

**NOTICE OF THE PASSING OF A ZONING BY-LAW
BY THE CORPORATION OF THE TOWNSHIP OF MALAHIDE**

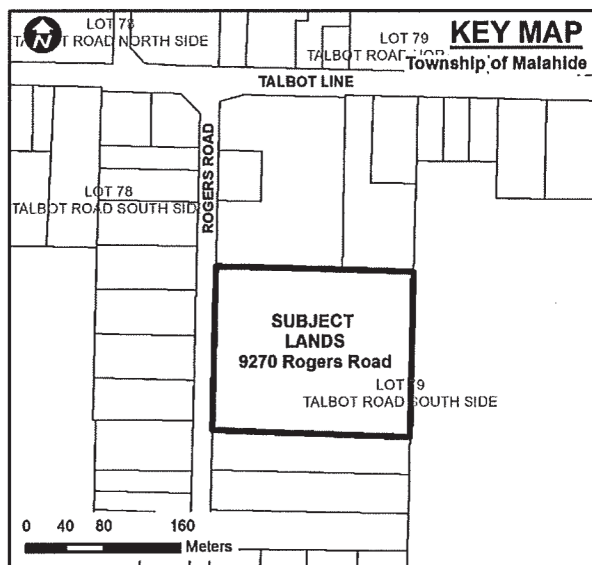
**Peter & Anita Wiebe (c/o Strik, Baldinelli, Moniz Ltd.)
9270 Rogers Road**

TAKE NOTICE that the Council of the Corporation of the Township of Malahide passed **By-law No.25-30** on the 1st day of May, 2025 under Section 34 of the Planning Act.

AND TAKE NOTICE that any specified person or public body may appeal to the Ontario Land Tribunal in respect to the By-law by filing with the Clerk of the Township of Malahide not later than the 20th day of May, 2025 a notice of appeal setting out the reasons for the appeal, and must be accompanied by the fee required by the Tribunal.

PURPOSE AND EFFECT The owners proposed to develop the subject lands as a small infill residential subdivision. The proposed subdivision includes the creation of 11 rural residential lots that will have vehicle access to a new road Street 'A' which will intersect with Rogers Road to the west and terminate in a temporary turning circle at the eastern end of the property.

The lands are currently zoned "Small Lot Agricultural – Holding (A4-H-1)". The A4 zone is generally applied to lots in rural areas that are primarily used for residential purposes and are over one acre in size. The lands are proposed to be rezoned to the Rural Residential (RR) zone to reflect proposed minimum lot area of 2,000 m² and their location within the 'suburban area' of the Township.



Public input was acknowledged by the Council at the meeting to consider an amendment to the Zoning By-law held on the 1st day of May, 2025 and no objections to the amendment were brought forward by the public.

ONLY THE APPLICANT, the owner of the subject lands, the Minister, a public body, or a specified person, as defined under the Planning Act, who made oral or written submissions may appeal a by-law to the Ontario Land Tribunal.

An appeal to the Ontario Land Tribunal in respect to all or part of this Zoning By-law Amendment may be made no later than 4:30 pm on May 20th, 2025 by either:

Online via OLT E-File Service: file a notice of appeal with the Clerk via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting "Malahide (Township)" as the Approval Authority. If the e-file portal is down, you can submit your appeal to kbrix@malahide.ca

Submit via Mail file a notice of appeal with the Clerk (84 John Street South) no later than 4:30 p.m. on May 20th. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca.

The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario.

NO PERSON OR PUBLIC BODY shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

The complete By-law is available for inspection in the Township Office during regular office hours.

DATED AT THE TOWNSHIP OF MALAHIDE THIS 5TH DAY OF MAY, 2025.

**Allison Adams, Manager of Legislative Services/Clerk
Township of Malahide
87 John Street South
Aylmer, ON N5H 2C3
519-773-5344**

Note: The present fee with regard to the filing of an appeal to the Ontario Land Tribunal is \$1,100.00.
(Subject to change without notice.)

**THE CORPORATION OF THE
TOWNSHIP OF MALAHIDE
BY-LAW NO. 25-30**

Being a By-law to amend By-law No. 18-22

**Peter & Anita Wiebe
9270 Rogers Road**

WHEREAS the Council of The Corporation of the Township of Malahide deems it necessary to pass a By-law to amend By-law No. 18-22, as amended;

AND WHEREAS authority is granted under Section 34 of the Planning Act, as amended, to pass a By-law;

AND WHEREAS this By-law conforms with the Official Plan of the Township of Malahide, as amended;

NOW THEREFORE the Council of The Corporation of the Township of Malahide **HEREBY ENACTS AS FOLLOWS:**

1. **THAT** the area shown in diagonal hatching on the attached map, Schedule "A", and described as MALAHIDE CON STR PT LOT 79, RP 11R10469 PART 1, Township of Malahide, shall be removed from the "Small Lot Agriculture (A4) Zone" of By-law No. 18-22 and placed within the "Rural Residential (RR) Zone" of By-law No. 18-22 as set forth in this By-law. The zoning of this land shall be shown as "RR-9-H-1" on Key Map G4 of Schedule "G" to By-law No. 18-22, as amended.
2. **THAT** the area shown in cross hatching on the attached map, Schedule "A", and described as MALAHIDE CON STR PT LOT 79, RP 11R10469 PART 1, Township of Malahide, shall be removed from the "Small Lot Agriculture (A4) Zone" of By-law No. 18-22 and placed within the "Open Space (OS) Zone" of By-law No. 18-22 as set forth in this By-law. The zoning of this land shall be shown as "OS" on Key Map G4 of Schedule "G" to By-law No. 18-22, as amended.
3. **THAT** By-law No. 18-22, as amended, is hereby further amended by amending Section 6.7 RURAL RESIDENTIAL (RR) ZONE – 'SITE-SPECIFIC' ZONES by, adding the following new subsection.

