

The Corporation of the Township of Ashfield-Colborne-Wawanosh

NOTICE OF PUBLIC MEETING
PURSUANT TO SECTION 34 OF *THE PLANNING ACT*, R.S.O. 1990

RE: Zoning By-Law Amendment Application

Location: 80836 Sharpes Creek Line
Concession Maitland, Part of Lot 19 to Part of Lot 21,
(Subject to ROW, Subject to Mineral Rights) (Colborne)
Township of Ashfield-Colborne-Wawanosh

Owner: HCM Farms
Applicant: MHBC Planning

Please be advised that a public meeting to consider the above noted application will be held in the Township of Ashfield-Colborne-Wawanosh, Council Chamber, 82133 Council Line on:

Tuesday, December 4, 2018 at 8:00 p.m.

You are being notified of this application because your name appears on the assessment roll for properties within 120 metres (400 feet) of the subject lands or you are an agency requiring notice.

If you are the owner of any land containing seven or more residential units, you are requested to post this notice in a location that is visible to all residents.

Purpose and Effect

The purpose and effect of this Zoning By-law Amendment (*Application #: ACW Z08-18*) is to change the zoning on a portion of the property from 'General Agriculture (AG1)' to 'Extractive Resources (ER1)' to permit the establishment of a sand and gravel pit operation. The area of the property to be rezoned is located on the west part of Lot 21.

The subject property is designated Extractive Resources, Agriculture, and Natural Environment in the Township of Ashfield-Colborne-Wawanosh Official Plan. The area to be zoned to ER1 aligns with the lands designated Extractive Resources. The property is within a significant sand and gravel resource area and is identified on the County of Huron Aggregate Strategy.

The entire lot is 49.7 hectares (122.9 acres) in total, and located on Sharpes Creek Line (County Road #31). The portion of the property that is being rezoned to ER1 is 7 hectares (17.3 acres) with approximately 5.9 hectares (14.6 acres) proposed for extraction.

The operational entrance for the proposed new gravel pit will be located through the existing Neutel Pit entrance (adjacent to the north and operated by the same pit operator, Lavis Contracting Co.). Once operations in the Neutel Pit have ceased, an entrance/exit to Sharpes Creek Line may be opened at the northern most field entrance to the site.

The applicant is also in the process of an Aggregate Resources Act Licence through the Ministry of Natural Resources and Forestry (MNRF) for a Class 'A', Category 3 License – Pit Above Water.

This by-law amends the Zoning By-law of the Corporation of the Township of Ashfield-Colborne-Wawanosh 32-2008.

Council of the Corporation of the Township of Ashfield-Colborne-Wawanosh considered this application to be complete on October 25, 2018.

Maps showing the general location of the lands to which this Zoning By-law amendment apply are shown in the draft by-law attached to this Notice.

Providing Comments

Any person may attend the public meeting and/or make written or verbal representation, either in support of, or in opposition to, the proposed zoning by-law amendment.

Please note that comments and opinions submitted on these matters, 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, Council Agenda or Council Minutes.

If you wish to be notified of the decision of The Township of Ashfield-Colborne-Wawanosh, on the proposed Zoning By-law Amendment, you must make a written request to the Clerk at the address listed below.

Appeals

If a person or public body does not make an oral submission at a public meeting or make written submissions to the Township of Ashfield-Colborne-Wawanosh before the proposed Zoning By-law Amendment is passed, the person or public body is not entitled to appeal the decisions of the Township of Ashfield-Colborne-Wawanosh to the to the Local Planning Appeal Tribunal.

If a person or public body does not make an oral submission at a public meeting, or make written submissions to the Township of Ashfield-Colborne-Wawanosh before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Additional Information

Additional information relating to the proposed Zoning By-law amendment is available for inspection during regular office hours at the Township Clerk's Office, 82133 Council Line, Ashfield-Colborne-Wawanosh or by visiting the following link:

<http://www.acwtownship.ca/property-development/planning-applications/>

DATED THIS 30th Day of October, 2018.

