

# BACKGROUND REPORT & RECOMMENDATIONS

## Comprehensive Review & Five-Year Update

### Township of Malahide Official Plan

**March 2021**

Prepared for



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Aylmer, ON  
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## **EDITOR'S NOTE**

The Background Report and Recommendation (March 2021) as presented herein contains assumptions, conclusions and recommendations which are to be considered strictly as DRAFT at this time. Following additional public and stakeholder input, the Background Report may be revised as necessary and form the supporting basis for an Amendment to the Township of Malahide Official Plan. The Amendment itself will serve to entrench updated policies and land use designations into the Official Plan as accepted by Council and in accordance with the requirements of the Planning Act.

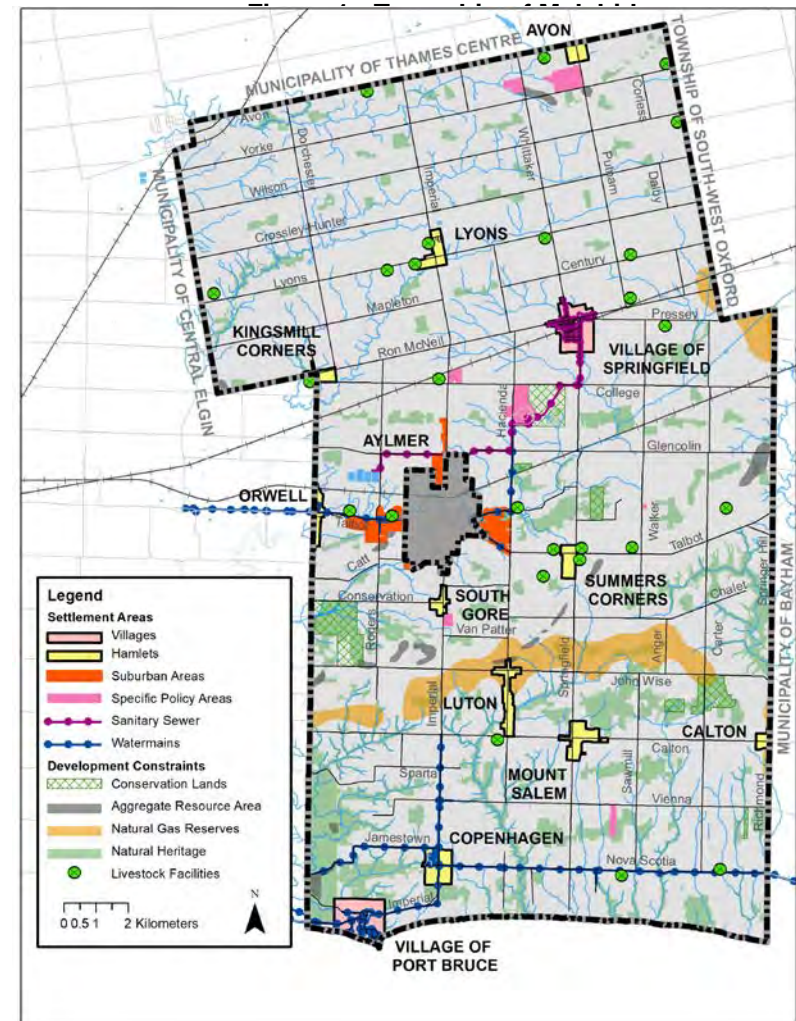
## 1.0 Introduction and Overview

### 1.1 Introduction

Monteith Brown Planning Consultants has been commissioned by the Township of Malahide to undertake a Comprehensive Review and Five-Year Update to the Township's Official Plan. The current Township of Malahide Official Plan was adopted on August 16, 2001 and approved by the Ministry of Municipal Affairs and Housing on March 9, 2003. It has been the subject of 18 amendments, not all of which were approved. A five-year review of the Official Plan (OPA 11) was prepared by IBI Group and was approved on September 23, 2013. The Malahide Official Plan is the Township's first official plan following the amalgamation of the former Township of Malahide, former Township of South Dorchester and the Village of Springfield in 1998.

The Township of Malahide is largely of rural composition, with its primary resource being agricultural crop production. The Village of Springfield is the administrative center of the Township and the location of the Township's Council chambers, with its administrative offices located in the separated Town of Aylmer. In 2011, Census Canada listed the population of Malahide at 9,146 persons (an increase of 3.6% from the year 2006). By 2016 the population had slightly increased to 9,292 (an increase of about 1% since 2011). Geographically, the Township comprises an area of approximately 395 km<sup>2</sup> (152 sq. miles). It is situated in the easterly portion of the County of Elgin with easy access to Highway No. 401 and other main transportation routes, giving the Township a strategic advantage in terms of access to major markets in southwestern Ontario.

While reference is sometimes made to historical communities such as Candyville, Crossley-Hunter, Dunboyne, Fairview, Glencolin, Grovesend, Jaffa, Lakeview, Little Aylmer, Mile Corner, Ormond Beach, Seville and Waneeta Beach, these locations/place names do not constitute the



Source: Monteith Brown Planning Consultants, County of Elgin, Township of Malahide, Ministry of Natural Resources and Forestry, 2020

recognized settlement areas (or designated 'Village' and 'Hamlet' areas) within the Official Plan. In the Plan, recognition is given to the designated settlement areas which comprise two 'Villages', being Springfield and Port Bruce, and ten 'Hamlets', being Avon, Calton, Copenhagen, Kingsmill Corners, Luton, Lyons, Mount Salem, Orwell, South Gore and Summers Corners. Also included as part of the settlement areas are lands designated 'Suburban Areas' in the Official Plan.

The Township of Malahide surrounds the Town of Aylmer, a separate municipality which was incorporated as a village in 1872 and later as a town in 1887. A minor annexation occurred on January 1, 2017 when the Town of Aylmer annexed a relatively small portion of land (occupied, in part, by the Elgin Innovation Centre) situated immediately north of the Town boundary on the west side of Imperial Road.

## **1.2 Process/Methodology**

There are two distinct components (or phases) to the Comprehensive Review and five-year update of the Malahide Official Plan.

### Phase I – Comprehensive Review

Phase I comprises the Comprehensive Review which focuses upon a review of current land use designations in the Official Plan with emphasis on land use in and around designated settlement areas and other growth areas (e.g. suburban areas). This exercise would identify lands which, although designated for development, are lacking in growth opportunities due to and including lack of services, access, proximity to livestock operations and other incompatible uses. An assessment of the total land supply budget would be undertaken to determine the best location for lands designated for development bearing in mind any constraints identified. Upon the completion of the Comprehensive Review, a recommendation to proceed with an Official Plan amendment will be brought forward, focusing on the designation and/or re-designation of lands to accommodate appropriate growth and development. It will be necessary to also undertake the re-zoning of those parcels of land which coincide with or are otherwise affected by any re-designation.

A Comprehensive Review and update of the Official Plan is considered as having a high degree of immediacy, particularly in response to a growing number of requests from the public and development community. Planning application approvals have been impeded in instances where remnant lands become landlocked and/or where full municipal services are not available, rendering these parcels unsuited for future growth and development. Lands lying within and adjacent to the settlement area of Springfield and around several the designated hamlets have become particularly vulnerable to these premature planning proposals.

A Comprehensive Review of the Official Plan would ensure that any recommended land use re-designations are consistent with the Provincial Policy Statement 2020 (PPS) and in conformity with the County of Elgin Official Plan. The Comprehensive Review would focus on the existing settlement areas in the Township and an examination of potential growth and constraints. Detailed soils data, available servicing information and an evaluation of surrounding livestock operations would be analyzed to determine the best land allocations for future growth and development. Any available population growth projections would also be reviewed and analyzed in the determination of demand for lands designated for development in the Township. Township Council has also expressed its desire to extending municipal water services to Springfield to address the

demand for growth and development. The Township undertook a Municipal Class Environmental Assessment in 2010 and updated the costing for extending services as part of the recent Development Charges Background Study (2019). Extending municipal water services is considered essential to accommodate the growth; help protect public health and the natural environment; and allow for the efficient use of land.

### Phase II – Official Plan Review

Phase II comprises the five-year review of the Official Plan to immediately follow Phase I. Phase II would concentrate on a policy review and update of the Official Plan and would expand upon the findings and recommendations of Phase I to ensure that policy direction in the Plan is clear and concise, yet remains sufficiently flexible to accommodate development proposals which may not represent a clear “fit” under prevailing policy direction. Phase II would entail a detailed analysis of the existing policies and direction provided in the Official Plan to ensure that these policies are brought in line with current planning documents and legislation, including the 2020 PPS and the County of Elgin Official Plan which both came into force and effect after the approval of the current Township of Malahide Official Plan.

This document comprises the Background Report of the study - a review which constitutes a ‘comprehensive review’ within the meaning of the PPS. It addresses issues that have been identified as warranting possible or otherwise desirable changes, as well as demographic and housing trends to ensure an adequate and appropriate supply of lands are designated to accommodate future needs and that appropriate policies are in place to ensure the proper and orderly development and the wise use and management of the Township’s resource base.

In the preparation of this Comprehensive Official Plan Review and update, the Township has attempted to find an appropriate balance amongst the wise management and stewardship of its resource base while achieving efficient development patterns and the provision of infrastructure, greater economic development opportunities and a sustainable community. Malahide’s Integrated Community Sustainability Plan defines a sustainable community as being balanced approach which is based off four pillars:

- **Our Land:** such as the preservation of the natural environment and agricultural areas;
- **Our Economy:** pursuing opportunities to diversify the employment based such as embracing creative industries, and developing tourism opportunities;
- **Our Community:** including promoting healthy communities, providing recreation opportunities, and supporting local artisans and crafts people; and
- **Our Local Government:** ensuring institutional sustainability planning for the management of municipal operations and assets over the long term.

## 2.0 Planning Policy Context

A “Comprehensive Review” is a review of an Official Plan which:

- considers alternative directions for growth or development and determines how best to accommodate the development and provincial interests.

A Comprehensive Review considers:

- population and employment projections;
- evaluation of alternative directions for growth or development;
- opportunities to accommodate growth through intensification;
- physical constraints to accommodating the proposed development;
- planning for infrastructure and public service facilities including the ability to provide sewage and water services; and,
- cross-jurisdictional issues.

### 2.1 Planning Act

Under the Planning Act, matters of provincial interest are noted as follows:

*2 The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,*

- (a) the protection of ecological systems, including natural areas, features and functions;*
- (b) the protection of the agricultural resources of the Province;*
- (c) the conservation and management of natural resources and the mineral resource base;*
- (d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;*
- (e) the supply, efficient use and conservation of energy and water;*
- (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*
- (g) the minimization of waste;*
- (h) the orderly development of safe and healthy communities;*
- (h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;*
- (i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;*
- (j) the adequate provision of a full range of housing, including affordable housing;*

- (k) the adequate provision of employment opportunities;*
- (l) the protection of the financial and economic well-being of the Province and its municipalities;*
- (m) the co-ordination of planning activities of public bodies;*
- (n) the resolution of planning conflicts involving public and private interests;*
- (o) the protection of public health and safety;*
- (p) the appropriate location of growth and development;*
- (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;*
- (r) the promotion of built form that,*
  - (i) is well-designed,*
  - (ii) encourages a sense of place, and*
  - (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;*
- (s) the mitigation of greenhouse gas emissions and adaptation to a changing climate.*

The Planning Act governs the manner in which a Municipality may amend its Official Plan and ultimately seek the approval of the OPA through the approval authority (in this case the County of Elgin). The procedures for public and agency input, circulation and the appeal process are all set out in the Act and the onus is on the Municipality to ensure these requirements are satisfied. As stipulated under Section 26 of the Planning Act:

**Updating official plan**

**26** *(1) If an official plan is in effect in a municipality, the council of the municipality that adopted the official plan shall, in accordance with subsection (1.1), revise the official plan as required to ensure that it,*

- (a) conforms with provincial plans or does not conflict with them, as the case may be;*
- (b) has regard to the matters of provincial interest listed in section 2; and*
- (c) is consistent with policy statements issued under subsection 3 (1). 2015, c. 26, s. 24 (1).*

**Same**

*(1.1) The council shall revise the plan no less frequently than,*

- (a) 10 years after it comes into effect as a new official plan; and*
- (b) every five years thereafter, unless the plan has been replaced by another new official plan. 2015, c. 26, s. 24 (1).*

**Same**

*(1.2) For the purposes of establishing the 10-year and five-year periods mentioned in subsection (1.1), a plan is considered to have come into effect even if there are outstanding appeals relating to those parts of the plan that propose to specifically designate land uses. 2015, c. 26, s. 24 (1).*

## **2.2 Building Better Communities and Conserving Watersheds Act, 2017**

The Building Better Communities And Conserving Watersheds Act (Bill 139) received Royal Assent on December 12, 2017 and was proclaimed on April 3, 2018. The Bill brought in significant changes to the Planning Act -eliminating de novo hearings and limiting the Tribunal's (formerly the Ontario Municipal Board) authority to overturn a municipal decision of a local council or planning authority related to official plans, by-laws and plans of subdivision to situations where the decision does not conform or is inconsistent with provincial policies or municipal plans. Subsequently, the More Homes, More Choices Act, 2019, (Bill 108) undid many of the changes from Bill 139 including reinstating the de novo hearings, and reintroducing the test of good land use planning.

## **2.3 More Homes, More Choices Act, 2019**

The More Homes, More Choices Act, 2019 (Bill 108) received Royal Assent on June 6, 2019 and the majority of its changes to the Planning Act and Development Charges Act were proclaimed on September 3<sup>rd</sup>, 2019, with the exception of the changes related to the replacement of Section 37 Bonus Zoning with a new Community Benefits Charge. Other significant changes to the Planning Act that were proclaimed on September 3<sup>rd</sup>, 2019, included:

- repealing provisions relating to restricting the grounds of appeal (decision to adopt and approve an official plan) to inconsistency with a policy statement, non-conformity with or conflict with a provincial plan or, in the case of the official plan of a lower-tier municipality, non-conformity with the upper-tier municipality's official plan.
- shortened timelines for decisions related to official plans, zoning by-laws and plans of subdivision (before a right to appeal arises), specifically, a municipality's failure to make a decision.
- limitations on third party appeals of plans of subdivision, including appeals of a decision on a draft plan or subdivision, lapsing provision or any condition of draft plan approval.
- the Minister may require a local municipality to adopt or establish a development permit system that applies to a specified area or to an area surrounding and including a specified location.

It will be necessary to monitor the legislation to ensure that all new requirements pertaining to the approval of the Comprehensive Review and Update are satisfied.

## **2.4 Provincial Policy Statement (PPS)**

Official plans at the lower tier level must be consistent with the Provincial Policy Statement (PPS) released by the Province of Ontario in 1996 and in revised form in 2005, 2014 and most recently in 2020. The PPS contains the guiding framework for the preparation of new official plans and for comprehensive reviews. The PPS essentially states that strong communities, a clean and healthy environment, and a strong economy are

inextricably linked. It promotes wisely managing change and efficient land use and development patterns. Efficient land use and development patterns support, amongst other things, strong, livable, and healthy communities and facilitating economic growth. Furthermore, the PPS states that land use must be carefully managed to meet the full range of current and future needs while achieving efficient development patterns.

