



Township of Ashfield-Colborne-Wawanosh
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May 24, 2022
FILE: ACW OPA No. 12

Notice of Proposed Official Plan Amendment

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

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

An online Public Meeting for this proposed amendment took place on Tuesday, March 15th, 2022 at 7:00 p.m. The Council of the Township of Ashfield-Colborne-Wawanosh chose to adopt the proposed amendment on May 17, 2022. As such, it has been forwarded to the Council of the County of Huron for final approval. **You are invited to submit your comments regarding these changes by Wednesday, June 1st, 2022.**

The Proposed Change

A number of policy and mapping changes are proposed in the Official Plan amendment as a result of the Official Plan Review. Key proposed changes include:

- Implementing Maitland Valley Conservation Authority's (MVCA) Flood Hazard data set into the mapping;
- Introducing policies which allow for additional residential units on properties within the Agriculture and Village/Hamlet designations;
- Amending permitted uses in the Agriculture designation to allow for greater on-farm diversification;
- Revising economic development policies to provide a stronger community focus;
- Implementing a climate change lens throughout the Official Plan;
- Implementing source water protection policies;
- Updating and correcting land use designation mapping;
- Clarifying development standards within settlement areas;
- Defining full-service access along the lakeshore;
- Providing compatibility criteria within the Airport designation;
- Outlining considerations for site plan control; and
- Stipulating requirements of a complete planning application.

If approved, these changes will apply across the Township of Ashfield-Colborne-Wawanosh.

Learn More

Further information regarding this application can be found at

<https://acwtownship.ca/government/projects-initiatives/official-plan-review-2021>.

Questions may be directed to the Planner Celina Whaling-Rae at cwhalingrae@huroncounty.ca or by phoning 519-440-2400.

Have Your Say

Comments and opinions submitted on this proposal, including the originator's name and address, become part of the public record, and may be viewed by the general public and may be published in a planning report and Council agenda. You can submit comments, objections or concerns by mail (address above) or email to clerk@acwtownship.ca

Stay Informed

If you would like to be notified of the decision, you must make a written request to the Clerk 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

If the Council of the Township of Ashfield-Colborne-Wawanosh adopts the Amendment, the Record of the Clerk will be sent to Huron County Council for approval. The final decision is with Huron County Council. If a person or public body would otherwise have an ability to appeal the decision of the Council

of the County of Huron to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Ashfield-Colborne-Wawanosh before the proposed Official Plan amendment is adopted, the person or public body is not entitled to appeal the decision of the County of Huron to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Ashfield-Colborne-Wawanosh before the proposed Official Plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

If you are receiving this notice because you are the owner of property in the area of the amendment that contains seven or more residential units, you must also post this notice in a location that is visible to all of the residents of your property.

For more information, please visit the OLT website at <https://olt.gov.on.ca/appeals-process/forms/>

Privacy Disclosure

As one of the purposes of the Planning Act is to provide for planning processes that are open and accessible, all written submissions, documents, correspondence, e-mails or other communications (including your name and address) form part of the public record and will be disclosed/made available by the Township to such persons as the Township deems appropriate, including anyone requesting such information. Please note that by submitting any of this information, you are providing the Township with your consent to use and disclose this information as part of the planning process.