

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:** Part of Lots 26 & 27, Concession 1 (Wawanosh)  
**38382 Blyth Road**  
Township of Ashfield-Colborne-Wawanosh

**Owner/Applicant:** Robert Wayne Scott / Joel Scott  
**Auburn Riverside Retreat Campground**

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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, January 22, 2019 at 7:30 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 Z10-18*) is to change the zoning on a portion of the subject property from:

- NE1 (Natural Environment) to NE1-43 (Natural Environment-Special)
- RC2 (Recreational Trailer Park & Campground) to NE1-43 (Natural Environment-Special)

The special NE1-43 zone would apply to 11 hectares of the 39.2 hectare property. The proposed by-law would permit the existing travel trailer park and an additional 19 new travel trailer sites, for a total of a maximum of 162 seasonal travel trailer sites and 6 transient group sites. The by-law also limits a travel trailer site to contain no more than one travel trailer, and additions to travel trailers are not to be permitted. No more than 1 accessory storage building, not to exceed 10 square metres (108 square feet) in total floor area, per travel trailer site is permitted.

The existing lot frontage; and the setbacks established by the location of the existing buildings, where deficient from the requirements of this by-law, shall be deemed to be the minimum requirements for those buildings and structures.

This property is located beside the Maitland River. MVCA permits are required for construction, reconstruction, filling and site grading as required under Ontario Regulation 164/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation).

All other applicable provisions shall apply.

The owner has also submitted a Site Plan Control application to the Township. This is a tool that is used by Municipalities and typically applies to recreational development to ensure that designs are safe, functional and minimize potential impacts on neighbouring properties. It also makes sure that the municipal standards for developing land are followed including: design, landscaping, lighting, services (including water sewer), fire safety, drainage and stormwater management, parking, location and design of buildings.

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 December 14, 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 20<sup>th</sup> Day of December, 2018.

Trevor Hallam, Deputy Clerk  
Township of Ashfield-Colborne-Wawanosh  
RR5, Goderich, ON N7A 3Y2  
[dclerk@acwtownship.ca](mailto:dclerk@acwtownship.ca)

**CORPORATION OF THE TOWNSHIP OF ASHFIELD-COLBORNE-WAWANOSH  
DRAFT BY-LAW - 2019**

**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 of Part of Lots 26 & 27, Concession 1 (Wawanosh), 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 the subject property from to 'NE1 (Natural Environment) and RC2 (Recreational Trailer Park & Campground)' to 'NE1-43 (Natural Environment - Special)' the zone symbol on the lands designated 'zone change to NE1-43'.
3. Section 7.5., NE1 Special Zones of By-Law 32-2008 is hereby amended by adding the following sub-section:

**"NE1-43**

*"Notwithstanding the provisions of Section 7.1 and 7.2 Natural Environment (NE1), or any other provision of this by-law, to the contrary, the area zoned NE1-43 may be used for a Recreational Trailer Park and Campground subject to the provisions of Section 13, RC2 (Recreational Trailer Park and Campground) Zone, with the following exceptions:*

- *The NE1-43 zone shall be limited to a maximum of 162 seasonal travel trailer sites and 6 transient group sites;*
- *travel trailer sites shall not contain more than one travel trailer;*
- *a maximum of 1 accessory storage building per travel trailer site, not to exceed 10 square metres (108 square feet) in total floor area is permitted;*
- *Additions to travel trailers shall not be permitted;*
- *The existing lot frontage; and the setbacks established by the location of the existing buildings, where deficient from the requirements of this by-law, shall be deemed to be the minimum requirements for those buildings and structures*

*MVCA permits are required for construction, reconstruction, filling and site grading as required under Ontario Regulation 164/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation).*

*All other applicable provisions of this Zoning By-law shall apply."*

4. Section By-law 32-2008, is hereby amended by replacing Key Map 8 with a new Key Map 8, as attached on Schedule 3, which is declared to be part of this by-law.
5. All other provisions of By-law 32-2008 shall apply.
6. 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 \_\_\_\_\_, 2019.

Read a third time and finally passed this \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Glen McNeil, Reeve

\_\_\_\_\_  
Mark Becker, Administrator/ Clerk-Treasurer

**SCHEDULE 1  
CORPORATION OF THE  
TOWNSHIP OF ASHFIELD-COLBORNE-WAWANOSH  
DRAFT BY-LAW - 2019**

By-law - 2019 has the following purpose and effect:

1. This Zoning By-law Amendment (application #: ACW Z10-18) changes the zoning on a portion of Part of Lots 26 & 27, Concession 1 (Wawanosh), Township of Ashfield-Colborne-Wawanosh, as described and shown on the attached Schedules 2 & 3.