Under the PPS, the expansion of settlement areas and the designation of non-agricultural lands in prime agricultural areas (i.e. areas where prime agricultural lands predominate) are subject to specific conditions being satisfied. In essence, this requires demonstration that land needs cannot be met through redevelopment, intensification and the use of undeveloped lands already designated for development and the removal of lands otherwise designated for agricultural purposes. It is noteworthy that there is no prescribed formula for determining future land needs to ensure consistency with the Provincial Policy Statement. Furthermore, the PPS explicitly states that in terms of implementation, “. . . the Minister of Municipal Affairs and Housing may take into account other considerations when making decisions to support strong communities, a clean and healthy environment and the economic vitality of the Province.” (Section 4.5).

The policies of the PPS are designed to direct future growth and development to designated settlement areas, i.e. settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted (Section 1.1.3.1). As well, the PPS emphasizes the need to facilitate intensification, redevelopment, and compact form that maintain appropriate levels of public health and safety (Section 1.1.3.4). The PPS also requires that sufficient lands be made available within settlement areas through intensification and redevelopment to accommodate future growth over the established planning period (Section 1.1.2).

Under the PPS, a new or expanded settlement area may only take place at the time of a comprehensive review (which the current up-date qualifies) and only where it has been demonstrated that:

- a) *Sufficient opportunities for growth are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon;*
- b) *The infrastructure and public service facilities which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment;*
- c) *In prime agricultural areas:*
  - 1. *The lands do not comprise specialty crop areas;*
  - 2. *Alternative locations have been evaluated, and*
    - i. *There are no reasonable alternatives which avoid prime agricultural areas; and*
    - ii. *There are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas;*
  - 3. *The new or expanding settlement area is in compliance with the minimum distance separation formula; and*

4. *Impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible” (Section. 1.1.3.8)*

The PPS (Section 1.3.1) sets out policies for the provision of employment areas to promote economic development and competitiveness by:

- a) *Providing for an appropriate mix and range of employment (including industrial, commercial and institutional uses) to meet long-term needs;*
- b) *Providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;*
- c) *Encouraging compact, mixed-use development that incorporates compatible employment uses to support livable and resilient communities; and*
- d) *Ensuring the necessary infrastructure is provided to support current and projected needs.*

Where the designation of additional employment lands is being considered at the expense of prime agricultural lands, the PPS requires that justification be provided. Justification implies need and need implies an examination of the demand for industrial lands versus the supply available. Even if it were found that the Municipality has an adequate supply in terms of the amount of land designated, it could nevertheless be argued that the supply of land is not in every instance in the preferred location or in the required parcel size.

We are aware of instances in other jurisdictions where the approval authority, with the concurrence of the Ministry of Municipal Affairs and Housing, has accepted additional lands being designated for the purposes sought only if an equivalent amount of land in the same designation is re-designated for the same purposes (usually agriculture) as the new lands being added are currently designated (usually ‘Agriculture’). Of particular note in considering the designation of additional lands as employment areas is the stipulation in the PPS that the conversion of lands within employment areas to non-employment uses may be permitted only through a comprehensive review, where it has been demonstrated that the land is not required for employment purposes over the long-term and that there is a need for the conversion.

Under the current PPS 2020, changes to the land supply requirements under PPS 2014 are as follows:

- *Municipalities are required to ensure sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years (up from 20 years under the PPS 2014)*
- *Municipalities are required to increase the supply of land designated and available for residential development from a minimum of 10 years to 15 years of projected growth*
- *Municipalities are still required to maintain a 3-year supply land for residential growth that is zoned for development and has servicing capacity, however, Municipalities are now permitted to maintain up to 5 years supply of such lands*

The province has clearly expressed its intentions regarding the protection of prime agricultural lands for farming:

*“2.3 Agriculture*

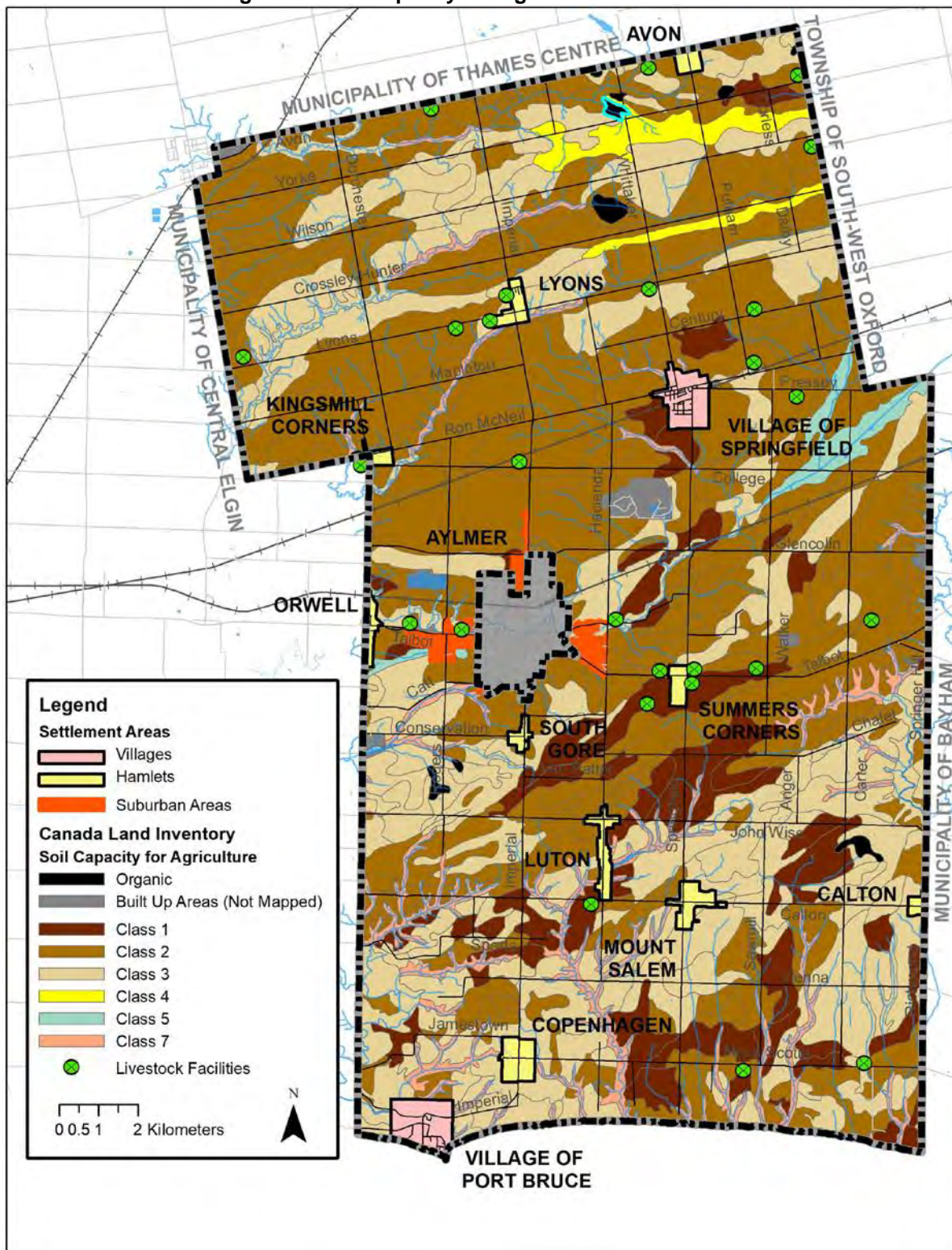
*2.3.1 Prime agricultural areas shall be protected for long-term use for agriculture.*

*Prime agricultural areas are areas where prime agricultural lands predominate. Specialty crop areas shall be given the highest priority for protection, followed by Canada Land Inventory Class 1, 2, and 3 lands, and any associated Class 4 through 7 lands within the prime agricultural area, in this order of priority.*

*2.3.2 Planning authorities shall designate prime agricultural areas and specialty crop areas in accordance with guidelines developed by the Province, as amended from time to time.*

*Planning authorities are encouraged to use an agricultural system approach to maintain and enhance the geographic continuity of the agricultural land base and the functional and economic connections to the agri-food network.”*

**Figure 2 - Soil Capacity for Agriculture in Malahide**



Source: Monteith Brown Planning Consultants, Ministry of Agriculture, Food and Rural Affairs,  
County of Middlesex, Township of Malahide, 2020

As shown in Figure 2 the Canada Land Inventory (CLI) rating for agricultural land capability has identified the majority of the rural area of the Township in the top 3 soil classifications, a characteristic shared by many jurisdictions in southwestern Ontario. Pockets of marginal agricultural land do exist, although they are typically located within ravines along streams and creeks and are not suitable for development. All lands outside of the settlement areas in Malahide are considered as prime agricultural areas in accordance with the Provincial Policy Statement.

## 2.5 County Of Elgin Official Plan

The County of Elgin Official Plan was approved by the Province on October 9, 2013. It represents the first ever Official Plan for the County.

The Village of Springfield, Village of Port Bruce and the Hamlets of Copenhagen and Orwell are identified as 'Tier 2' settlement areas in the County of Elgin Official Plan. These are settlement areas that are on partial services e.g. piped water supply or sanitary sewage system. Their confirmation and reinforcement as the focus of future growth and development in Malahide would be in conformity with the intent of the County of Elgin Plan. The remaining eight Hamlets are identified as 'Tier 3' settlement areas in which municipal water and sanitary sewage systems is not available. Only limited development is "expected" in these settlement areas.

With respect to the expansion of settlement area boundaries, the County Official Plan states:

### **B2.8.3 Locational Criteria for Settlement Area Expansions**

*The expansion of any settlement area boundary must:*

- a) serve as a logical extension to the existing built-up area and should not be separated from existing development by undevelopable lands, unless such lands are within a significant natural heritage feature;*
- b) provide for the integration of new development with the fabric of the existing built-up area from a neighbourhood, transportation and open space perspective;*
- c) only include lands on lower priority agricultural lands within the Agricultural Area designation if no reasonable alternative exists and provided the impact of new development on agricultural uses outside of the expansion area is minimized by applying the standards of Section C2.10(h) of this Plan;*
- d) meet the required minimum distance separation formula one (MDS I) setback from any adjacent livestock facilities;*
- e) ensure that any development has no negative impacts on significant natural heritage features and related ecological functions;*
- f) be appropriately serviced from a technical and economic viability perspective;*
- g) be easily accessed by the existing transportation infrastructure/system;*

- h) be located so that it can benefit from existing community facilities or alternatively, be serviced by new community facilities that are developed in a timely manner; and,*
- i) be located in close proximity to employment areas or alternatively, includes an adequate supply of employment lands to foster live-work relationships.*

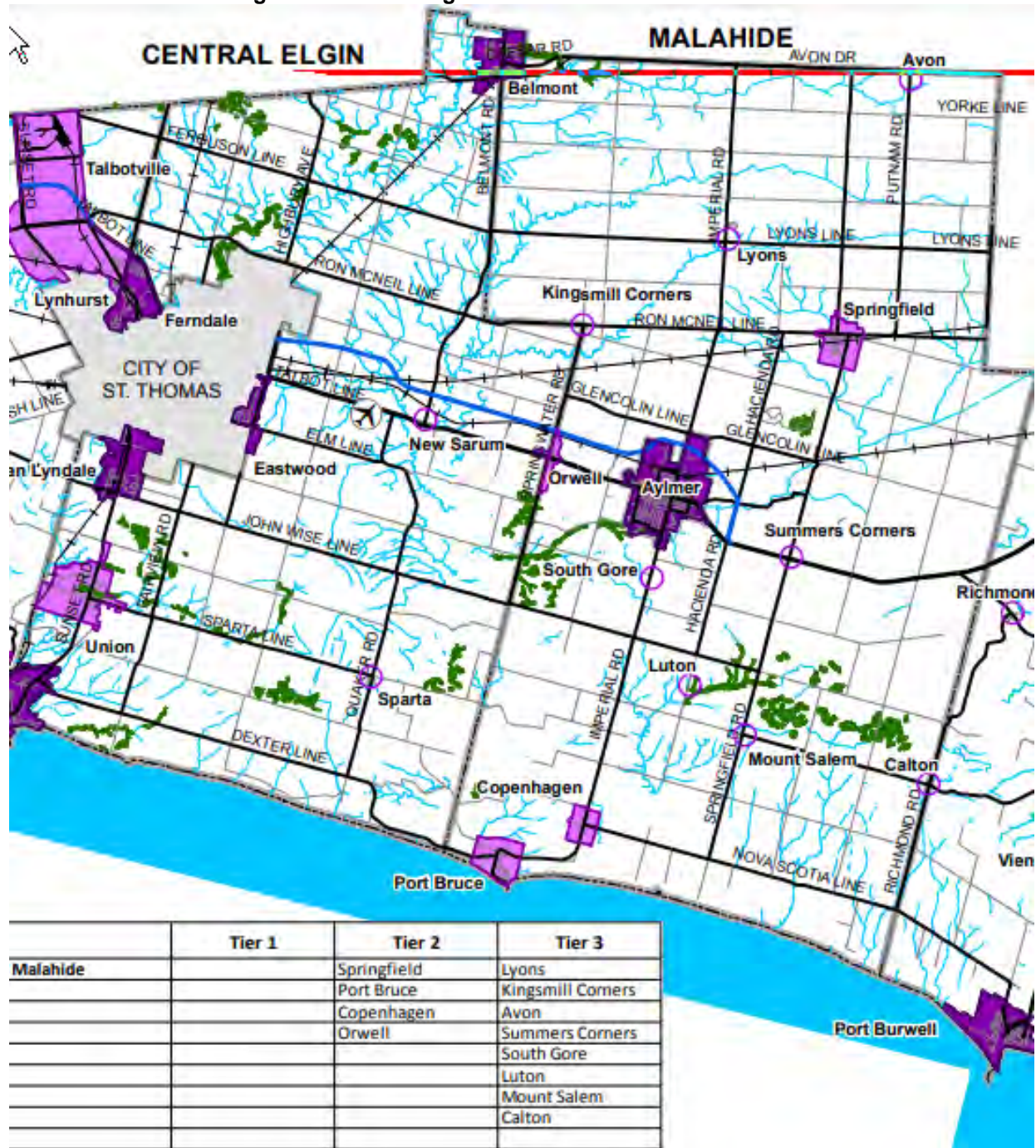
Based on the foregoing, any proposed expansion of settlement area boundaries in the Township of Malahide must be in conformity with the above-noted policies. Also of relevance to settlement area expansion is the following:

***B2.8.4 Amendments to this Plan for Settlement Area Expansions or New Settlement Areas***

*An amendment to this Plan will be required for a settlement area expansion or for the establishment of a new settlement area.  
An amendment to this Plan may not be required in conjunction with an Amendment to a local Official Plan that provides for a minor settlement area boundary adjustment.*

Insofar as “minor” (in the context of a boundary expansion) is not further defined in the Plan, further consultation with the County of Elgin will be necessary to determine whether an amendment to the County Official Plan is, in fact, required in concert with the preparation of an amendment to the Township of Malahide Official Plan.

