



## PLANNING & DEVELOPMENT

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To: Council of the Township of Ashfield-Colborne-Wawanosh (ACW)

From: Celina Whaling-Rae, Planner

Date: October 4<sup>th</sup>, 2023

Re: ACW Zoning By-law Update – Update Report

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### RECOMMENDATION

It is recommended that ACW Council receive this report for information.

### BACKGROUND

In June 2023, Council directed staff to proceed with undertaking an update to the ACW Zoning By-law. The purpose of this update is to implement changes stemming from the recently updated Official Plan, as well as other miscellaneous housekeeping items. A copy of the first draft of the updated zoning by-law text and mapping was presented to Council in July, whilst notice of the project was simultaneously mailed to all landowners in the Township. The intention of this report is to provide Council with an update on the process thus far and to outline next steps.

### PROCESS TO DATE

Following the presentation of the first draft of the by-law to Council in July, Huron County GIS (Geographic Information Systems) and planning staff collaborated to produce property-specific zoning maps for landowners with a proposed zoning change. Township staff subsequently coordinated an organized mail out of these maps. Following the mass mailout, three in-person open houses were held throughout August in St. Helen's, Kingsbridge, and at the Township office. The intent of these open houses was to provide residents an opportunity to obtain information about the project, ask questions, share concerns, and interpret property maps with staff. The open houses were well attended, with over two hundred residents speaking with various staff members. Staff have also received over eighty phone calls and forty email inquiries pertaining to the project that have been responded to. Thanks to active public participation, staff have been able to make technical revisions to mapping since the first draft was published where appropriate, contemplate appropriate policy changes, and share information about proposed zoning changes.

### NEXT STEPS

Currently, staff are continuing to coordinate on-site visits where appropriate in an effort to address outstanding concerns and ensure the best accuracy of the mapping. Staff also continue to respond to new inquiries as they are received. It is staff's opinion that attempting to resolve any outstanding objections or concerns is appropriate before proceeding to the next step in the process, which would be hosting a public meeting for the purpose of presenting a second draft of the by-law and granting the public opportunity to provide verbal comments to Council.

Written comments received regarding the project will also be provided to Council in the public meeting agenda. Following the public meeting, Council will be in a position to (i) approve, (ii) deny, (iii) approve with modifications, or (vi) defer the updated by-law as they see fit.

**COMMENTS**

A huge amount of thanks and credit is owed to Township staff for their work on this project. This includes coordinating the mapping mail out, helping with organization of the open houses and attending the open houses to sit and meet with residents during busy periods. Their collaborative efforts are greatly appreciated.

I am happy to answer any further questions of Council regarding this project following receiving this report.

Respectfully,



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Celina Whaling-Rae  
Planner