"6.7.9 a) Defined Area

RR-9 as shown on Schedule 'G', Map No. G4.

b) Setback to a Municipal Tile Drain

Minimum from Centreline 3 m

c) Local Road Setback

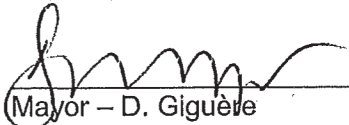
Minimum from Centreline 15 m

4. THAT this By-law shall come into force:

- 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) 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 1st day of May, 2025.

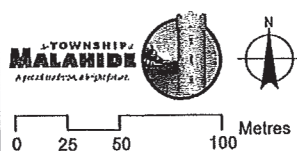
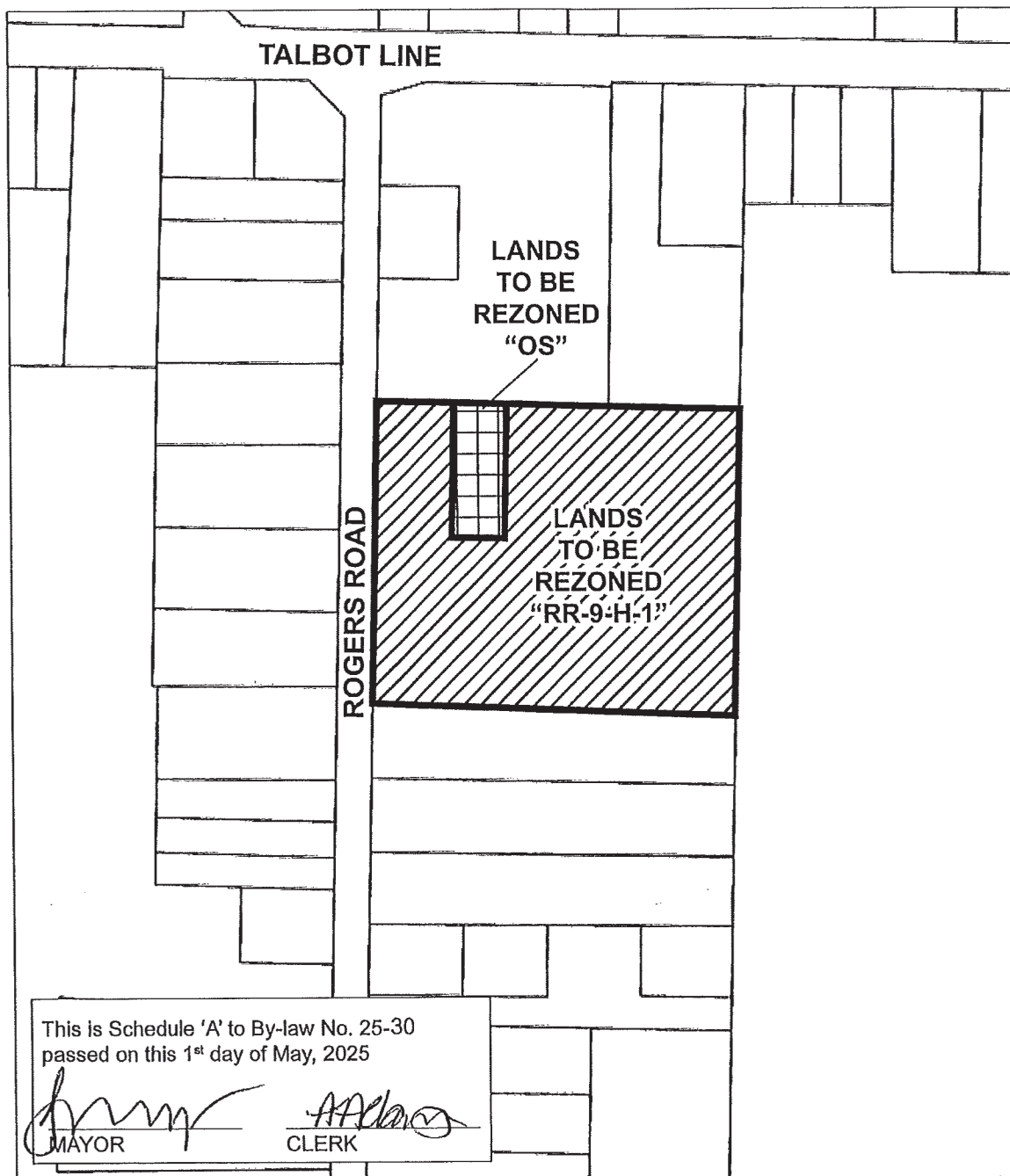
READ a THIRD time and FINALLY PASSED this 1st day of May, 2025.



Mayor – D. Giguère



Clerk – A. Adams



Township of Malahide
Comprehensive Zoning-Bylaw No.18-22

SCHEDULE 'G'
Map No. G4

0 25 50 100 Metres