Figure 3 - Central Elgin and Malahide Settlement Areas



Source: Elgin County Official Plan

## 2.6 Township of Malahide Official Plan

As stated in the Official Plan, a review of the Plan is required every five years (more or less) in accordance with the following:

### 8.14 Official Plan Review

*This Plan shall undergo a comprehensive review approximately every five years following its approval by the Minister to ensure:*

- a) that it remains responsive to changing conditions and circumstances affecting the Township of Malahide, including any revisions to policies or land use designations related to population growth and employment areas; and*
- b) that it conforms with Provincial Plans; has regard for matters of Provincial interest; and is consistent with the Provincial Policy Statement.*
- c) The Municipality's goals and objectives as outlined in Section 1.0 are reviewed for effectiveness.*

The Township of Malahide Official Plan was approved on March 9, 2003 and replaced three official plans in effect prior to that date, being the Township of Malahide Official Plan (1986), the Township of South Dorchester Official Plan (1987) and the Village of Springfield Official Plan (1987). The Malahide Official Plan has been the subject of one up-date in 2012-2013 and 19 amendments. Two of the OPA's, being OPA No. 3 (Goris) and OPA No. 10 (South Works), were ultimately withdrawn/not approved. OPA No. 1 (Vanderwyst) was apparently a transitional amendment between Official Plans for the Township and was "carried-over". A list of all Official Plan amendments since approval of the Plan on March 9, 2003 are provided in the table below:

**TOWNSHIP OF MALAHIDE OFFICIAL PLAN**  
**ADOPTED AUGUST 16, 2001 and APPROVED MARCH 9, 2003**  
**LIST OF OFFICIAL PLAN AMENDMENTS**

<b>Amendment No.</b>	<b>Applicant</b>	<b>Date of Adoption</b>	<b>Date of Approval</b>	<b>Specific Policy Area No.</b>	<b>Summary</b>
1	Vanderwyst	May 1, 2003	July 29, 2003		a 'carry-over' from the former Township of Malahide Official Plan (OPA 104) to permit the creation of a residential lot.
2	Row	November 6, 2003	February 2, 2004	3	permits golf course and dwelling on a separate lot
3	Goris	May 15, 2003	n/a		<i>withdrawn</i>
4	Plaquet	October 16, 2003	January 23, 2004	6	permits a former residential lot inadvertently merged with abutting lands
5	AIM PowerGen	March 25, 2004	May 21, 2004		introduces policies re wind turbines and wind farms
6	Craik Lumber	August 4, 2005	October 24, 2005		recognizes existing lumber and building supply store
7	Wagler	August 18, 2005	June 12, 2006	7	permits small-scale furniture finishing
8	Township (Energy)	May 18, 2006	<i>status unknown</i>		add policies re renewable and alternative energy sources
9	Wingate Lodge	May 16, 2010	September 15, 2010		re-establishes a 'Recreation Residential' designation to permit 6 cottages
10	South Works	n/a	n/a		<i>withdrawn</i>
10	JG Walker Land & Cattle Co. Inc.	May 1, 2014	September 9, 2014		eliminates requirement that surplus farm dwellings must be limited to one per farm and changes the date the dwelling is in existence to greater than 10 years
11	Five Year Review	August 9, 2012	September 25, 2013		five-year review and update (refer approved version of document for details)
12	Old Order Mennonite Cemetery	August 6, 2015	September 22, 2015	7	permits expansion of existing cemetery
13	Aylmer Cemetery Board	February 5, 2015	July 28, 2015	8	permits expansion of existing cemetery and a boundary change to the Hamlet of South Gore
14	CIP Policies Update (Elgincentives)	September 3, 2015	October 27, 2015		Community Improvement policies updated consistent with County initiatives
15	Guenther Trucking	December 20, 2018	February 21, 2019	9	permits a trucking depot/yard
16	Malahide Industrial	January 10,	March 25, 2019	10	permits a new agri-industrial park

<b>Amendment No.</b>	<b>Applicant</b>	<b>Date of Adoption</b>	<b>Date of Approval</b>	<b>Specific Policy Area No.</b>	<b>Summary</b>
	Park	2019			
17	MacVicar Farms	November 7, 2019	December 18, 2019	n/a	eliminates requirement that surplus farm dwellings must have one farm operation in the Township
18	Jake Penner	February 6, 2020	March 10, 2020	11	permits residential uses in a designated 'Suburban' Area
19	Creative Enterprises	December 17, 2020	approval pending	12	permits expansion of an existing industrial use

The expressed intent of the Plan is to direct non-agricultural development and growth to designated 'settlement' areas. Specifically, the Village of Springfield is to be the focus of future growth and development as it contains the highest concentration and diversity of land uses, and is the only settlement area in the Township with municipal sanitary sewers (and demonstrating a strong potential to offer full municipal services at some point). The Village of Port Bruce offers little opportunity for outward expansion and development due to it being heavily constrained by natural features and hazard land areas associated with its location on the Lake Erie shoreline. On the other hand, development in the designated Hamlets (with the possible exception of Copenhagen and Orwell) provide no comparable municipal services and demonstrate little potential to do so on a reasonable and feasible basis. For this reason, development has been limited by the Official Plan to infilling and rounding out of existing settlement patterns provided that there is no outward expansion of the limits of the existing designation.

Under the Malahide Official Plan, there are ten designated 'Hamlets', being Avon, Calton, Copenhagen, Kingsmill Corners, Luton, Lyons, Mount Salem, Orwell, South Gore and Summers Corners. The 'Hamlets' are all relatively small and are characterized primarily by low density residential development and limited commercial and industrial development as well as some small-scale institutional uses. Development of the hamlet areas has historically been limited in a linear fashion along major arterial and collector roads or where opportunities were identified for some modest infilling development. Increasing interest has been expressed with respect to future growth opportunities (particularly residential) within the hamlets to provide, what has been described by the proponents, as a "clear demand for accommodation."

Schedule 'A1' - Land Use Plan of the current Official Plan (Figure 4) identifies the boundaries of the Settlement Areas in the Municipality. While the boundaries of Springfield and Port Bruce are relatively clearly defined (Figure 5 - Schedule 'B' and Figure 6 - Schedule 'C', respectively), the limits of the designated "Hamlets" are by contrast, generally defined (Schedule 'A1') -- leaving opportunity to be interpreted as encompassing more land than what would normally be construed as infilling and minor rounding out of existing development. Moreover, the boundaries of the hamlets as depicted in the implementing comprehensive Zoning by-law suggest, in some cases, development limits larger than what is intended by the Official Plan. Enlarged maps of the designated "Hamlets" (yellow) and "Suburban Areas" (orange), as shown on Schedule 'A1' to the Official Plan, are provided in subsequent sections of this report.

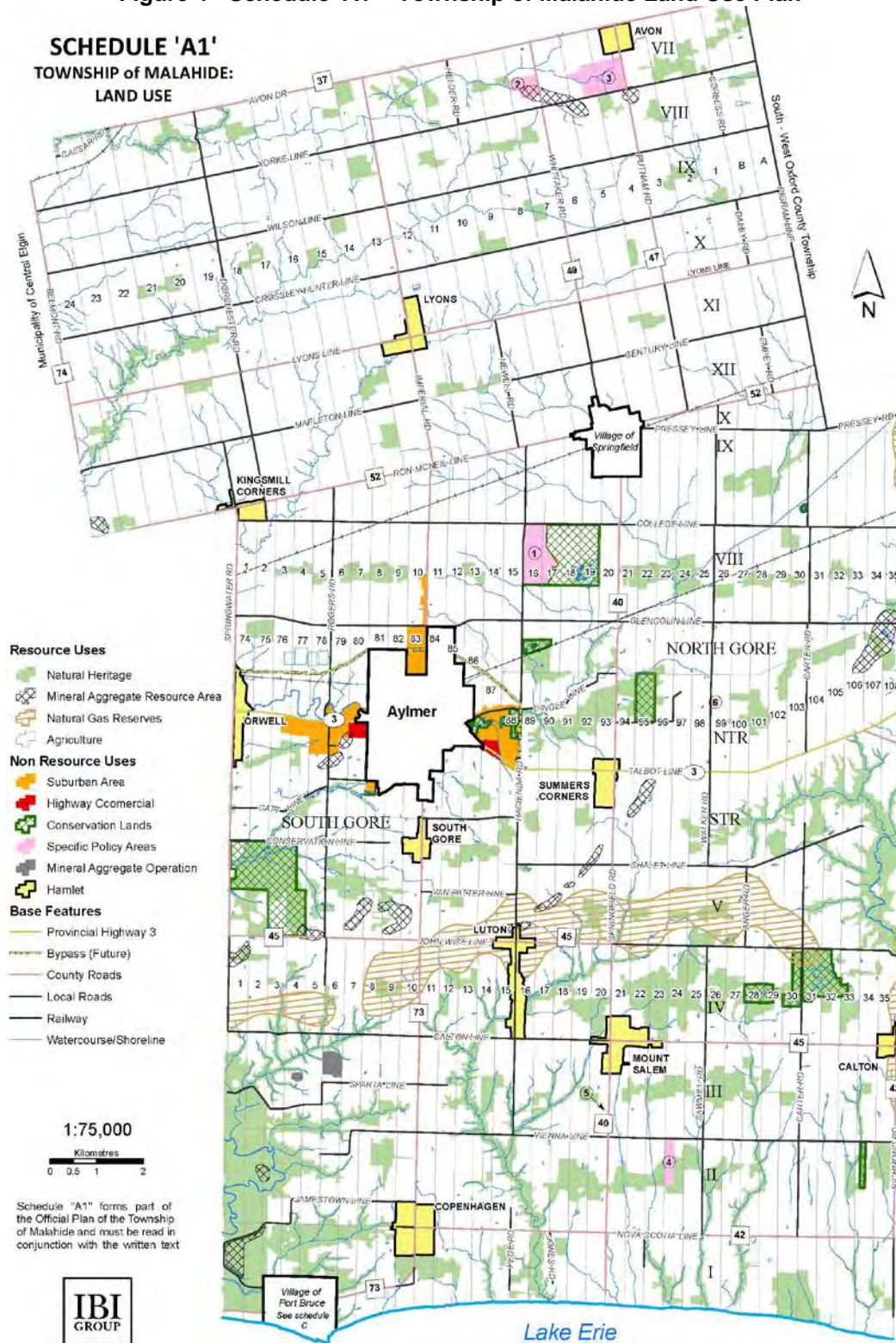
The Official Plan Review provides an opportunity to more specifically define the limits of the hamlets in accordance with the intended policy of strict limits on new development in these settlement areas. As stated in the Interpretation Section of the Official Plan:

*8.2.1 Boundary Interpretation*

*8.2.1.1 The boundaries of all land use designations as depicted on Schedule “A1”, “A2”, “B” and “C” are approximate except where they coincide with highways, roads, railway lines, transmission lines, lot lines, rivers, or any other clearly defined cultural or natural feature. **The boundaries of all settlement areas are definitive** [emphasis added].*

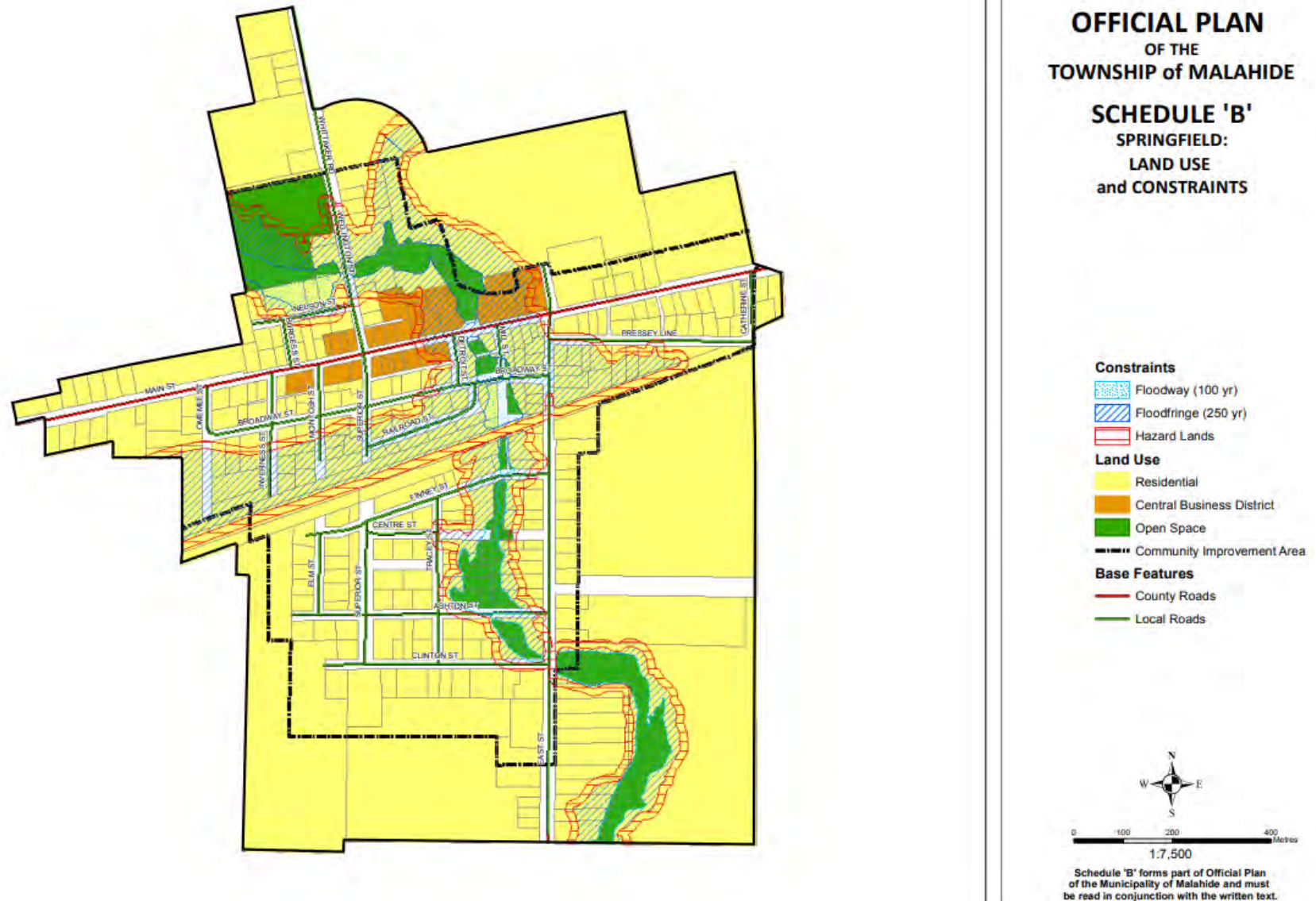
More precise mapping of the hamlet area and suburban area boundaries appears warranted and should be given consideration in light of the above-noted interpretation policy. For this exercise, some municipalities have successfully utilized updated GIS mapping for individual hamlet areas which are then displayed at a scale which greatly enhances the ability of the user to determine the precise location and limits of the boundaries. It would seem reasonable that each hamlet be shown on a separate map schedule to the Official Plan, or at the very least be shown on multiple schedules and at such a scale that the hamlet boundaries are clearly discernible. This should also apply to the designated “Suburban Areas” situated on the periphery of the Town of Aylmer.

