

## Celina Whaling-Rae

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**From:** Celina Whaling-Rae  
**Sent:** Monday, March 21, 2022 9:21 AM  
**To:** 'Ben Bednarz'  
**Subject:** RE: Proposed land use designation change

Hi Ben,  
Apologies for my delayed response. Unfortunately the Official Plan Public Meeting, which was the opportunity to address Council directly on any outstanding matters, was held March 15<sup>th</sup>. As such, your best opportunity would be to submit something in writing that could subsequently be put on the Council Agenda the next time the plan is brought forward.  
Happy to discuss further.  
Thanks,  
Celina

### Celina Whaling-Rae (she/her)

Planner | Planning & Development  
County of Huron | [www.HuronCounty.ca](http://www.HuronCounty.ca)  
(519) 524-8394 ext. 3



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**From:** Ben Bednarz [mailto:[ben@bednarz.ca](mailto:ben@bednarz.ca)]  
**Sent:** Tuesday, March 15, 2022 8:43 PM  
**To:** Celina Whaling-Rae <[cwhalingrae@huroncounty.ca](mailto:cwhalingrae@huroncounty.ca)>  
**Subject:** Re: Proposed land use designation change

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Hi Celina,

Thank you for this information, it is useful. That being said, with respect, we do not agree with the assessment per the previously stated reasons and would like to leave the property's designation as is. What would be the next steps to achieve this?

Thank you again,  
Ben

On Tue, Nov 23, 2021 at 3:17 PM Celina Whaling-Rae <[cwhalingrae@huroncounty.ca](mailto:cwhalingrae@huroncounty.ca)> wrote:

Hi Ben,

Thanks for your response on this. Just circling back on the topic – I've had a chance to discuss the mapping further with Maitland Valley Conservation Authority, given that they have regulatory authority over wetlands. They have confirmed that MNRF identified this area as a wetland using aerial data in 2011.

Regardless of the mapping implemented at the Township level, should your parents or future property owners seek to develop within this portion of your parents property (the portion proposed to be re-designated Natural Environment), MVCA would have permitting authority and would look for a strong argument, as well as what's referred to as an Environment Impact Study, to justify a proposal there rather than at the front of the parcel.

With consideration for MVCA's comments as well on provincial policies relating to the regulation of natural features, I will not be in a position to amend the mapping in house. You note that your family does not believe this area is a wetland – an option could be to pursue an evaluation that supports this finding. This could serve as sufficient evidence to support the lands being left 'as is'.

Happy to discuss further.

Thanks,

Celina

**Celina Whaling-Rae (She/Her)**

Planner | Planning & Development

County of Huron | [www.HuronCounty.ca](http://www.HuronCounty.ca)

(519) 524-5384 ext. 3



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**From:** Ben Bednarz [mailto:[ben@bednarz.ca](mailto:ben@bednarz.ca)]  
**Sent:** Monday, October 18, 2021 4:13 PM  
**To:** Celina Whaling-Rae <[cwhalingrae@huroncounty.ca](mailto:cwhalingrae@huroncounty.ca)>  
**Subject:** Re: Proposed land use designation change

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Hi Celina,

Thank you for reaching out and for providing the requested background information. We really appreciate it and the information that you sent us is very helpful.

From our perspective, we do not see the need to change the property's designation. The current designation seems appropriate. If there is a desire to achieve consistency between the zoning and designation indicators, switching its zoning back to Village/Hamlet would be the way to go. Is that something that can be pursued?

As well, we are also not sure why it has been described as a wetland. We do not think that this is the case.

Lastly, note that the satellite image used to come up with the proposal is out of date. It is not accurate.

Thanks again,

Ben

On Wed, Sep 29, 2021 at 1:46 PM Celina Whaling-Rae <[cwhalingrae@huroncounty.ca](mailto:cwhalingrae@huroncounty.ca)> wrote:

Hi Ben,

Thanks for following up on behalf of your parents.

