



— TOWNSHIP OF —  
ASHFIELD - COLBORNE - WAWANOSH

## **Council Minutes August 11, 2021**

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Township of Ashfield-Colborne-Wawanosh Council met in special session on the 11<sup>th</sup> day of August 2021 at 6:00 p.m. through Zoom, a Video Conferencing Platform.

This meeting was held electronically as per By-Law No. 37-2021, Section 3.10 which allows for Electronic Participation of Council Meetings.

The following individuals were participants during the Council Meeting:

Mayor  
Deputy Mayor  
Councillors

Glen McNeil  
Roger Watt  
Gloria Fisher  
Wayne Forster  
Jennifer Miltenburg  
Anita Snobelen  
Bill Vanstone

### Staff Present

CAO/Deputy-Clerk  
Community Support & Project Co-ordinator  
Chief Building Official  
Planner  
Planner

Mark Becker  
Kaitlin Bos  
Brett Pollock  
Celina Whaling-Rae  
Denise Van Amersfoort

### OTHERS PRESENT:

The following list of public attendees as recorded on the electronic platform.

Halina Zaleski, Nicolette Van Oyen, Jess Clulow, Patricia Stephenson-Cino, Paul Nelson, Rene Chauvin, Ron Hodges, Sandy Nay, Joel Luis, Dot Ditner, Michael, Gina McDonnell, Patricia Wilkins, Ken Logtenberg, Luke Rogers, Bob Brickman, Una Whitely, Patricia Martin, Ulrike Prehn, NW, Tim Martin, Evan Hickey, Anna and Eric Courtney, Bruce Silib, Chair Foley, Aiden Hogervorst, Heidi, BB, Joe Whitely, Rob Corkum, Coreen Dosrochers, Mark Kernighan, Lloyd Tigert, Bonnie Kuik, Lori Stephens, Logtenburg, Patricia Fairbairn, Mike Niglas, Jenny Hogervorst, Shaye Rogers, Ovi, Mark Courthart, Rebecca Garrett, Brad Voisin, Ryan Riehl, Leslie Krystolovich, Giselle Lutfallah, Susan Hayes, Martin Scott, Gregory Cudmore, Barbara Desjardins, Allan McWhinney, Peter and Sue Terpstra, Peggy Sheppard, Carol Weibe, Troy Laing, Dave Consitt, Lorelee Schneider, Sandy Nay, Jo-Anne Homan, Bonny, Rebecca Kalbfleisch, Jonathan Pentland, Jennifer Morris, Sue Orr, Darolyn Gilmore, Perry Van Osch, David Laing, Michael Ebert, Tom Goebel, Wendy Fisher, Tony Tambre, Sylke Hickey, S R, Mark and Amanda, Ernest Dow, 519-537-7937.

### **1.0 CALL TO ORDER**

This meeting has been called to host an Open House, as required under the Planning Act, to discuss any revisions that are proposed for the ACW Official Plan.

The municipality will be recording this meeting to “ensure meetings can be open to the public”.

### **2.0 DISCLOSURE OF PECUNIARY INTEREST / POTENTIAL CONFLICT OF INTEREST**

None.

### **3.0 PUBLIC MEETING**

ACW Council initiated a review of the municipality’s Official Plan back in early spring. A Public Meeting was held in March to gather input from the public on what changes are perceived to be needed to the existing Official Plan. This review is taking into

consideration provincial legislation, as well as comments from Council, the public, and partner agencies.

This Public Open House is being held to further gather public input on ideas that have been collected.

Notice of this Public Open House Meeting was given on Wednesday, July 21, 2021 on the municipality's website as well as posted in the local papers. A flyer was also mailed to all affected property owners within the municipality, advising of the Open House. This notice gave details on where to access the existing Official Plan, the ideas proposed and information on how to participate in the Open House.

To clarify, this meeting will not be considering the mapping changes proposed. This will happen later in the process. The Open House for the Official Plan Five Year Review is being held as a statutory requirement of the Planning Act.