**Figure 4 - Schedule 'A1' - Township of Malahide Land Use Plan**



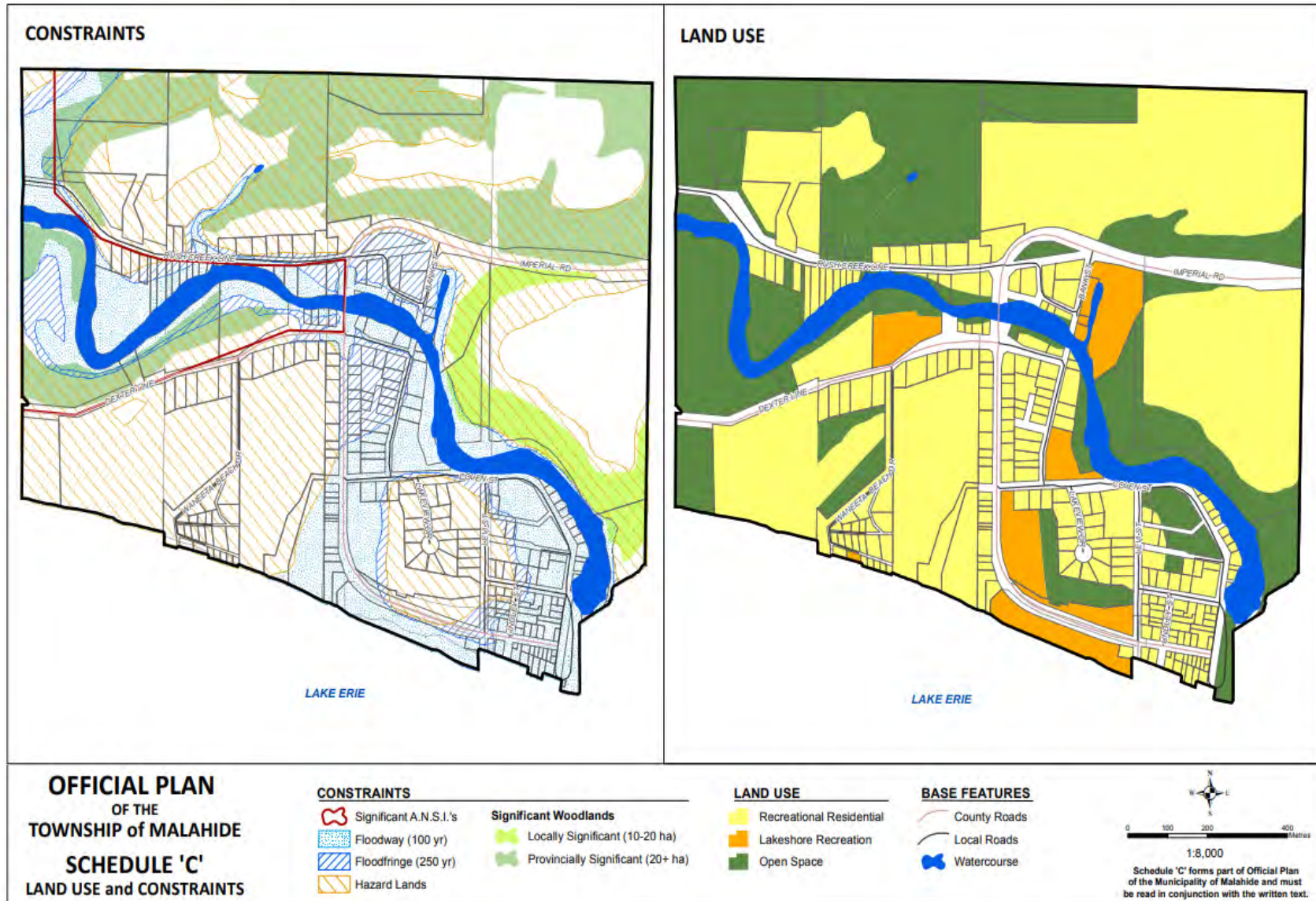
Source: Township of Malahide Official Plan

**Figure 5 - Township of Malahide Official Plan – Schedule 'B' Springfield Land Use and Constraints**



Source: Township of Malahide Official Plan

**Figure 6 - Township of Malahide - Schedule 'C' Port Bruce Land Use and Constraints**



Township of Malahide - Schedule 'C' Port Bruce Land Use and Constraints

## **2.7 Township of Malahide Zoning By-Law**

The Township of Malahide Zoning By-law (No. 18-22) was adopted on April 5, 2018 and replaces By-law No. 05-27. The Zoning By-law regulates the use of land and the character, location and use of buildings and structures throughout the Municipality. It divides the Municipality into several specific land use zones. For each zone, the permitted uses and the regulations governing these uses (namely, the siting and size of buildings and structures) are listed. The Zoning By-law implements various policies and provisions of the Township's Official Plan.

Since its adoption in 2018, there have been 45 amendments to the Zoning By-law including two general or "housekeeping" amendments. Of this total, 19 amendments have been adopted as a condition of a consent being granted by the County of Elgin Land Division Committee to permit the creation of lots for the purposes of severing a surplus farm dwelling. In most of these cases, the severed lands occupied by the dwelling (and accessory buildings where applicable) have been re-zoned to Small Lot Agricultural (A4) to recognize the residential use, while the retained lands have been re-zoned to Special Agricultural (A2) to restrict a new dwelling from being erected thereon. The Zoning By-law has been amended on 11 occasions to permit a commercial and/or industrial use (which may or may not be agriculturally related) in the rural area of the Township.

With respect to the settlement areas, a total of three residential zones can potentially apply. The Village Residential One (VR1) Zone and the Village Residential Two (VR2) Zone applies exclusively to the Village of Springfield and the Village of Port Bruce, respectively. The Hamlet Residential (HR) Zone applies to the ten designated 'Hamlet' areas in the Official Plan. The Mobile Home Park (MH) Zone applies to residential mobile home parks lying both within and outside designated settlement areas.

The Zoning By-law must be in conformity with both the County of Elgin Official Plan and the Township of Malahide Official Plan. Changes to the Zoning By-law will ultimately be required following the recommended amendments to the Official Plan. Any and all changes to land use designations in the Official Plan will require review in concert with the Zoning By-law to ensure that lands do not remain zoned for a use or uses which are no longer permitted or recognized by the Official Plan.

## 2.8 Cultivating Malahide

The Integrated Community Sustainability Plan (ICSP)<sup>1</sup> for the Township of Malahide was prepared by Monteith Brown Planning Consultants in July 2013. As identified, certain key “actions” were identified which have direct relation to the Official Plan:

- *In concert with provincial and regional agencies, regularly maintain and update the local inventory of natural heritage lands through the five-year Official Plan Review process. Alternatively, the Township may undertake other initiatives to track trends and quantify the amount of natural or environmentally sensitive land available over time.*
- *Promote growth in a responsible manner by ensuring that development lands are readily available in appropriate areas, such as established municipally serviced areas, in order to minimize encroachment onto natural and agricultural lands.*
- *Preservation of the existing agricultural land base should continue to be targeted through the land use planning process.*
- *Facilitate expansion of agriculture and agriculture-related industries in Malahide through attraction of food processing and distribution services, encouraging investments in sustainable farming, promotion of agri-tourism opportunities, and retention of skilled professionals who service the agriculture-based economy.*
- *Ensure that a sufficient supply of commercial, industrial and mixed-use lands are designated through the Official Plan. These lands shall be directed to areas where they have the most economic benefit while minimizing impacts to natural and agricultural lands.*

## 3.0 Growth and Development

### 3.1 Demographic Profile

Understanding who lives in Malahide, where growth is occurring, and how our population is changing over time is important in order to understand Malahide's present and future land use needs in the face of the changing community demographics. Key documents that informed this section included the Census of Canada from 2001-2016 and the 2019 Development Charges Background Study by Watson & Associates.

According to the Development Charge Study, prepared by Watson & Associates, there were 9,820 people in the Township of Malahide in 2019, up slightly (approximately 0.6% annually) since the 2011 Census. The 10-year and 20-year long-term population forecast anticipates a steady growth of approximately 0.85% annually, growing by 930 to reach a population of 10,780 by 2029. By 2039 the population is expected to grow by another 670 people to 11,450.

**Table 1 - Historical and Projected Population in Malahide**

	Pop. <sup>1</sup>	Avg. Annual Growth Rate	0-24	25-44	45-65	65+	Med. Age
<b>2001</b>	9,047		42%	27%	22%	10%	32.5
<b>2006</b>	9,070	0.1%	40%	26%	24%	10%	34.1
<b>2011</b>	9,390	0.9%	40%	23%	25%	11%	34.1
<b>2016</b>	9,540	0.4%	39%	22%	26%	13%	35.6
<b>2019</b>	9,820	1.0%					
<b>2029</b>	10,780	1.0%					
<b>2039</b>	11,450	0.6%					
<b>2045<sup>2</sup></b>	11,860	0.6%					

Source: Watson & Associates Economists Ltd., 2019.; 2006-2016 Census of Canada

<sup>1</sup> Census undercount estimated at approximately 2.7%.

<sup>2</sup> Extrapolation to 25-year planning horizon based on of 2029-2039 growth rate

#### Quick Facts:

- While immigrants make up a smaller percentage of the population in Malahide than the Ontario average, **roughly two thirds (66%) of immigrants in Malahide are from Mexico**; in comparison, less than 1% of immigrants are from Mexico across all of Ontario.
- Due to the large Amish and Mennonite populations within Malahide approximately **33% and 14% of people report that they are of German and Dutch ethnic origin** respectively, significantly higher than the provincial averages of 9% and 4% respectively.
- Likely as a result of the large number of agricultural workers in the Municipality, **9.5% of people report their ethnic origins as Mexican in Malahide, compared to 2.5% in Ontario**. There is a significant difference when considering gender where 10.4% of men report Mexican origins compared to 8.6% of women. This is likely due to the common situation where the father of a family will live in Canada and send money back to the rest of his family living in Mexico.

The growth rate of the last 10 years projected by Watson & Associates has been used to estimate the population at the end of the 25-year planning horizon. Based on a growth rate of 0.6% annually from 2039 to 2045, the population is expected to reach 11,860 people.

From 2006 to 2016 the population of Malahide has continued to age, similar to most communities across Ontario. This is illustrated in the increase of the median age from 32.5 years to 35.6 years between 2001 and 2016 (See Table 1). As the population continues to age the proportion of the population over the age of 65 has also increased from 10% to 13%. The Ministry of Finance's projections for the County of Elgin show that these trends are expected to continue in the future.

### 3.2 Housing

The number of new housing starts has been relatively constant over the past 10 years. Typically, there have been between 20 and 30 new dwellings per year. In 2017 and 2018 this increased to 43 and 37 respectively, before falling to 30 new housing starts in 2020. The construction value for all development has increased significantly from between \$10-15 million from 2009 to 2014 to between \$25-30 million from 2017-2020. In 2020 the construction value increased significantly to almost \$64 million.

Watson & Associates projected that the construction of new dwellings in Malahide will gradually decline over the next 20 years from the high of 43 in 2017 and 37 in 2018. It is projected that there will be demand for 30-36 new dwellings per year until 2030. From 2031 to 2035 the average number of new housing starts is expected to fall to 25 per year, and then fall further to 15 dwellings per year from 2036 to 2038.

#### Quick Facts:

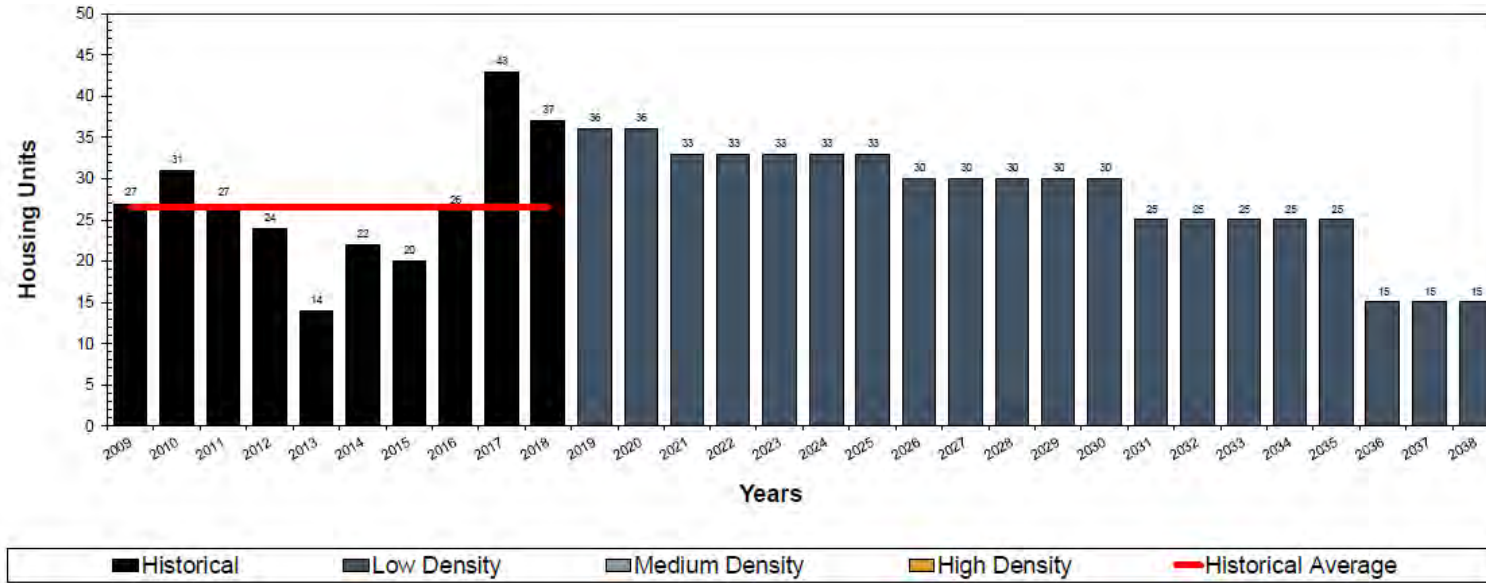
- Currently only 11% of Malahide residents work within the municipality and 46% of residents work elsewhere within Elgin County. 43% of residents report working in a different County or Census Division.
- There are significant differences from the provincial averages for the number of small households and large households in Malahide. Approximately 16% of households in Malahide have 1 person, compared to 26% across all of Ontario. Conversely, **20% of all households have five (5) or more people compared to 10% for the province.**

Table 2 Total Building Permit Values 2009 - 2020

Year	Total Permits	New Housing Starts	Construction Value
2009	164	27	\$15,148,250
2010	155	34	\$14,786,000
2011	170	26	\$14,718,835
2012	154	18	\$10,846,955
2013	126	21	\$10,759,437
2014	169	23	\$14,324,500
2015	178	21	\$17,339,500
2016	181	25	\$20,090,500
2017	246	43	\$30,091,220
2018	223	37	\$26,708,400
2019	173	22	\$28,393,300
2020	239	30	\$63,875,200

Source: Township of Malahide Building Permit Activity Reports

Figure 7 - Forecasted Annual Housing Starts



Source: Watson & Associates Economists Ltd., 2019.; 2006-2016 Census of Canada

It is projected that there will be demand for 327 new dwelling units between 2019 and 2029, and an additional 230 dwellings between 2029 and 2039. The projections by Watson & Associates were extrapolated and additional 6 years to 2045 and show that there will be demand for an additional 241 dwellings. In total from 2019-2045 it is projected that there will be 798 new dwellings with an additional 2,040 new residents.

While the population of Malahide has been growing slowly, the average number of residents per dwelling has been declining in recent years, and this trend is expected to continue over the next 20 years. In 2019 it was estimated that there were on average 3.13 people living in each household in Malahide down from approximately 3.25 people in 2011. Over the next 20 years it is estimated that average household size will continue to decline to 3.1 in 2029 and 3.09 in 2039. The number of people per household in Malahide is significantly higher than the Ontario average of 2.5 people likely due in part to the size of the Amish and Mennonite communities in Malahide who tend to have larger families.

