

**AMENDMENT NO. 24
TO THE
OFFICIAL PLAN
OF THE
TOWNSHIP OF MALAHIDE**

**Subject:
1975455 Ontario Ltd
52870 John Wise Line and 7900 Carter Road**

May 16, 2024

PART A – THE PREAMBLE

1. PURPOSE

The purpose of this Amendment is to facilitate the establishment of a mineral aggregate operation on the subject lands, being Part of Lots 31 and 32, Concession 5, in the geographic Township of Malahide.

2. BASIS

The Amendment to the Official Plan would be consistent with the Provincial Policy Statement 2020, conforms to the County of Elgin Official Plan, and would conform to the 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 and schedules, constitutes **Amendment No. 24** to the Official Plan of the Township of Malahide.

DETAILS OF THE AMENDMENT

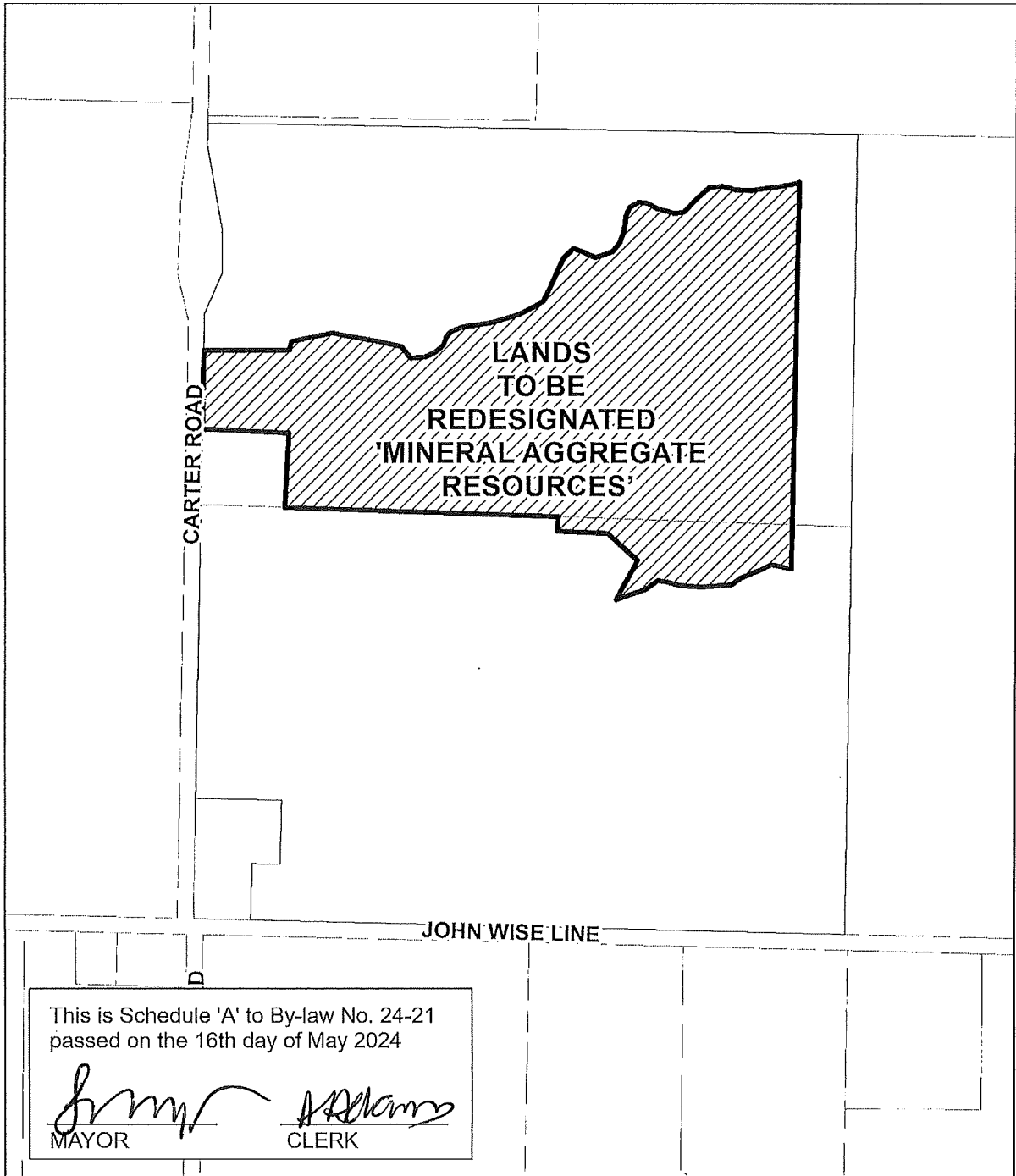
1. Schedule ‘A1’, Land Use of the Plan of the Township of Malahide, is hereby amended by changing the designation as it applies to the certain lands, being Part of Lots 31 and 32, Concession 5, in the geographic Township of Malahide from ‘Agriculture’ to ‘Mineral Aggregate Resources’ as shown on Schedule ‘A’ hereto.