Trevor Hallam, Deputy Clerk
Township of Ashfield-Colborne-Wawanosh
82133 Council Line Road
RR5, Goderich, ON N7A 3Y2
dclerk@acwtownship.ca

**CORPORATION OF THE TOWNSHIP OF ASHFIELD-COLBORNE-WAWANOSH
DRAFT BY-LAW - 2018**

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 Concession Maitland, Part Lot 19 to Part Lot 21, Subject to ROW, Subject to Mineral Rights (Colborne), Township of Ashfield-Colborne-Wawanosh; as described and shown on the attached Schedules 1, 2 & 3.

2. By-law 32-2008 is hereby amended by changing the zoning on a portion of the subject property from 'AG1 (General Agriculture)' to 'ER1 (Extractive Resource)' the zone symbol on the lands designated 'zone change to ER1'.

3. Section By-law 32-2008, is hereby amended by replacing Key Map 16 with a new Key Map 16, as attached on Schedule 3, which is declared to be part of this by-law.

4. All other provisions of By-law 32-2008 shall apply.

5. This by-law shall come into force upon final passing, pursuant to Section 34(21) of the Planning Act, RSO 1990, as amended.

Read a first and second time this ____ day of _____, 2018.

Read a third time and finally passed this ____ day of _____, 2018.

Glen McNeil, Reeve

Mark Becker, Administrator/ Clerk-Treasurer

**SCHEDULE 1
CORPORATION OF THE
TOWNSHIP OF ASHFIELD-COLBORNE-WAWANOSH
DRAFT BY-LAW - 2018**

By-law - 2018 has the following purpose and effect:

1. This Zoning By-law Amendment (Application #: ACW Z08-18) changes the zoning on a portion of Concession Maitland, Part of Lot 19 to Part of Lot 21, Subject to ROW, Subject to Mineral Rights (Colborne), Township of Ashfield-Colborne-Wawanosh, as described and shown on the attached Schedules 1, 2 & 3.

The Zoning By-law Amendment changes the zoning on a portion of the property from 'General Agriculture (AG1)' to 'Extractive Resources (ER1)' to permit the establishment of a sand and gravel pit operation. The area of the property to be rezoned is located on the west part of Lot 21.

The subject property is designated Extractive Resources, Agriculture, and Natural Environment in the Township of Ashfield-Colborne-Wawanosh Official Plan. The area being zoned to ER1 aligns with the lands designated Extractive Resources. The property is within a significant sand and gravel resource area and is identified on the County of Huron Aggregate Strategy.

The entire lot is 49.7 hectares (122.9 acres) in total, and located on Sharpes Creek Line (County Road #31). The portion of the property that is being rezoned to ER1 is 7 hectares (17.3 acres) with approximately 5.9 hectares (14.6 acres) proposed for extraction.

The operational entrance for the proposed new gravel pit will be located through the existing Neutel Pit entrance (adjacent to the north and operated by the same pit operator, Lavis Contracting Co. Ltd.). Once operations in the Neutel Pit have ceased, an entrance/exit to Sharpes Creek Line may be opened at the northern most field entrance to the site.

The applicant is also in the process of an Aggregate Resources Act Licence through the Ministry of Natural Resources and Forestry (MNRF) for a Class 'A', Category 3 License. Sand and gravel would be mined from above the water table.