Table 3 - Historical and Projected Population

	Population <sup>1</sup>	Dwellings	Persons Per Unit
2006	9,070	2,720	3.246
2011	9,390	2,808	3.257
2016	9,540	2,950	3.150
2019	9,820	3,056	3.130
2029	10,780	3,383	3.101
2039	11,450	3,613	3.086
2045 <sup>2</sup>	11,860	3,854	3.077

Source: Watson & Associates Economists Ltd., 2019.

<sup>1</sup>Census undercount estimated at approximately 2.7%.

<sup>2</sup>2025 projections based on an extrapolation of 2020-2039 rates

It is also anticipated that residential growth in Malahide, and specifically in Springfield, has been constrained due to the lack of full municipal services. Other similar communities in Southwestern Ontario, such as Thorndale and Mount Brydges, which have had capacity for full municipal services extended to them, have subsequently experienced a significant increase in growth. The experiences of these other communities demonstrated the pent-up demand of people who want to live in community which offer a high quality of life, unique small-town character, and convenient access to the 400 series highway. Springfield is only 15 minutes south of the 401 Highway with convenient access to large employers such as the GM Plant in Ingersoll and the Toyota Plant in Woodstock.

While the data for individual Villages, Hamlets, and Suburban Areas in the Township of Malahide is not available in the census, the number of dwellings within each settlement area was estimated using a land use inventory and a review of 2018 aerial photography. An approximate population for each settlement area was estimated by multiplying the 2019 average household size by the number of dwellings within each settlement. Springfield and Port Bruce remain the largest population centres in the municipality. Lyons is the largest of the hamlets, followed by Mount Salem, Copenhagen, and Luton.

**Table 4 –Estimated Population of Settlements Areas in Malahide**

	<b>Dwellings<sup>1</sup></b>	<b>Population<sup>2</sup></b>			<b>Dwellings<sup>1</sup></b>	<b>Population<sup>2</sup></b>
<b>Malahide<sup>3</sup></b>	<b>3,065</b>	<b>9,820</b>		<b>Hamlets:</b>	<b>784</b>	<b>2,455</b>
				Avon	26	84
<b>Villages</b>	<b>485</b>	<b>1,518</b>		Lyons	144	450
Springfield	285	890		Kingsmill Corner	43	135
Port Bruce	200	625		Orwell	71	220
				Summers Corners	44	140
<b>Aylmer Suburban Areas</b>	<b>164</b>	<b>670</b>		South Gore	48	150
East	120	375		Luton	123	385
North	30	95		Mount Salem	127	400
West	54	170		Calton	31	95
South	10	30		Copenhagen	125	390
<b>Rural Areas<sup>4</sup></b>	<b>1,632</b>	<b>5,177</b>				

<sup>1</sup> based land use inventory of settlement areas in 2019 and aerial photography from 2018 unless otherwise noted

<sup>2</sup> population for settlement areas is based on the estimated 2019 persons per unit of 3.130 by Watson & Associates Ltd., numbers have been rounded.

<sup>3</sup> from Watson & Associates' Development Charge Background Study 2019

<sup>4</sup> calculated based on the remaining dwellings and persons reported in the census which were not observed to be in a settlement area

### 3.3 Summary

In summary, the population in Malahide has been gradually increasing over the past 25 years, and there is expected to be a slight increase in the growth rate for the Municipality over the next 25 years, especially if infrastructure is expanded to facilitate significant subdivision/greenfield development options in the Village of Springfield. In addition, the average household size is expected to continue to decline. Together, these trends will continue to fuel the need for additional housing within the municipality to maintain housing affordability.

Based on the projections prepared in support of this Comprehensive Review, it is anticipated that there will be a **demand for 798 new dwellings between 2019 and 2045.**

It remains to be seen what the long-term impacts of the Covid-19 pandemic will have on demographic, employment, and housing trends across the province. There potentially could be a large shift in the daily habits of many people who are able to work remotely and are no longer forced to live close to their places of employment. Even before the pandemic, the number of people working from home multiple days of the week and then commuting to the GTA for meetings was growing. The pandemic is expected to accelerate this trend. This could potentially drive demand for housing in places with a higher standard of living and lower cost of living like Malahide and other rural communities. As the popularity of work-from-home continues to increase it will be important to ensure that there are adequate levels of amenities in communities such as trails, sidewalks, parks, communities facilities, as well as commercial goods and services. People who are working from home require places to shop and eat, sidewalks and trails to go for walks, personal services, and a variety of recreational opportunities. This will require a rethink of the stereotypical “bedroom community” and a focus on being able to provide complete communities which meet all the daily needs of its residents.

## 4.0 Natural Environment

Natural Environment features are shown on all four land use and constraint schedules which accompany the Official Plan. To the extent that the scaling of each schedule permits, the limits and locations of these features will need to be updated and revised to reflect the most current information.

Included under the Planning Act (Section 2) as a matter of provincial interest is the following:

*“(a) the protection of ecological systems, including natural areas, features and functions”*

Since the last review of the Official Plan (2013) updated information with respect to the Township’s natural environment features including significant woodlands, wetlands, ANSI’s and hazardous areas has been limited. During the preparation of the Township’s new Zoning By-law in 2018, the delineation and classification of certain provincially and locally significant wetland features was updated by the Ministry of Natural Resources and Forestry and provided to the Township of Malahide by the Conservation Authorities. This information has been incorporated onto

the zone maps for information purposes as an overlay feature. The agencies having jurisdiction and established watershed areas in the Township are the Kettle Creek CA, the Catfish Creek CA and the Long Point Region CA.

In addition, areas which are regulated by the Conservation Authorities under the Conservation Authorities Act and generally referred to as “*Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*”, are delineated in the Township’s Zoning By-law. The regulated areas as shown are intended to act as “flags” to property owners and municipal staff when contemplating new development, issuing building permits, as well as placing or removing fill or altering any watercourse. Appropriate permits must be obtained from the Conservation Authority having jurisdiction prior to any of the aforementioned works being undertaken.

The Natural Heritage and/or Conservation Lands identified on Schedule ‘A1’ to the Official Plan include five Life Science ANSI’s and one Earth Science ANSI as follows:

- The provincially significant Catfish Creek Till Earth ANSI (north and west of the village of Port Bruce);
- The provincially significant Springwater Forest Life ANSI (southwest of the Town of Aylmer);
- The regionally significant Lakeview South Life ANSI (south of Nova Scotia Line at the southern terminus of Carter Road);
- The regionally significant Mount Salem Forest Life ANSI I (northeast of the hamlet of Mount Salem); and,
- The regionally significant Big Otter Creek South of Bayham Life ANSI (along the boundary with the Municipality of Bayham north of John Wise Line and south of Talbot Line).

Provincially significant woodlands identified as Natural Heritage and/or Conservation Lands on Schedule “A1” include:

- The Calton Woods (northwest of Calton);
- The Stewarts Swamp Forest (northeast of the Mount Salem); and,
- The Summers Corners Swamp Forest (south of Dingle Line and north of the hamlet of Summers Corners).

The following locally and provincially significant wetlands are designated Natural Heritage and/or Conservation Lands on Schedule “A1”:

- The Aylmer Wildlife Management Area Wetlands (Provincially significant wetlands complex east of the Ontario Police College);
- The Calton Swamp (Provincially significant wetland complex bounded by John Wise Line on the north, Calton Line on the south, Springfield Road on the west, and Richmond Road on the east);
- The Springwater Conservation Area Wetlands (Provincially significant wetland complex southwest of the Town of Aylmer);
- The EM12 Wetlands (Provincially significant wetland complex southeast of the intersection of John Wise Line and Springfield Road);

- The East Belmont Wetland (Provincially significant wetland complex southwest of the intersection of Avon Drive and Dorchester Road);
- Robert's Swamp (Provincially significant wetland complex in the southwest corner of the Township);
- The Silver Creek Wetlands Complex (Provincially significant wetland complex east of the Hamlet of Luton);
- The Helder Wetland (locally significant wetland between Imperial Road and Helder Road);
- The EM11/EM18 Wetlands (locally significant wetland complex north of Wooleyville Line);
- The EM19/EM6 Wetlands (locally significant wetland complex between Orwell and Aylmer);
- The EM7 Wetlands (locally significant wetland complex southwest of the intersection of Bradley Creek Line and Hacienda Road); and,
- The EM8 Wetlands (locally significant wetland southeast of the intersection of Chalet Line and Hacienda Road).

Preparation of the Background Report is the first stage of the Official Plan review process. As part of the on-going review, an examination of the Official Plan policies of particular interest to the Conservation Authorities will be undertaken, namely, *Natural Heritage Resources* (Section 2.5), *Water Resources* (Section 2.6), *Conservation Lands* (Section 3.6) and *Hazard Land Policies* (Section 5). Natural Environment features are shown on all four land use and constraint schedules which form part of the Official Plan. The Official Plan policies as noted are complemented by mapping components in the form of designations and constraints identified broadly as Natural Heritage and Conservation Lands on Schedule A1 and more specifically identified provincially and locally significant wetlands, woodlands and ANSI's on Schedule A2. Also of interest, in particular as a land use and development constraint feature, is the delineation of Floodway/Flood Fringe areas in the Village of Springfield (Schedule B) and the Village of Port Bruce (Schedule C). To the extent that the scaling of each schedule permits, the limits and locations of these features will need to be updated and revised to reflect the most current information.

The Conservation Authorities have been contacted and are currently in the process of reviewing the Official Plan policies and mapping delineations as fall within their specific regulation and mandate. All three CA's have advised that they will be providing written comment pending completion of their review.

## 5.0 Public Consultation and Submissions

### 5.1 Overview

The success of the Comprehensive Review and Five-Year Update hinges on public input and engagement. It is essential, therefore, that the public is made aware (and kept aware) of the project undertaking and the various ways in which they can participate.

The involvement of the community in a comprehensive consultation program should be a fundamental cornerstone of any successful study. Those involved in the process may include, (but not necessarily limited to,) residents, businesses, stakeholders and Steering Committee and Council members. Meaningful and targeted consultation assists in guiding the planning process through the identification of issues, opportunities and prioritization of actions and facilitates a level of cooperation and integration that is necessary for strategic implementation.

The keys to successful consultation are achieving broad community involvement and consensus in the formulation of the issues and goals without creating undue expectations, as well as endorsement of the overall strategy by key groups and organizations. Involvement of the public and stakeholders is essential to create an interest in the topic areas and any issues which may arise, build momentum and increase overall awareness of the Comprehensive Review and Update process.

As it is best to get the public involved early in the process, the consultation process was commenced in earnest in Stage 1, although opportunities for public review are also provided later in the process at a public meeting prior to preparation of the final documents for Council endorsement. Engagement with the Steering Committee is consistent throughout each project stage.

Figure 8 - Website Poster



A public “launch” of the Comprehensive Review took place in early 2019 with the circulation of an information poster. This was followed closely by social media notices to inform Municipal ratepayers and other interested parties of the review and opportunities for input.

The Public Meeting and Stakeholder Workshop were held at the Springfield & Area Community Service Building on March 6, 2019. The Public Meeting was held from 3:00 pm to 5:00 pm and the Stakeholder Workshop was held from 7:00 pm to 9:00 pm. Hosting both sessions was the Municipality along with Monteith Brown Planning Consultants.

Both the public meeting and the stakeholder workshop were conducted as a “drop-in” format for the purposes of encouraging as much one-on-one discussion with attendees as possible. Display boards were presented for viewing (see attached) including aerial photos of the settlement areas and a series of questions asked to generate conversations and solicit public input.

Figure 9 - Public Meeting Notice



Source: Township of Malahide Website

Attendees were able to provide input by either speaking with the staff at the meeting or providing written submissions on comment sheets. Together the meetings were attended by approximately 30 persons.

Written comments provided included:

- A request to consider an expansion to the Mt. Salem and Luton settlement areas;
- Concerns regarding light pollution from streetlights along the sidewalk between the Malahide Community Place and the Springfield Baptist Church;
- A request to consider recognizing Grovesend as a settlement area;
- A request to consider an expansion to the Calton settlement area to the north; and,
- Southwestern Public Health provided a written comment that they are, *“working on providing feedback to this official plan through the lens of healthy community design. We are focusing our comments on five key domains, catered to the rural landscape including: Healthy transportation networks, housing, food systems, natural environments. Our focus is on improving health equity and preparing for climate change. We look forward to working with you.”*



Source: Monteith Brown Planning Consultants, 2017

In addition to the written submissions, MBPC and Township staff had “one-on-one” conversations with attendees at the meeting which provided valuable input for consideration through the Comprehensive Review and Official Plan Update. The following is a summary of some of the issues touched upon:

- “The Township must show that it is open for business by encouraging small home occupations and home-based industries in the settlement areas which are taxed fairly across the board (an even playing field).”

*In response, staff discussed the existing Official Plan policies regarding home occupations including the parameters/considerations to be taken into account where such businesses are either proposed or are in the process of expanding. Matters touched upon included on-site parking, signage, lighting, permissible floor area and types of uses which should be considered.*

- “Why is development encouraged by the Municipality in Springfield but discouraged in the other smaller settlement areas? People would rather live in the smaller communities like Mount Salem and Luton. There is a demand for more housing in these communities, however there are currently no available lots to build new residences.”

*In response, staff indicated that no decisions regarding the preferred directions for growth had been made at this point, and that those decisions would have to balance a number of considerations including land use constraints and the potential to provide municipal services in the future.*

**Figure 10 - Public Open House**



Source: MBPC, 2017

In addition to issues for consideration through the review, a number of questions and inquiries regarding the process for planning approvals for settlement area expansions and development were discussed. Below is a summary of some of the main issues visited:

- Procedure/process for having land brought into the urban area boundary and the role of Council in this regard;
- Amendments to the Official Plan and Zoning By-law, including the cost and length of time for completion, adoption and approval;
- Permitted uses in residential areas and options/issues regarding neighbourhood complaints;
- Potential changes to settlement area boundaries in the future (i.e. following completion of the 5-year update) and the requirement for further Official Plan amendments at that time if necessary;

- The extension of settlement area boundaries to allow the creation of new building lots fronting on an existing open road as opposed to by means of a plan of subdivision;
- Approval of multiple lot development through the consent process and the size of such a development before it should be processed by way of a plan of subdivision.

## **5.2 Council Workshop**

The Council Workshop was held at the Springfield & Area Community Service Building on April 30, 2019 from 7:00 pm to 9:00 pm. Hosting the session was Monteith Brown Planning Consultants (MBPC) and the Municipality. Also in attendance were the following Municipal officials and Council members:

- Eugenio DiMeo, Former Director of Development & Community Services
- Dave Mennill, Mayor
- Dominique Giguere, Deputy Mayor
- Max Moore, Councillor
- Rick Cerna, Councillor
- Mark Widner, Councillor
- Chester Glinski, Councillor

One member of the public, Tom McKenney, was also in attendance.

The workshop was conducted as a 'round table' format for the purposes of encouraging as much discussion with and amongst Council as possible. A power point show was presented and a series of questions were posed to Council as the discussions progressed to generate conversation and solicit input. Jay McGuffin (MBPC) opened the meeting by way of introductions and proceeded with an overview of the comprehensive review. Michael Clark (MBPC) followed with an in-depth power point presentation, interspersed by questions from Council.

For the most part, discussion focused on the settlement areas and the challenges facing new development in light of the limited infrastructure available to accommodate future growth. The inquiries received to-date and specific property requests were acknowledged and discussed.

## **5.3 Specific Property Considerations**

Requests have been received from various landowners requesting changes in the up-dated Official Plan to facilitate the development of certain areas or properties in the Township of Malahide.