At the conclusion of the meeting, staff will review the comments presented and further amend the proposed revisions to the Official Plan which will be brought to a future Council meeting for consideration. Once confirmed a Public Meeting will be hosted to consider the Official Plan and adoption.

### 3.1 Celina Whaling-Rae / Planner, County of Huron

We have provided a copy of the following documents:

- A. Power Point presentation prepared by the Planner of the Official Plan Review.
- B. Draft Official Plan that was posted for the public to review.
- C. Copies of the written submissions received to date.

Ms. Whaling-Rae made her presentation to the Public and Council.

#### 1) Public Comments were made by the following:

Gina McDonnell spoke to the positive work staff has done to facilitate the changes to the Official Plan. Later in the meeting, Gina spoke to the setbacks from aggregate resources, comparing ACW to other municipalities in the County.

Halina Zaleski spoke to Climate Change and the population increase vs. wanting to make ACW home. With respect to Extractive Resources, Ms. Zaleski requested the removal of petroleum as a permitted use. Lakeshore as a vulnerable resource.

Nicolette van Oyen with MHC Planning representing clients 82001 Bluewater Highway, generally opposed to the Natural Environment designation proposed to the property.

Joel Luis requested who to speak to regarding the changes on his family's property.

Rene Chauvin spoke to his property on Mary Ann Street in St. Helen's and concerned with uncertainty with the designation proposed on his property.

Patti Wilkins spoke to concerns regarding traffic intersecting at points along Highway 21. Ms. Wilkins further spoke to who has jurisdiction over natural environment features of lands. She also inquired about the number of employees permitted in home industry. Patti also asked about emissions testing.

Michael spoke to natural environments and farmlands and expressed concerns about a neighbouring property working the land close to the gully and ravine. He stated that areas designated natural environment should not be farmed. He further spoke to the protection of forests from extractive resources. Later in the meeting Michael spoke to Port Albert and questioned why more land was being designated as residential.

Ron Hodges spoke to how issues brought up would be resolved and advised that he would like to meet personally to speak to his issues.

Paul Nelson suggested that the meeting format was not open in the format presented. Paul further requested that more time be given to submit written comments on the Official Plan Review.

Patricia Stephenson questioned the difference between flood hazard and flood plain and if the changes would impact insurance policies.

Jess asked when the road work on Wellington Street and other roads in Port Albert would be taking place.

Sandy Nay asked if there was a mediation/resolution process for unresolved concerns related to the Official Plan Review and property specific concerns.

Dot Ditner asked if the Port Albert Servicing Plan was going to be discussed tonight.

2) Discussion of Council:

Deputy Mayor Roger Watt had questions related to second dwelling units in non-commercial agricultural lands and in residential areas. He also spoke to the location of residential parks in the municipality.

Councillor Vanstone spoke to Cumulative Impact Studies for aggregate extraction and that they should be done for all new pits, and that the word 'proximity' needs clarification.

Councillor Miltenburg spoke to the need of a Community Impact Study for aggregate extraction, not just Cumulative. She further commented that Council was confident in the decision to host this Open House virtually, given the pandemic that's currently in effect, also suggesting that more individuals participated than anticipated due to the online platform.

Councillor Snobelen spoke to the harbour designation in the Official Plan and wondered if there were any tools available in the Official Plan to mitigate the public concerns that are presently taking place at the harbour.

Councillor Fisher requested that the follow-up meetings with Celina take place inside the municipal office, not outside, considering the heat and humidity of late.

Councillor Forester spoke to the possibility of changing the size of minimum lot sizes for agriculture in the municipality.

STAFF COMMENTS: None.

**4.0 ADJOURNMENT**

Moved by Miltenburg  
Seconded by Watt

ADJOURN #1

THAT Ashfield-Colborne-Wawanosh Township Council does now adjourn to meet again on September 7, 2021 at 9:00 a.m. or at the Call of the Mayor.

Carried.  
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Original Signed by  
Mayor, Glen McNeil

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Original Signed by  
Clerk, Florence Witherspoon