The purpose and effect of by-law is to change the zoning on a portion of the subject property from:

- NE1 (Natural Environment) to NE1-43 (Natural Environment-Special)
- RC2 (Recreational Trailer Park & Campground) to NE1-43 (Natural Environment-Special)

The special NE1-43 zone would apply to 11 hectares of the 39.2 hectare property. The proposed by-law would permit the existing travel trailer park and an additional 19 new travel trailer sites, for a total of a maximum of 162 seasonal travel trailer sites and 6 transient group sites. The by-law also limits a travel trailer site to contain no more than one travel trailer, and additions to travel trailers are not to be permitted. No more than 1 accessory storage building, not to exceed 10 square metres (108 square feet) in total floor area, per travel trailer site is permitted.

The existing lot frontage; and the setbacks established by the location of the existing buildings, where deficient from the requirements of this by-law, shall be deemed to be the minimum requirements for those buildings and structures.

This property is located beside the Maitland River. MVCA permits are required for construction, reconstruction, filling and site grading as required under Ontario Regulation 164/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation).

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

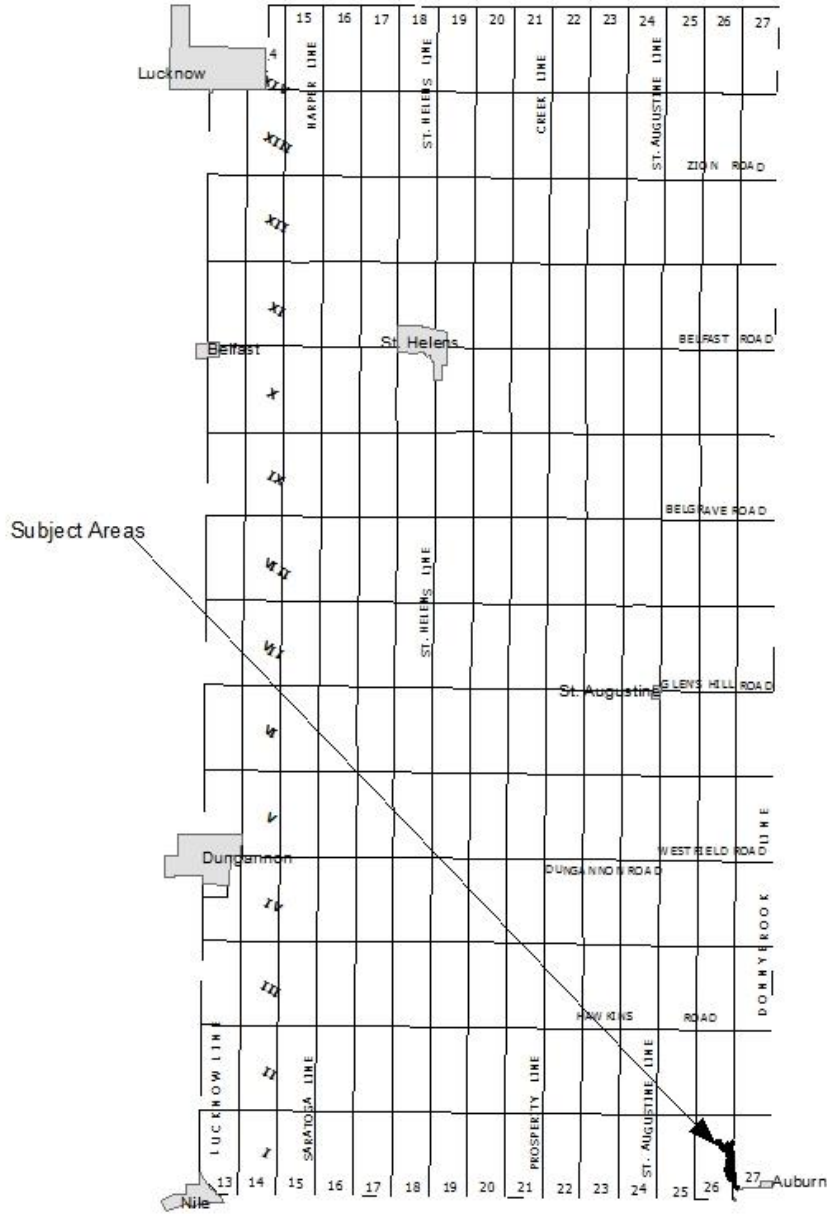
The owner has also submitted a Site Plan Control application to the Township. This is a tool that is used by Municipalities and typically applies to recreational development to ensure that designs are safe, functional and minimize potential impacts on neighbouring properties. It also makes sure that the municipal standards for developing land are followed.