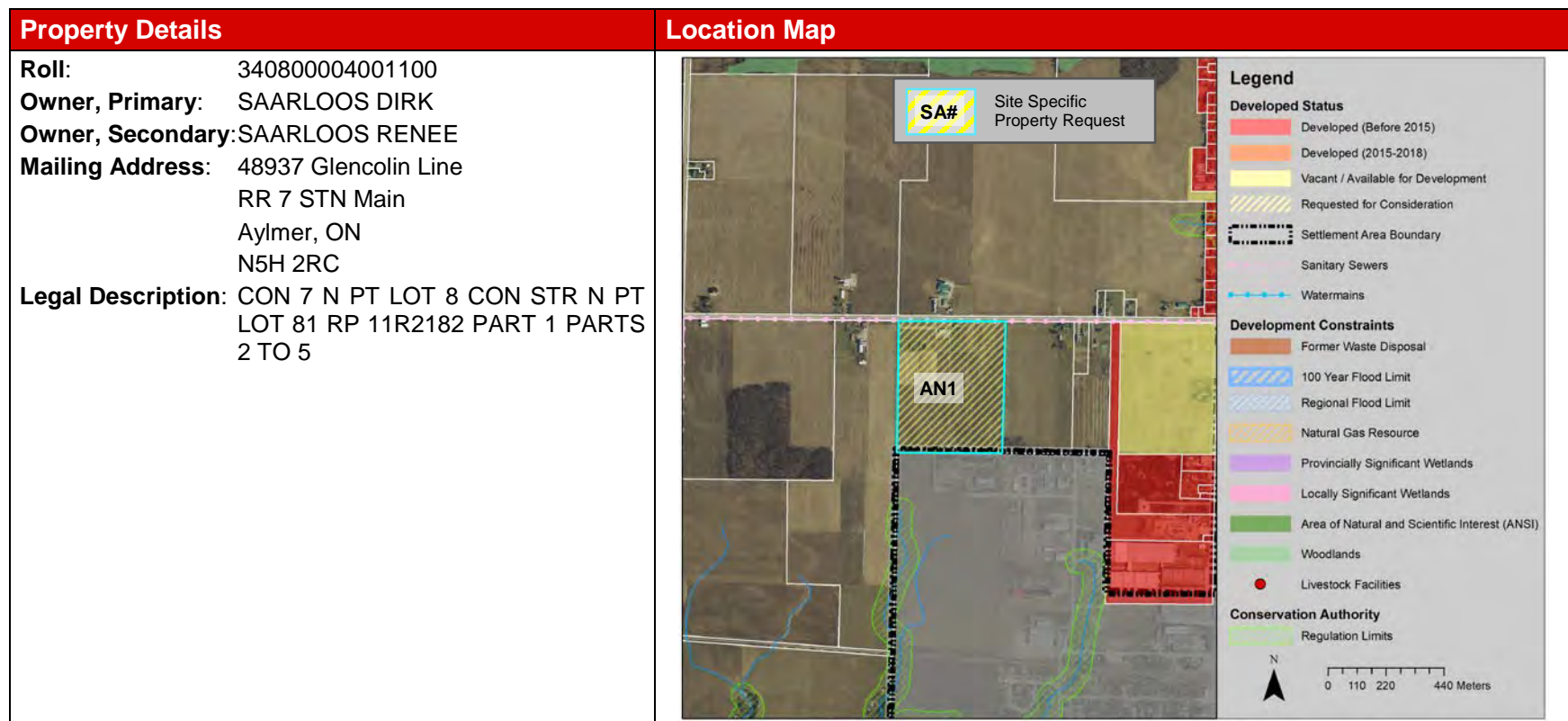
All public feedback received from these and other consultations during the Comprehensive Review and Official Plan Update will be duly summarized and taken into consideration. Comments will be weighed collectively and without prejudice to arrive at overall land use options which provide a balanced vision for future development based on the Township's goals and objectives and based on sound land use planning principles.



### 5.3.1 Renee and Dirk Saarloos- expanded 'Suburban Area' north of Aylmer

Prior to the Public Meeting and Stakeholder Workshop, MBPC received an email from Renee and Dirk Saarloos with respect to their property at 48937 Glencolin Line (N Pt Lot 81, Con STR). The inquiry was made as to whether the Suburban 'Area' designation lying northwest of Aylmer could be extended westerly along Glencolin Line to allow for the creation of additional (as yet unspecified number of) residential building lots.

The 'Suburban Area' designation at the northwesterly limits of the Town of Aylmer presently encompasses lands lying adjacent to Imperial Road (Lot 83, Con STR). An extension of the 'Suburban Area' designation to include the subject lands would require the inclusion of lands lying in Lot 82, otherwise, the Township would be left with a remnant 'Agricultural' designation between two 'Suburban Area' designations. Furthermore, there are no municipal services (piped water, sewers) and any residential development would, therefore, be limited to infilling residential lots fronting on the south side of Glencolin Line.



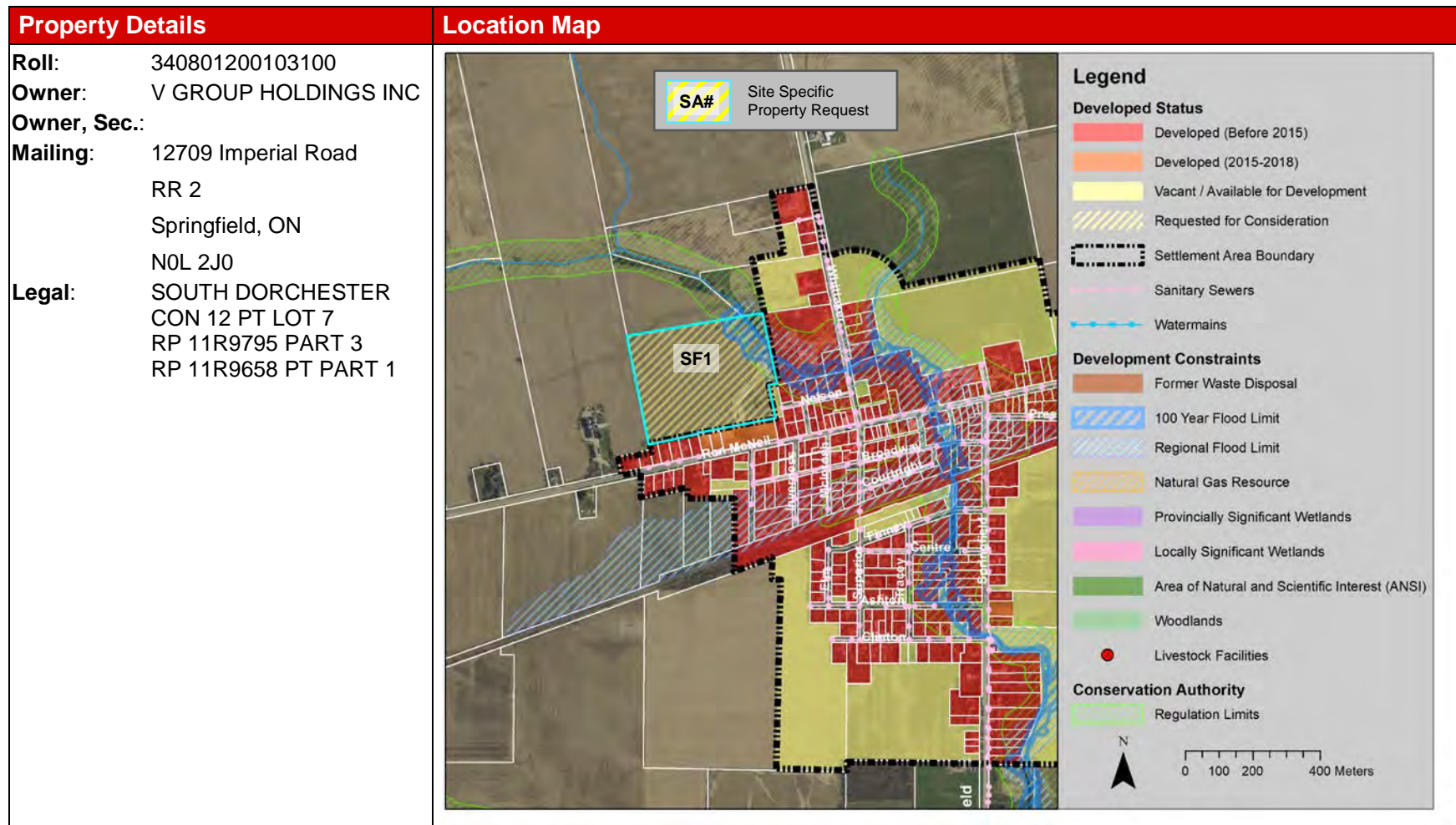
### 5.3.2 V Group Holdings Inc. – expanded Village boundary of Springfield

On February 20, 2019, a pre-consultation meeting was held with the owners of V-Group Holdings Inc. and the County of Elgin regarding an on-going plan of subdivision file in the Village of Springfield. The owners were advised of the public meeting and were also encouraged to submit written comments.

A proposed 46-lot residential plan of subdivision was submitted by V-Group Holdings Inc. in 2015. A total of six residential lots fronting on the north side of Imperial Road have since been created by severance and developed (single unit dwellings). Provision has been made for internal street connections from Imperial Road and from Nelson Street.

The proposed plan of subdivision by V-Group Holdings Inc. potentially represents an unprecedented “boost” to the Township's existing housing stock. It also provides the Township with an opportunity to consider the matter of the provision of affordable housing as part of the Long-Term St. Thomas-Elgin Affordable & Social Housing Strategy prepared by TWC Tim Welch Consulting Inc. (June 2018). The provision of all forms of housing is referenced and encouraged in the Provincial Policy Statement, County of Elgin Official Plan and the Township of Malahide Official Plan.

