



## NOTICE OF PUBLIC MEETING

### CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT

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

**Date:** September 21, 2023  
**Time:** 7:30 PM  
**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

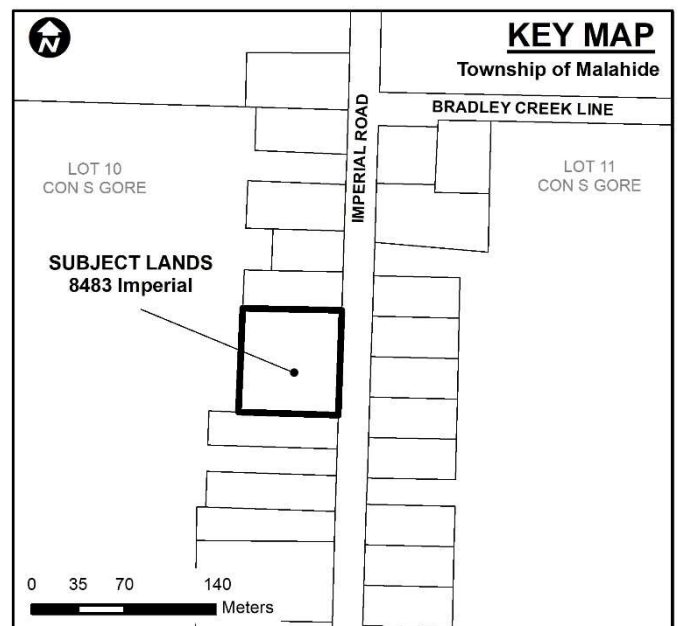
File No.: D14-Z08-23  
Owner(s): Ben & Margaret Fehr  
Applicant: Strik Baldinelli Moniz (c/o Simona Rasanu)  
Location of Property: CON S GORE PT LOT 10 RP; 11R3690 PART 1 RP 11R5962; PART 1 Township of Malahide (8483 Imperial Road)  
(see map below)

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 Regulation 545/06.

#### **We value your input**

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

**Purpose and Effect:** The purpose of this Zoning By-law Amendment application is to permit residential uses on the property. The application proposes to rezone the subject lands from Hamlet Commercial – Holding 1 (HC-H-1) to “Hamlet Residential - Site-Specific (HR-XX)”. The site-specific provisions sought include:



- To permit a reduced minimum lot area of 1,700 m<sup>2</sup> whereas the By-law requires a minimum lot area of 1,850 m<sup>2</sup>;
- To permit a reduced minimum lot frontage of 24.5 metres, whereas the By-law requires a minimum lot frontage of 25 metres;
- To recognize a reduced interior side yard setback of 1.1 metres from the existing dwelling on the proposed retained lot.

The owner/applicant has applied to the Elgin County Land Division Committee (Application No. E63-23, E64-23) for provisional consent to sever two residential lots.

**Additional Information:** Additional information relating to this Application is available by contacting the Township's Consulting Planner, Eric Steele, by phone at (519) 518-0745, or by email at [esteele@mbpc.ca](mailto:esteele@mbpc.ca).

**DATED AT THE TOWNSHIP OF MALAHIDE, THIS 6<sup>th</sup> DAY OF SEPTEMBER, 2023.**

Allison Adams, Manager of Legislative Services/Clerk  
Township of Malahide  
87 John Street South, Aylmer, Ontario, N5H 2C3  
519-773-5344  
Email [malahide@malahide.ca](mailto:malahide@malahide.ca)