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

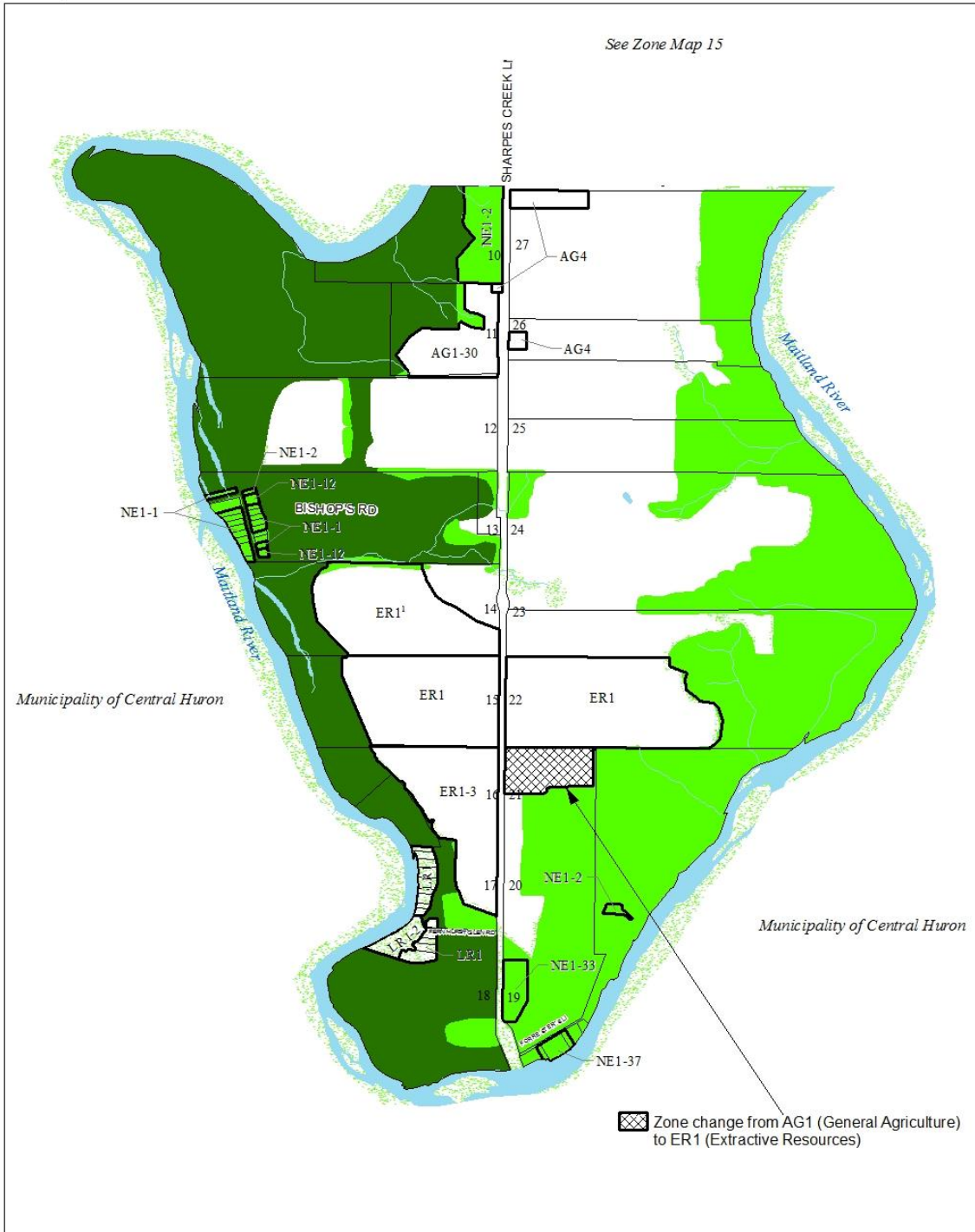
2. This by-law amends the Zoning By-law of the Corporation of the Township of Ashfield-Colborne-Wawanosh 32-2008.
3. The location map and key maps showing the location to which this by-law applies are found on the following pages and are entitled Schedule 2 & 3.

SCHEDULE 2
Location Map ~ Colborne Ward
CORPORATION OF THE TOWNSHIP OF ASHFIELD-
COLBORNE-WAWANOSH
BY-LAW - 2018

Zone Map
16

Township of Ashfield-
Colborne-Wawanosh
Zoning By-Law

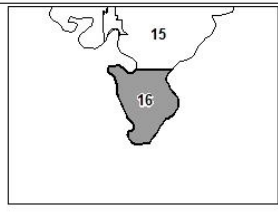
Zone Map
16



Zone change from AG1 (General Agriculture) to ER1 (Extractive Resources)

AG1 Zone (Unless otherwise noted)	Watercourse
NE1 Zone	Waterbody
NE5 Zone	Property Boundary
Holding Zone	500 m Buffer
Conservation Authority Regulated Lands	

0 280 560
 Meters
 1:16,000



**SCHEDULE 3
BY-LAW - 2018**

**Location Map
Colborne Ward**