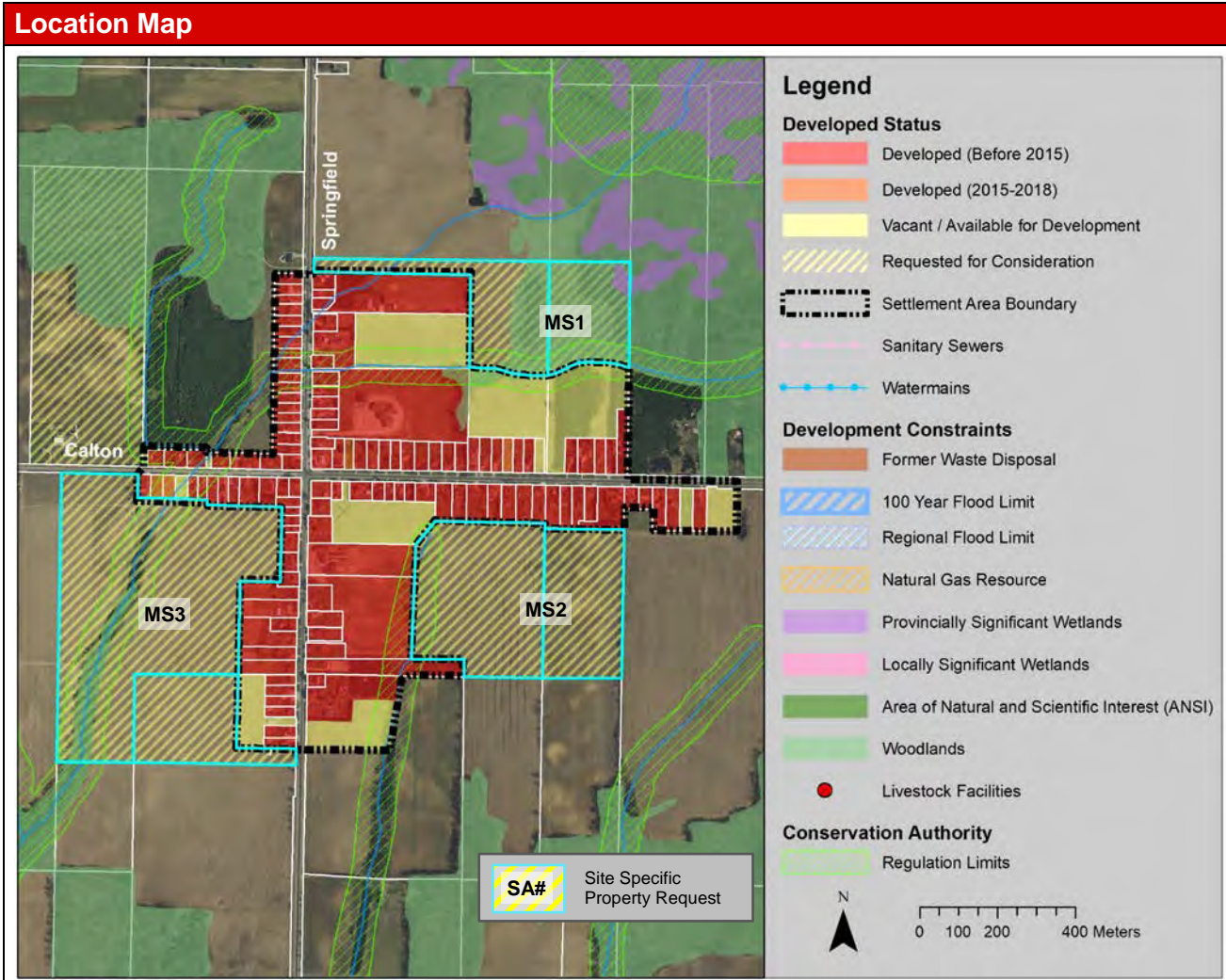


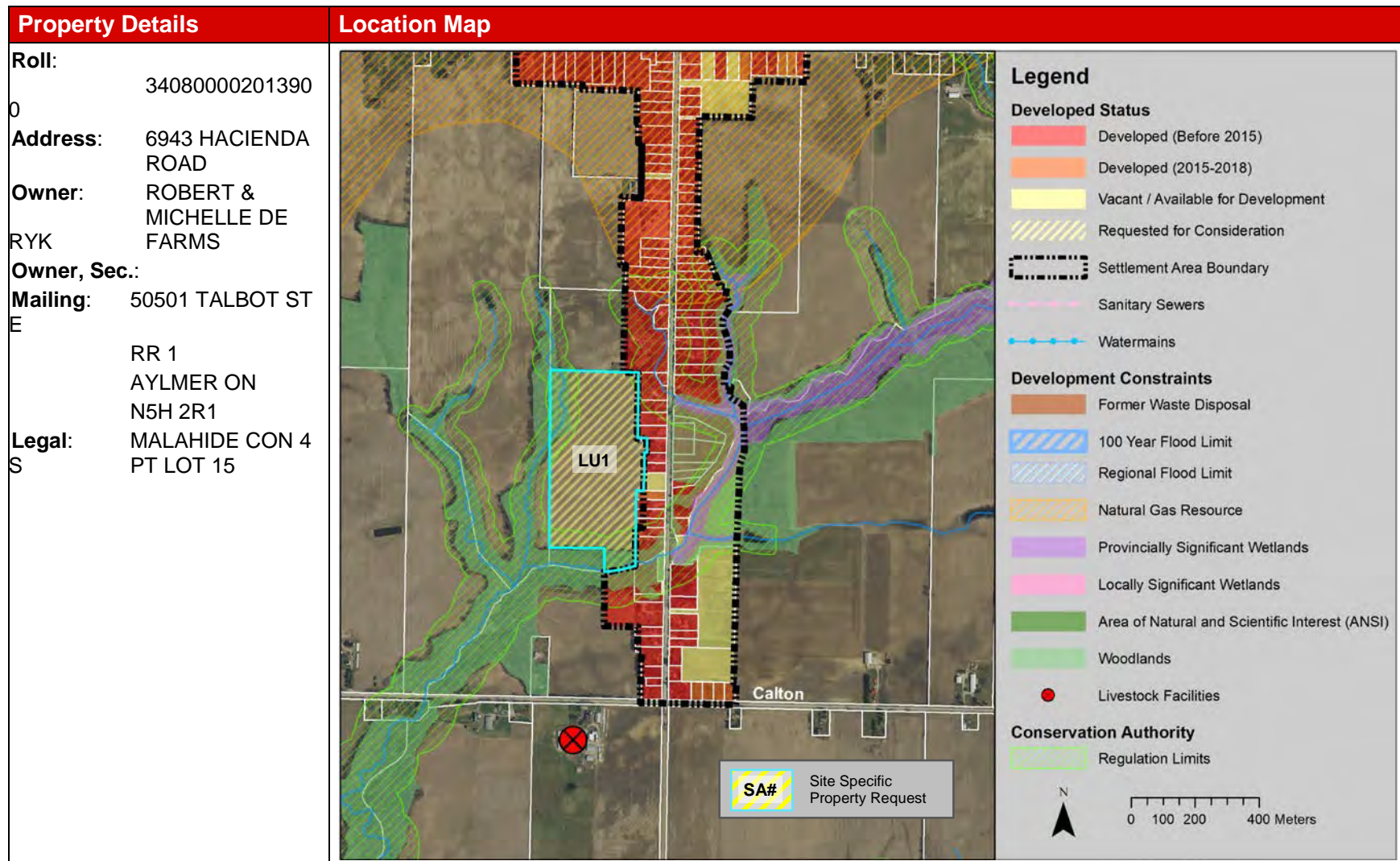


### 5.3.3 **Robert DeRyk – expanded ‘Hamlet’ boundaries of Mount Salem and Luton**

Following the Public Meeting and Stakeholder Workshop MBPC was contacted by 3 members of the public regarding the Comprehensive Review and Official Plan Update. This included a written letter from Robert DeRyk (dated March 13, 2019) providing more details on the potential for hamlet boundary expansions in Mount Salem and Luton to facilitate new residential development as shown on the air photo inserts provided. The black dashed line on the photos represents the boundary of the hamlet settlement area as recognized in the Official Plan, with the red hashed areas representing lands which Mr. DeRyk requests be considered for inclusion in the hamlet boundaries.

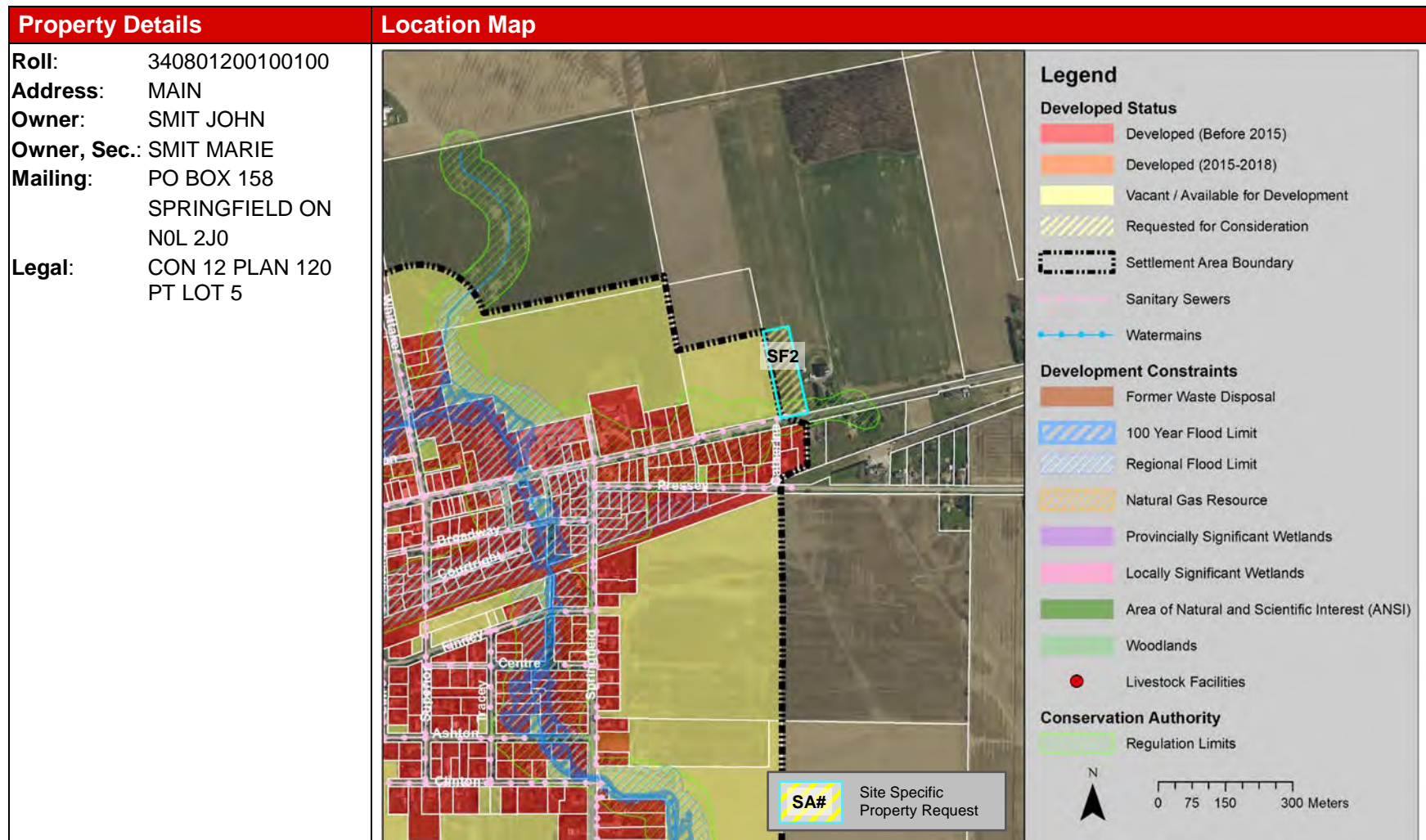
Property Details		
<b>Location:</b> Northeast (MS1) <b>Roll:</b> 340800002017000 <b>Address:</b> 7086 SPRINGFIELD ROAD <b>Owner:</b> DE RYK ROBERT PAUL <b>Owner, Sec.:</b> DE RYK MICHELLE LORRAINE <b>Mailing:</b> 50501 TALBOT ST E RR 1 AYLMER ON N5H 2R1 <b>Legal:</b> MALAHIDE CON 4 PT LOTS 21;AND 22	<b>Location:</b> Southeast (MS2) <b>Roll:</b> 340800002006401 <b>Address:</b> 51047 CALTON LINE <b>Owner:</b> DERYK TOBACCO FARMS LIMITED <b>Owner, Sec.:</b> <b>Mailing:</b> 244 THAMES CRESCENT DORCHESTER ON N0L 1G3 <b>Legal:</b> CON 3 N PT LOTS 21 AND 22	<b>Location:</b> Southwest (MS3) <b>Roll:</b> 340800002004200 <b>Address:</b> 50805 CALTON LINE <b>Owner:</b> DERYK TOBACCO FARMS LIMITED <b>Owner, Sec.:</b> <b>Mailing:</b> 244 THAMES CRESCENT DORCHESTER ON N0L 1G3 <b>Legal:</b> MALAHIDE CON 3 N PT LOTS 19;AND 20





#### 5.3.4 John and Mary Smit. – expanded Village boundary of Springfield

A written response was received from John and Mary Smit regarding the potential for an easterly, albeit modest, extension of the Springfield settlement area to provide for additional housing lot opportunities on the north side of Ron McNeil Line. In addition, two calls were received in support of this proposal from residents in Malahide following the meeting.

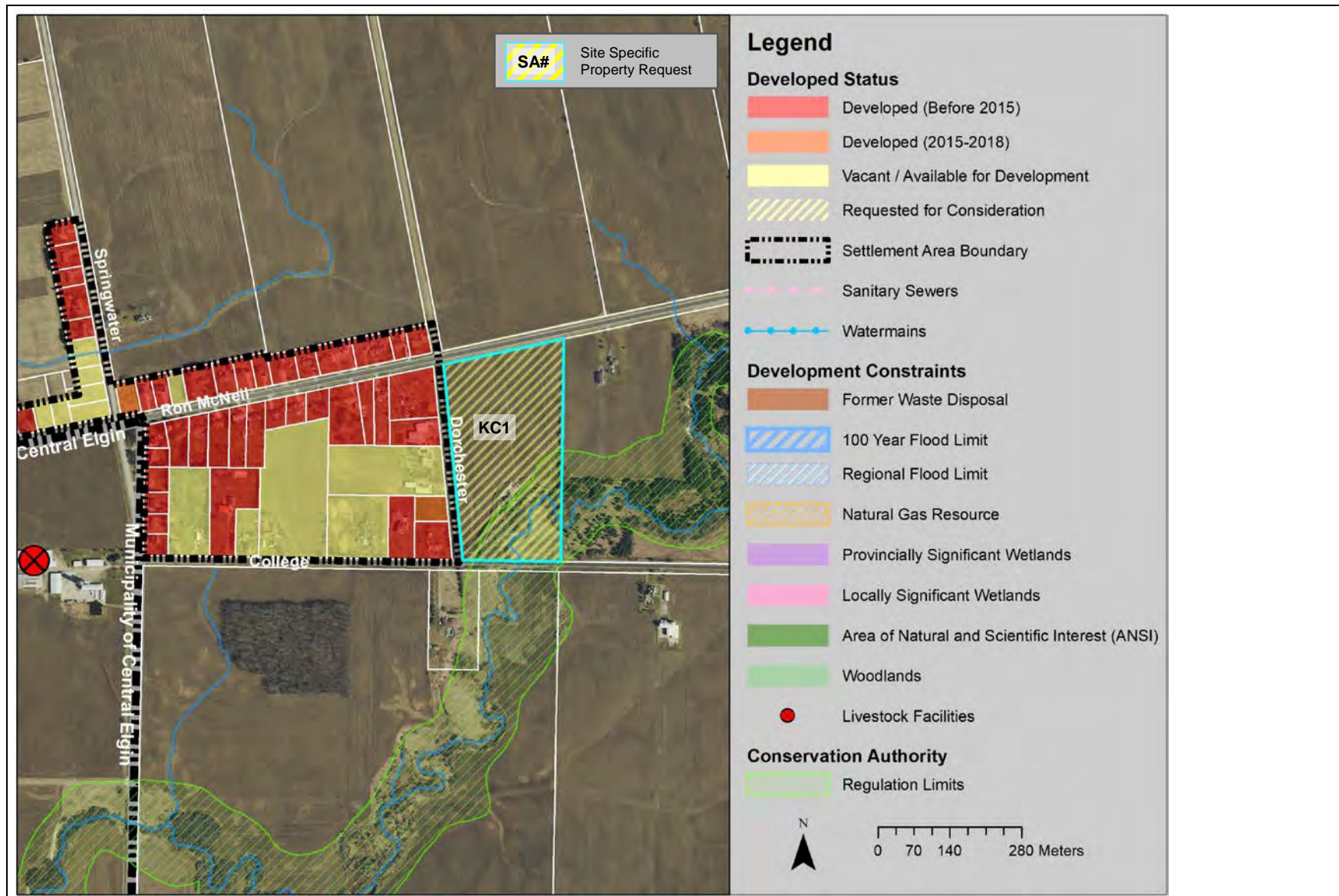


### **5.3.5 Donwest Construction Ltd. – expanded Hamlet boundary of Kingsmill Corner and Mount Salem**

Donwest Construction Limited (Dick Greenway) submitted a letter to the Township dated February 26, 2013 on behalf of Kelvin & Rose Saarloos, owners of land situated in part of Lot 2, Concession 9. The owners were, at the time, interested in creating four “estate” residential lots fronting on the east side of Dorchester Road, necessitating an expansion of the Hamlet area boundary of Kingsmill Corner to include the subject land. In a subsequent letter dated April 20, 2015, the initial proposal was increased to eight residential building lots, with approximately 2.2 acres remaining to be reforested. A preliminary sketch for development purposes was filed with the submission.

Given the established industrial use situated on the west side of Dorchester Road, the subject lands seem like a possible candidate for a Silvermoon style industrial park, where soft industrial uses combined with residential uses would be permitted (refer to Section 7.3.6).

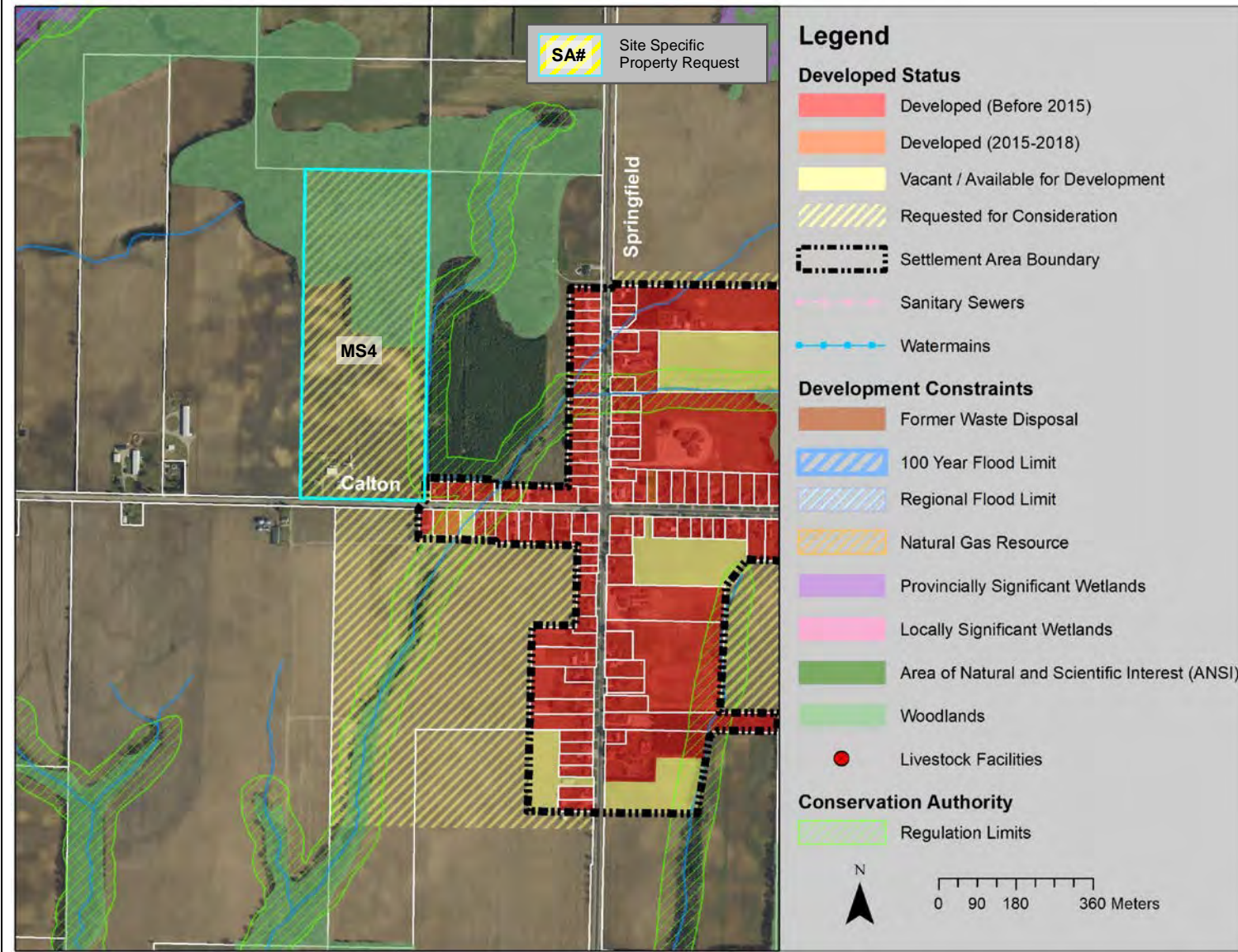
Property Details	Proposal
<b>Roll:</b> 340800004013300 <b>Address:</b> 12044 DORCHESTER ROAD <b>Owner:</b> SAARLOOS KELVIN <b>Owner, Sec.:</b> SAARLOOS ROSEMARY <b>Mailing:</b> 12044 DORCHESTER RD RR 7 STN MAIN AYLMER ON N5H 2R6  <b>Legal:</b> CON 9 E PT LOT 2	<p style="text-align: center;"><b>Proposed Site Plan Lot 2 Con. 9 Twsp of Malahide Scale 1 inch = 200 ft.</b></p>



Donwest Construction Limited submitted a letter to the Township dated October 3, 2017 on behalf of Peter and Margaret Teichroeb, owners of land situated in part of Lot 19, Concession 4 lying west of the Hamlet of Mount Salem. The owners are requesting consideration be given to an expansion of the Hamlet area boundary of Mount Salem to include the lands known municipally as 50760 Calton Line. A preliminary sketch for development purposes indicates the potential for the creation of a 29-lot plan of subdivision from the easterly portion of the parcel.