Your parents property is currently designated 'Village Hamlet' entirely. It is zoned 'Village/Hamlet Residential – Low Density (VR1)' and zoned 'Natural Environment (NE1)'.

I am not aware when the current zoning was put in place on your parents property. That being said, it has likely been zoned this way for quite a bit of time historically (i.e. before the current zoning by-law was established in 2008), given that from historical aerial imagery, the treed area has been present for quite some time.

Are you able to shed further light on your family's disapproval of the designation change? That could be helpful in moving forward in a discussion. From a planning perspective: the intent here is to maintain consistency between the present zoning and designation. Further, given that the area zoned NE1 is identified as a wetland, the direction of the Official Plan is to recognize this through the Natural Environment designation.

Thanks,

Celina

Celina Whaling-Rae, MSc

Planner, County of Huron

519-524-8394 ext. 3

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**From:** Ben Bednarz [mailto:[ben@bednarz.ca](mailto:ben@bednarz.ca)]  
**Sent:** Saturday, September 18, 2021 10:13 PM  
**To:** Celina Whaling-Rae <[cwhalingrae@huroncounty.ca](mailto:cwhalingrae@huroncounty.ca)>  
**Subject:** Fwd: Proposed land use designation change

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Hello Celina,

Thank you for taking the time to respond to my parents' email regarding questions they had on the proposed land designation changes for their property. We appreciate the quick response. I am their son, Ben Bednarz and they have asked me to follow-up with some additional questions.

**Q1: To confirm, are these the current zoning and land use designation for their property?**

Zoning: Portion is Village/Hamlet and another portion is Natural Environment NE1?

Land Use Designation: 100% Village/Hamlet

**Q2: Would you know when the current zoning designation was given to their property?**

From my family's perspective, if the desire is to change much of the Land Use Designation to NE1 for their property, we do not agree with this suggestion and we would like to have further conversations on the best next steps to address the matter.

Thank you,

Ben Bednarz

----- Forwarded message -----

From: **Dave Bednarz** <[dave@bednarz.ca](mailto:dave@bednarz.ca)>

Date: Sun, Sep 5, 2021 at 3:15 PM

Subject: Fwd: Proposed land use designation change

To: Ben Bednarz <[ben@bednarz.ca](mailto:ben@bednarz.ca)>

----- Forwarded Message -----

**Return-Path:** <[cwhalingrae@huroncounty.ca](mailto:cwhalingrae@huroncounty.ca)>

**Delivered-To:** [dave@bednarz.ca](mailto:dave@bednarz.ca)

**From:** Celina Whaling-Rae <[cwhalingrae@huroncounty.ca](mailto:cwhalingrae@huroncounty.ca)>

**To:** Dave Bednarz <[dave@bednarz.ca](mailto:dave@bednarz.ca)>

**Subject:** RE: Proposed land use designation change

**Date:** Thu, 8 Jul 2021 19:36:51 +0000

Hi Dave,

Thank you for your email. This portion of your property is currently zoned 'Natural Environment (NE1)'. It is designated Village/Hamlet The designation is proposed to be changed to remain consistent with the zoning. Designation mapping and policies are contained with the Official Plan, and provide broader direction that is then regulated via zoning. Broadly speaking, ACW is undertaking a review of its designation mapping as part of its Official Plan review to try and ensure the mapping is as accurate as it can be moving forward. Each

## Celina Whaling-Rae

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**From:** D&A V <dougannettev@gmail.com>  
**Sent:** Tuesday, March 15, 2022 9:57 AM  
**To:** Celina Whaling-Rae  
**Subject:** Re: Official Plan Review  
**Attachments:** image002.png

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We are objecting to the proposed mapping of Lot 7 Conc LRE.

On Tue., Mar. 15, 2022, 9:38 a.m. Celina Whaling-Rae, <[cwhalingrae@huroncounty.ca](mailto:cwhalingrae@huroncounty.ca)> wrote:

Good morning Doug and Annette,

Please find attached the property map as requested. There is a change to Natural Environment proposed along the northeast portion of the property given the presence of the watercourse and the identification of the area as thicket swamp.

