while they were piled for winter. Something will be figured out to fix it, but the 10 tables will be brought back and stored at Paul Doherty's this coming winter.

- c. Petrie Park Rental – This item was tabled at the October 4, 2020 meeting in order to receive additional information from the township. Information was received and further discussion was held at today's meeting. It was unanimous that Port Albert & District Recreational Society and the individual committee members, are not willing to be named in any suit that may occur. A motion was made by Dot Ditner to not rent out Petrie Park; seconded by Kathy Westbrook. All in favour; carried.
It was suggested that a statement be added to the website re: park not rented out; for public use only. Dot will update the website.
'Use at own risk' signs will be erected at both entrances to the park; the road entrance and the walkway from the General Store.
Bill Vanstone will check whether PADRS needs 3rd party insurance when holding our fundraising events; currently the Quincy Ball Tournament and the Annual Beef BBQ.
UPDATE: Mark Becker's response on August 24, 2021 – "If these events are occurring on Township owned lands such as Petrie Park, we would suggest that such large organized events obtain 3rd party insurance to relieve the Township from liability. For clarification the Petrie Park liability insurance is covered by the municipality otherwise."
 - d. Newspaper Update – Nancy Corkum's "Port Albert News" article was published in the Goderich Signal Star in the December 30, 2020 edition. It was also shared on our Facebook page and was well received and commented on.
 - e. Entrance signs – The north and south entrance signs were ordered from Artech and Stuart installed them with help from the Cudmore family. Signs totalled \$1525.50. Stuart indicated that back-brace posts are needed at both entrances.
 - f. Drive Through Fundraiser Supper - Mark and Lynn shared information on 2 recent drive-through meals. Pineridge out of Hensall provided a rib & chicken dinner. Cost was \$15 per plate and sold at \$24. Brussels Legion fish fry was \$10 per plate and sold at \$18. It was suggested that we might tie this fundraiser in with a spring clean up at Petrie Park; possibly the first week of June. This will be discussed further at the next meeting.
6. New Business
- a. Financial Statement Review 2020-2021 – There were no questions regarding the 2020-2021 Financial Statement. Nancy Corkum made a motion to accept the financial statements as distributed; seconded by Stuart Sharp.
 - b. ACW garbage cans at Petrie Park – Mark Ryan emailed the township asking if ACW could place garbage cans at the park. Two were provided and are maintained by the township's summer students.
 - c. Hill by playground – The hill behind the playground equipment is too steep to mow and too hard to weed wack on an angle. Linda Cozyn suggested Baltic ivy which grows randomly around Port Albert. Linda and Stuart both have some. Dot has extra pots for the snippings. The pots will be put in Dot's garden over winter and planted in the spring.

Kathy Westbrook suggested that next year when coordinating the grass cutting schedule, that we also schedule volunteers to weed wack the roadside hill and the south west corner once a month to keep these areas tidy looking. There are still tree stumps in the SW corner which is why everyone avoids that section when mowing.

We might inquire with Betty Farrish Knoop what it would cost to mow the roadside hill as she is in lawn care business and has the mower to do the roadside hill. Betty has been part of the volunteer group for grass mowing since the purchase of Petrie Park.

The weeds at the 'Tom Orr' donated tree along the entrance are awful. We will keep working on this area.

- d. Website – The cost of the website hosted by Hurontel is going up \$5.00 per month.
- e. Committee Nominations
 - i. Treasurer: Keith Doherty indicated at the October 4, 2020 meeting that he wanted to step down. Dot Ditner nominated Lynn Ryan as Treasurer; Seconded by Nancy Corkum. All agreed; carried.
 - ii. Member at Large: Stuart Sharp nominated Linda Cozyn as Member at Large; seconded by Paul Doherty. All agreed; carried. Linda will be replacing Gwen Doherty.

As a result of the Treasurer change, banking information at Scotiabank will need to be changed. Lynn Ryan, Paul Doherty, Keith Doherty and Nancy Corkum to coordinate. Motion made by Bill Vanstone that Lynn Ryan and Paul Doherty have cheque signing authority; seconded by Stuart Sharp. All in favour; carried.

- f. Financial Audit Review – Bill Vanstone will check with the ACW Treasurer to see if they would review our 2020-2021 Financial Statements. If this is not possible, 2 Port Albert residents will be sought out.

UPDATE: Mark Becker's response on August 24, 2021 – "The PADRS is not a committee of Council, therefore no financial review of the finances are required from the municipality. However the Petrie Park Committee is a committee of Council, however those financial records are part of the municipal budget and financials."

Note: We will look for 2 volunteers in Port Albert to contact a review.

- g. Annual Meeting – September 2021
All in agreement that there will not be an annual meeting this year with the continuing Covid virus and variants thereof.

- h. Other New Business

- i. Golf mat and cage – Keith Doherty has bought a golf mat and cage to donate to Petrie Park. Placement of it was discussed and thought the south east corner of the park. Due to increased liability, Bill Vanstone will ask whether a letter is required to Township for permission to install this. A golf mat & cage were not on the original letter of September 5, 2019 to Township outlining the plans for Petrie Park.

UPDATE: Mark Becker's response on August 24, 2021 – "I would suggest that a letter be submitted to me to include in an upcoming agenda for their information purposes of the proposed mat and cage at Petrie Park."

Note: A letter will be submitted to Township in the upcoming weeks.

- ii. Dot will prepare the paperwork to send to the Ministry of Government and Consumer Services regarding the change in Treasurer. This is required by the Incorporation Act.
- iii. For 2022, we will apply to the ACW Township requesting a port-a-pottie be placed at Petrie Park as the township places them in other township-owned parks.

- iv. PACA receives a Township grant for their port-a-pottie expenses at the beach. We will investigate to see if PADRS might be eligible as well.
 - v. Paul Doherty will remove the dead elm from the park. Bill Vanstone will speak with the new Public Works Superintendent to see if dumping topsoil over the roadside hill is still in the plan as this was discussed with the prior Superintendent, Brian Van Osch.
- UPDATE:** Mark Becker's response on August 24, 2021 - "I have included our Public Works Superintendent Thomas McCarthy in this email for his response to this question."
- Note:** Have not heard from Thomas McCarthy yet.

7. Next meeting: Sunday, February 6, 2021 at Mark & Lynn Ryan's, 68 Ashfield St., Port Albert

8. Motion to Adjourn: Made by Mark Ryan; seconded by Nancy Corkum

Meeting adjourned 2:25 pm



THE CORPORATION OF THE TOWNSHIP OF
ASHFIELD-COLBORNE-WAWANOSH

BY-LAW NUMBER 63-2021

BEING A BY-LAW to confirm the proceedings of the Corporation of the Township of Ashfield-Colborne-Wawanosh at its meeting held on September 7, 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 7th day of September 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 7th day of September 2021.

Read a third time and finally passed this 7th day of September 2021.

Mayor, Glen McNeil

CAO/Deputy Clerk, Mark Becker