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 ~ Wawanosh Ward**  
**CORPORATION OF THE TOWNSHIP OF ASHFIELD-COLBORNE-WAWANOSH**  
**BY-LAW - 2019**



1:100,000



# SCHEDULE 3 BY-LAW - 2019

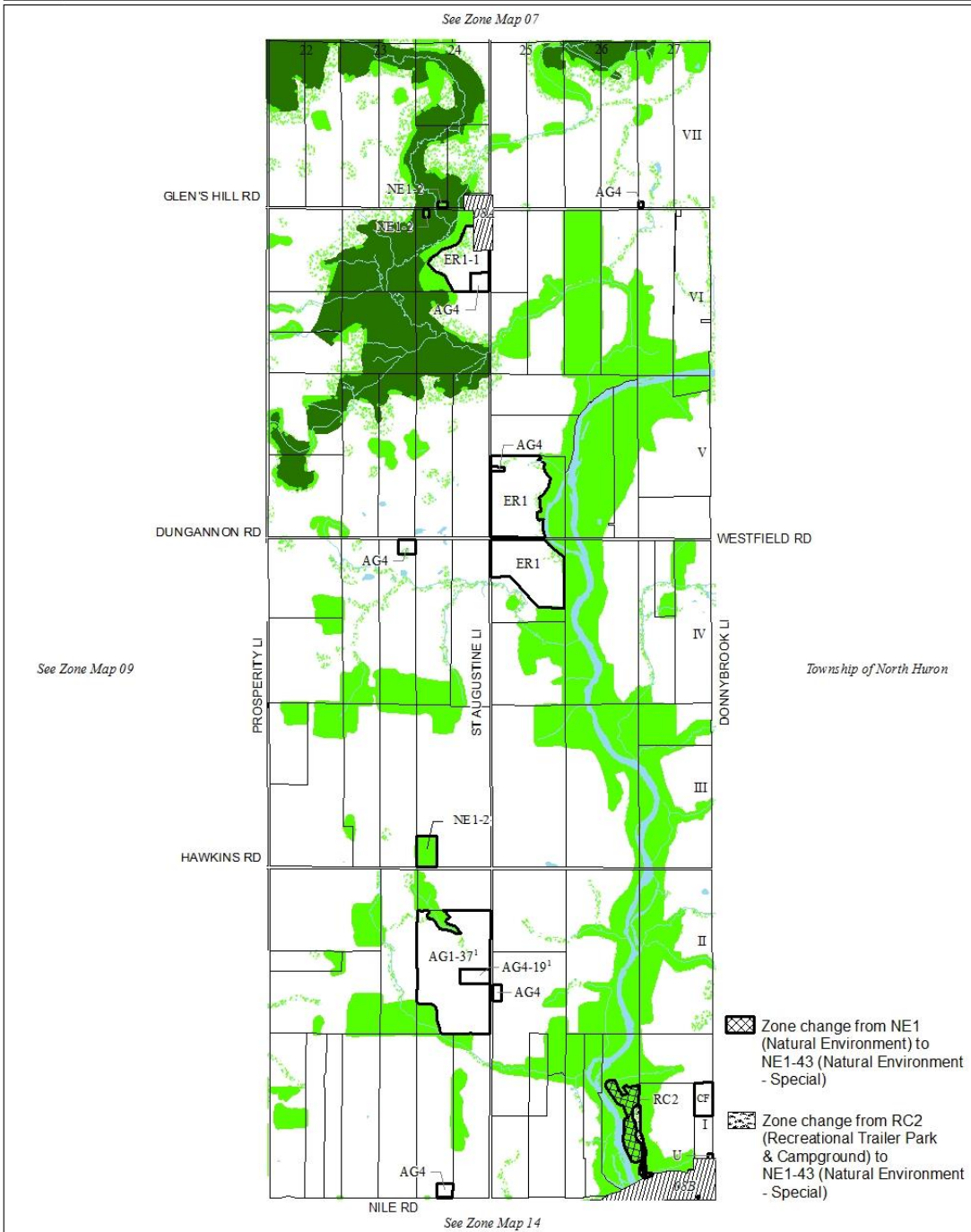
Zone Map  
08

Township of Ashfield-  
Colborne-Wawanosh  
Zoning By-Law

Amendments  
1 Amendment condition of consent file B30-2015

Revision Date: November 05, 2018

Zone Map  
08



AG1 Zone  
(Unless otherwise noted)

NE1 Zone

NE5 Zone

Holding Zone

Conservation Authority Regulated Lands

Watercourse

Waterbody

Property Boundary

500 m Buffer

Meters  
1:30,000