Florence Witherspoon has forwarded me your correspondence sent to her as well. Can you please confirm whether or not you are objecting to the mapping at your earliest convenience? It is anticipated that Council may be in a position to adopt the Official Plan in the very near future, and it is anticipated that there is limited opportunity to receive direction on outstanding mapping objections, given the length of time that has since passed since the review commenced.

If you would like to discuss your concerns further, please feel free to give me a call at 519-440-2400.

Thanks,

Celina

**Celina Whaling-Rae** (she/her)

Planner | Planning & Development

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**From:** D&A V [mailto:[dougannettev@gmail.com](mailto:dougannettev@gmail.com)]  
**Sent:** Monday, March 14, 2022 9:10 PM  
**To:** Celina Whaling-Rae <[cwhalingrae@huroncounty.ca](mailto:cwhalingrae@huroncounty.ca)>  
**Subject:** Official Plan Review

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Doug and Annette Vrolyk request a map of Lot 7 Conc LRE.

Any questions you can call us at 519-529-1107.

Thanks

property in the Township is designated and zoned accordingly to its characteristics. About a quarter of all properties in ACW have proposed changes at this time. Again, to clarify, this portion of your property is already zoned NE1. The designation is proposed to change from Village/Hamlet to Natural Environment at this time to ensure the zoning and designation are consistent with one another. The change will not result in a change to your zoning. Thank you,  
Celina

Celina Whaling-Rae, MSc  
Planner, County of Huron 519-524-8394 ext. 3

-----Original Message-----

From: Dave Bednarz [<mailto:dave@bednarz.ca>] Sent: Thursday, July 8, 2021 11:59 AM  
To: Celina Whaling-Rae <[cwhalingrae@huroncounty.ca](mailto:cwhalingrae@huroncounty.ca)>  
Subject: Proposed land use designation change

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What is it zoned as now? Why are you proposing this change to this specific privately owned property? What are the differences from the current zoning to the new proposal entitled Natural Environment?  
property roll number 407064002203100



## Celina Whaling-Rae

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**From:** Jo-Anne Homan <jhoman@cabletv.on.ca>  
**Sent:** Wednesday, March 16, 2022 2:08 PM  
**To:** Celina Whaling-Rae  
**Subject:** Agriculture to Settlement

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March 16, 2022

Hi Celina

Keith would like to give you a brief history of the agricultural land in question. The history may help with the change from agriculture to settlement area.

The fields first use was an orchard 1800's. Then a golf course was developed in 1913. In 1935 my grandfather attempted to till the land for the first time but the soil was unsuitable so he began extracting aggregate from the field and produced crushed gravel. In 1967 Keith began Meneset and rented out the field to a farmer to crop which would also control the weeds. The low yield of the field meant low rent and barely paid for the land taxes. In 2008 Meneset was sold and the owners removed the top soil in the field and covered the field thousands of tons of clay from another development called The Bluffs. This clay base further reduced the likelihood of a productive field.

F.Y.I. the grass runway mentioned at the meeting is not near the development area. It passes over the north end of Meneset and then over the lake.

Celina, we are chuckling as Keith had another ten pages of comments I have managed to whittle it down to the above, Jo-Anne

Sincerely  
Keith and Jo-Anne Homan

**Gail Howes  
85499 Bluewater Highway  
R.R. # 3, Goderich, ON  
N7A 3X9**

April 26, 2022

Celina Whaling-Rae, Planner  
Planning & Development  
County of Huron

Dear Ms. Whaling-Rae,

**Re: ACW Proposed Land Use Designation Changes  
Roll No. 407064005000100  
Address: 85499 Bluewater Highway  
Legal Description: Con Front NTP - East 1/2 of Lot 27**

I am writing to express my objection to the proposed land use designation changes to the above noted property.

