



I, Allison Adams, Clerk of the Township of Malahide, do hereby certify that attached is a true copy of the By-law No. 23-48, being a by-law to adopt Official Plan Amendment No. 22, as enacted by the Council of The Corporation of the Township of Malahide on the 15<sup>th</sup> day of June, 2023.

Dated at the Township of  
Malahide on this 19<sup>th</sup>  
day of June, 2023

  
Allison Adams

**AMENDMENT NO. 22  
TO THE  
OFFICIAL PLAN  
OF THE  
TOWNSHIP OF MALAHIDE**

**Subject: PH Engineering (c/o Moe Hajara)  
50942 Vienna Line**

**June 15, 2023**

**CORPORATION OF THE TOWNSHIP OF MALAHIDE**

**BY-LAW NO. 23-48**

**WHEREAS** the Township of Malahide has an official plan that is in effect, adopted by Council on 16 August 2001 and approved by the Ministry of Municipal Affairs on 9 March 2003, and as subsequently amended; and

**WHEREAS** the proposed amendment would be consistent with the Provincial Policy Statement;

**WHEREAS** the intent of the Official Plan of the County of Elgin and the Official Plan of the Township of Malahide would be maintained;

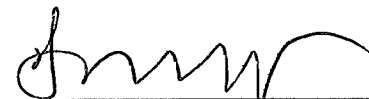
**WHEREAS** the Council of the Corporation of the Township of Malahide now deems it expedient to adopt the proposed amendment to the Official Plan of the Township of Malahide

**THEREFORE** the Council of the Corporation of the Township of Malahide, in accordance with Section 17 of the Planning Act, R.S.O., 1990, as amended, hereby enacts as follows:

1. THAT Amendment No. 22 to the Official Plan of the Township of Malahide, consisting of the attached explanatory text and schedules, is hereby adopted.
2. THAT this By-law shall come into force:
  - a. a) Where no notice of objection has been filed with the Township's Clerk within the time prescribed by the Planning Act and regulations pursuant thereto, upon the expiration of the prescribed time; or
  - b. b) Where notice of objection has been filed with the Township's Clerk within the time prescribed by the Planning Act and regulations pursuant thereto, upon the approval of the Ontario Land Tribunal.

**READ** a **FIRST** and **SECOND** time this 15<sup>th</sup> day of June, 2023.

**READ** a **THIRD** time and **FINALLY PASSED** this 15<sup>th</sup> day of June, 2023.

  
\_\_\_\_\_  
Mayor – D. Giguère  
\_\_\_\_\_  
Clerk – A. Adams

## PART A - THE PREAMBLE

### 1. PURPOSE

The purpose of this Amendment is to re-designate the subject lands, being Part of Lot 21, Concession 3 South, Part 1 of Registered Plan 11R-10194, in the geographic Township of Malahide, to Special Policy Area No. 14 to permit a business or professional office for performing engineering work in the automation and electrical fields including, but not limited to, testing, debugging drives, autonomous vehicles, control panels and similar equipment.

### 2. BASIS

The Amendment to the Official Plan would be consistent with the policies of the Provincial Policy Statement 2020, County of Elgin Official Plan, and Township of Malahide Official Plan.

The full basis for this Amendment has been set out in the Application and supplementary materials submitted in support of this Amendment.

## PART B - THE AMENDMENT

All of this part of the Amendment entitled 'Part B - The Amendment', consisting of the following text, constitutes **Amendment No. 22** to the Official Plan of the Township of Malahide.

### DETAILS OF THE AMENDMENT

1. Section 3.8 of the Official Plan of the Township of Malahide is hereby amended by adding the following:

#### **3.8.14 Specific Policy Area No. 14**

3.8.14.1 The lands situated on the north side of Vienna Line, east of Springfield Road (Elgin County Road 40), in Part 1 of Registered Plan 11R-10194, in the geographic Township of Malahide, and designated "Specific Policy Area" on Schedule 'A', may be used, developed and zoned for a business or professional office for performing engineering work in the automation and electrical fields including, but not limited to, testing, debugging drives, autonomous vehicles, control panels and similar equipment. A consent may be granted to permit the enlargement of lands occupied by PH Engineering Solutions Inc. where no new lot is created. The parcel so designated will be subject to an amendment to the Township's Zoning By-law and the holding ("H") symbol applied with its removal contingent upon a site plan agreement being entered into. The owner shall be responsible for ensuring that all studies deemed necessary to identify and mitigate any impacts arising from the commercial expansion are provided to the satisfaction of the Township.

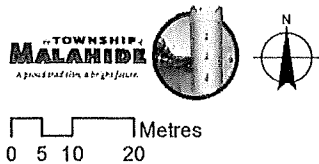
3.8.14.2. No new lots will be created through the consent to sever process.

2. Schedule 'A1', Land Use of the Official Plan of the Township of Malahide, is hereby amended by changing the designation as it applies to certain lands, being Part of Lot 21, Concession 3 South, Part 1 of Registered Plan 11R-10194, in the geographic Township of Malahide from '**Agriculture**' to '**Specific Policy Area No. 14**' as shown on Schedule 'A' hereto.

## **PART C - THE APPENDICES**

The following appendices do not constitute part of Amendment No. 22 but are included as information supporting the amendment.

Appendix I      -      Notice of Public Meeting



Official Plan  
of the Township of Malahide

**SCHEDULE 'A1'**  
LAND USE