PART C - THE APPENDICES

The following appendices do not constitute part of Amendment No. 24 but are included as information supporting the amendment.

Appendix I - Notice of Public Meeting

Schedule A





NOTICE OF PUBLIC MEETING

CONCERNING A PROPOSED OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT

TAKE NOTICE that the Township of Malahide has received applications for an Official Plan Amendment and a Zoning By-law Amendment and will be holding a Statutory Public Meeting as follows:

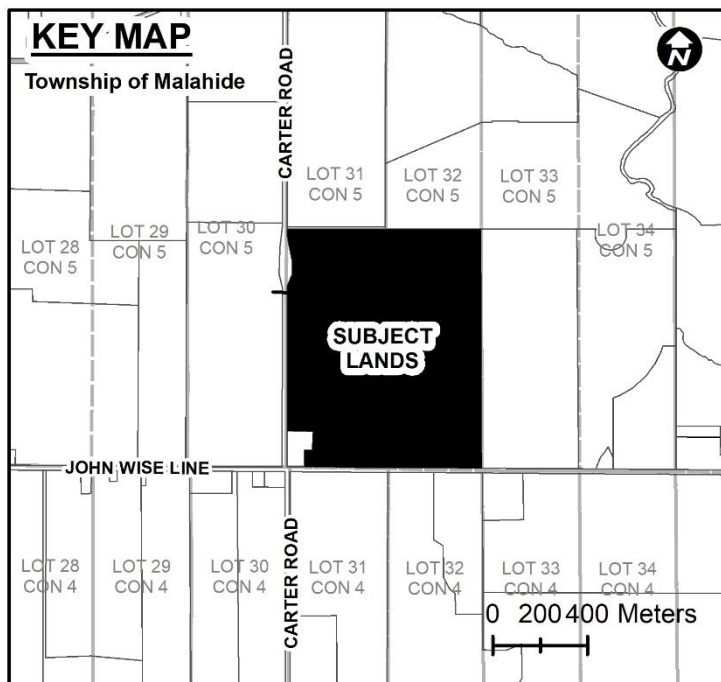
Date: May 16, 2024
Time: 7:30pm
Location: Malahide Township Council Chambers at the Springfield & Area Community Service Building, 51221 Ron McNeil Line, Springfield
The Meeting can also be attended and/or viewed virtually

File No.: D09-OPA01-24 and D14-Z04-24
Owner(s): 1975455 Ontario Ltd
Applicant: Esher Planning Inc
Location of Property: Part of Lots 31 and 32, Concession 5, Township of Malahide (52870 John Wise Line and 7900 Carter Road) (see map below)

The Owner/applicant has submitted all information and fees required to consider the application, and the Township has deemed the application to be complete. The Amendment is being considered in accordance with the Planning Act R.S.O 1990 and Ontario Regulations 543/06 and 545/06.

We value your input

Any person may express their support, opposition, or comments regarding this application.



Purpose and Effect: Esher Planning Inc, on behalf of the property owners, has submitted applications for amendments to the Official Plan and Zoning By-law to permit a sand and gravel pit. The Official Plan Amendment has been submitted to redesignate a portion of the subject lands from “Agriculture” to “Mineral Aggregate Resource Areas” and the Zoning By-law Amendment has been submitted to rezone the lands from “Special Agricultural (A2) Zone” And “Large Lot Agricultural (A3) Zone” to “Extractive Industrial – Site Specific (M4-XX) Zone”.

An application has also been submitted to the Ministry of Natural Resources and Forestry (MNRF) under the Aggregate Resources Act (ARA) for a Class A, Pit Above Water Table License. The total area to be licensed is 21.8 hectares and the total area proposed

for aggregate extraction is 20.3 hectares. The proposed annual tonnage limit is 200,000 tonnes. The lands are proposed to be rehabilitated back to agricultural uses once extraction is completed.

Additional Information: Additional information relating to this Application is available by contacting the Township’s Assistant Planner, Christine Strupat, by phone at (519) 773-5344, ext. 239 or by email at cstrupat@malahide.ca.

DATED AT THE TOWNSHIP OF MALAHIDE, THIS 24th DAY OF APRIL, 2024.

Allison Adams, Manager of Legislative Services/Clerk
 Township of Malahide
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 519-773-5344
 Email malahide@malahide.ca