Currently the Silver Creek is designated a municipal drain and requires periodic cleaning out. I have no confidence that a change in designation from Agriculture to Natural Environment will permit that periodic cleaning to continue. I understand your position is that this will be able to continue but I believe a designation change to Natural Environment will place this municipal drain under the purview of the Ministry of Natural Resources and I do not believe the Township or the County will be able to circumvent any requirements that they impose which may include not permitting the periodic cleaning.

In addition I feel the amount of land on either side of the drain that is included in the designation is excessive and encroaches upon land that is currently being worked. In particular there is an area where the drain bends to the northwest where lands that are being worked have been included in the designation of Natural Environment. I have included current photos of the area given the photo that is being used to make this designation dates back to 2015.

If this designation is pushed through despite my objections I would ask that the designation of land to either side of the drain being designated as natural environment be no more than 3 metres from the edge of the drain.

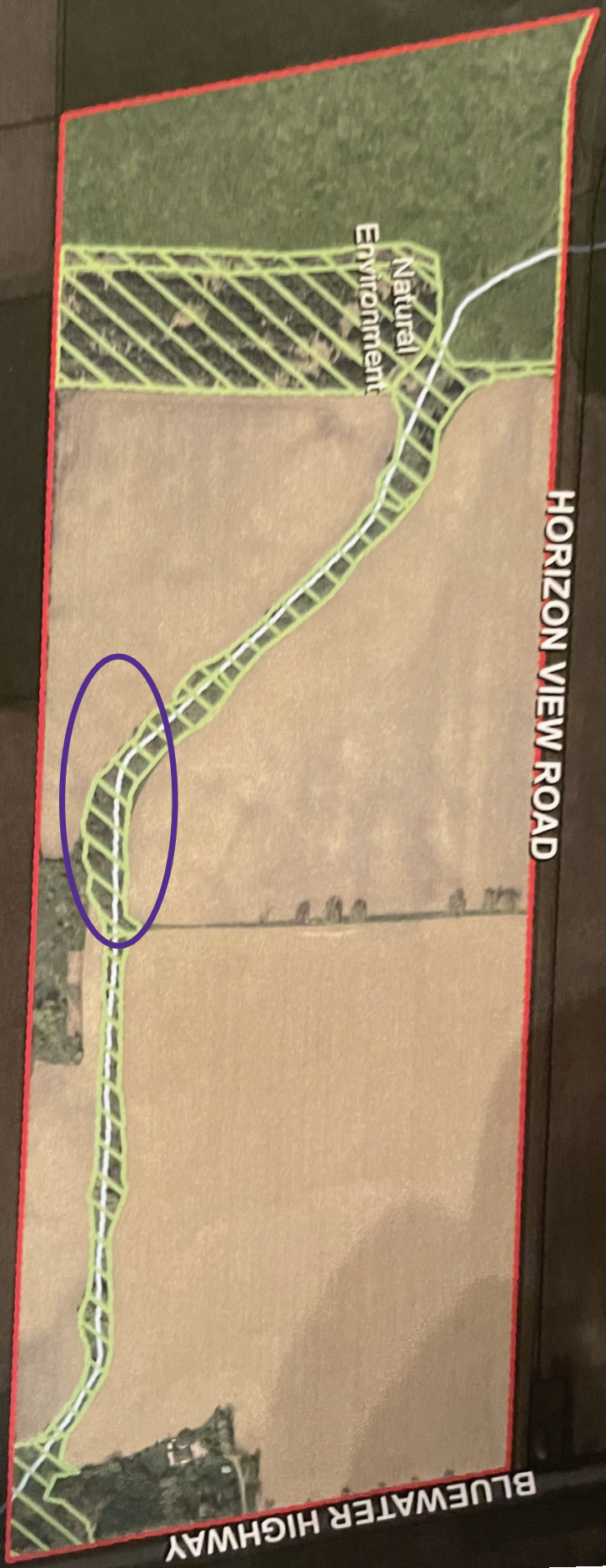
Yours truly,



Gail Howes

Encl.





HORIZON VIEW ROAD

BLUEWATER HIGHWAY

Natural  
Environment