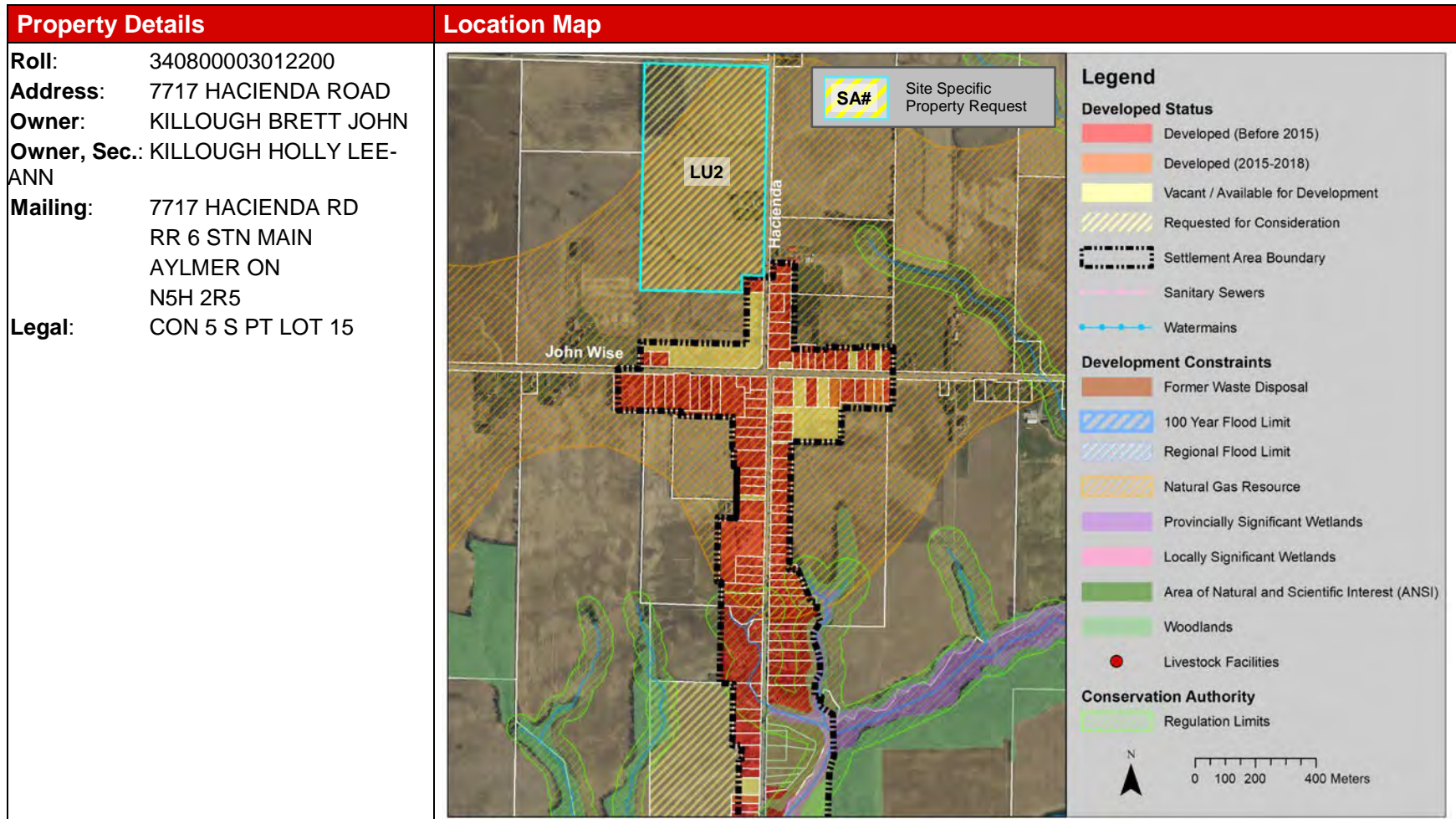
Property Details	Proposal
<b>Roll:</b> 340800002014610 <b>Address:</b> 50760 CALTON LINE <b>Owner:</b> HARDER MARTIN <b>Owner, Sec.:</b> HARDER ANNY <b>Mailing:</b> 50317 JOHN WISE LINE RR 6 AYLMER ON N5H 2R5 <b>Legal:</b> CON 4 S PT LOT 19 RP 11R3758;PART 1	

## Location Map



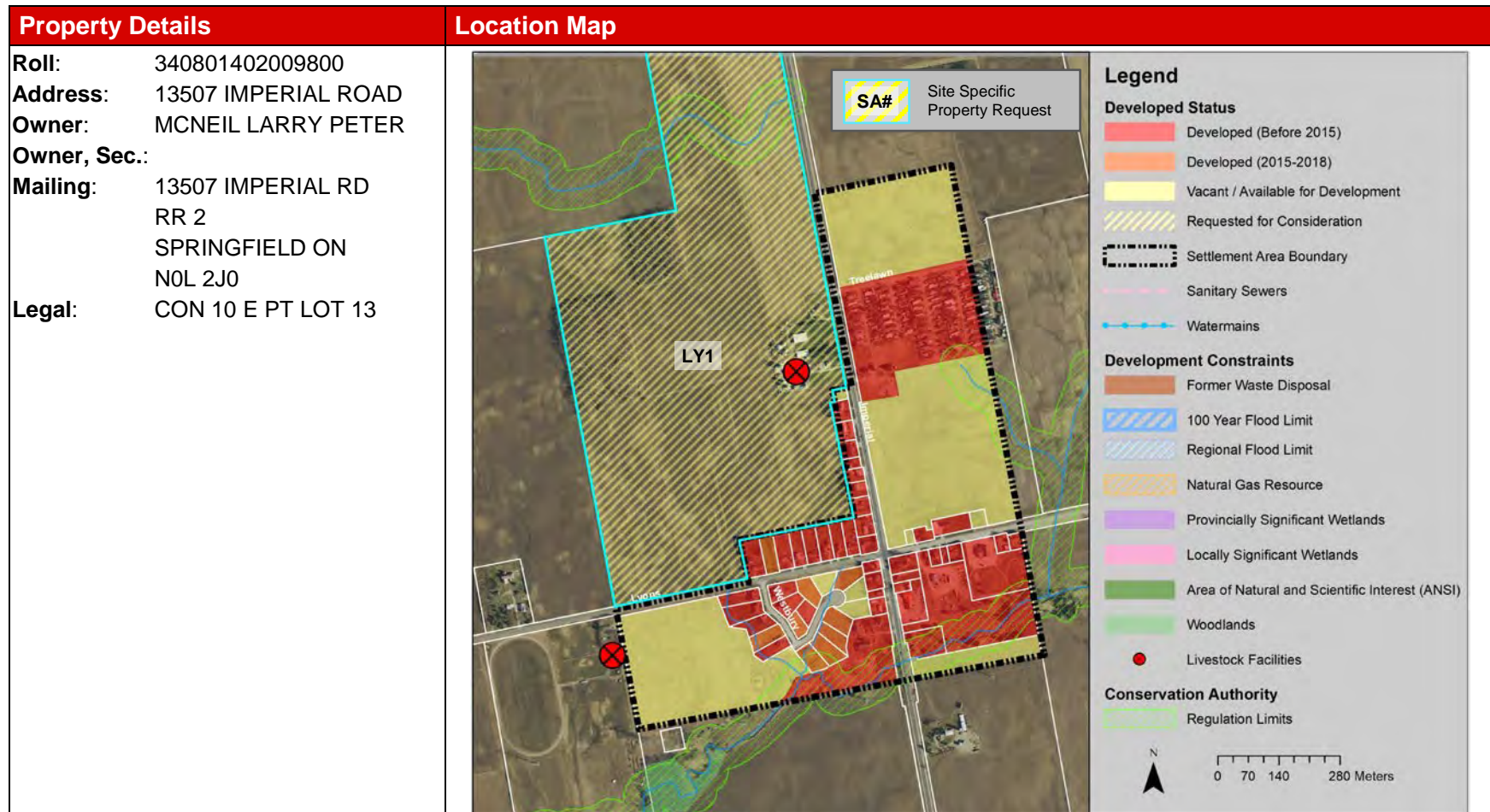
### 5.3.6 Brett and Holly Killough. – expanded Hamlet boundary of Luton

Brett and Holly Killough, the owners of 7717 Hacienda Road, have inquired via email dated January 21, 2020 with respect to the possibility of residential lot creation on the west side of Hacienda Road immediately north of the Hamlet of Luton. The area considered to have the greatest potential for future development lies between the existing boundary of the Hamlet and the farm dwelling at 7717 Hacienda Road. To facilitate this, an expansion of the boundary would be required.



### 5.3.7 Larry McNeil. – expanded Hamlet boundary of Lyons

Ashlan McNeil, on behalf of her father-in law Larry McNeil, the owner of 13507 Imperial Road, has inquired via email dated December 3, 2020 with respect to the possibility of residential lot creation on lands lying adjacent to the northwesterly limits of the Hamlet of Lyons. While no specifics are provided, it is assumed that outward expansion of the hamlet area boundary along the west side of Imperial Road (i.e. lying across from the existing mobile home park) or on the north side of Lyons Line is being contemplated. Expansion of the boundary of Lyons beyond the limits of existing development would presumably take place along either Imperial Road or Lyons Line (or both).

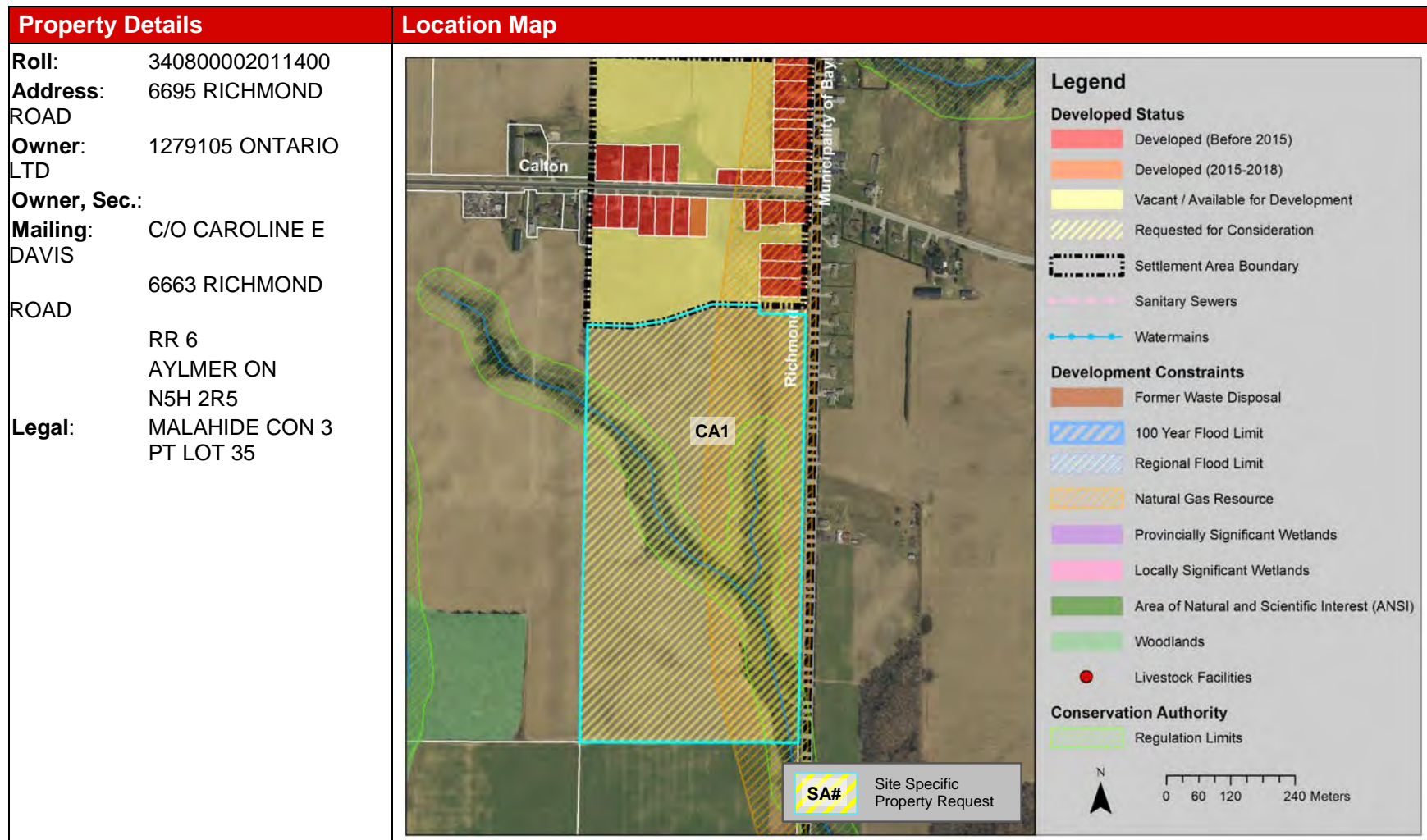


### 5.3.8 Caroline Davis. – exchange of lands lying within the Hamlet boundary of Calton

Civic Planning Solutions Inc., on behalf of the owner 1279105 Ontario Ltd. (Caroline Davis), proposes the exchange of lands from a property known municipally as 6695 Richmond Road. A letter dated December 15, 2020 outlines the proposal which would effectively “remove” approximately 3.6 hectares (8.9 acres) of undeveloped land lying generally south of Calton Line from the hamlet designation in exchange for the inclusion of a comparable amount of undeveloped land lying on the west side of Richmond Road into the Hamlet boundary. While the lands proposed to be removed from the hamlet are situated largely to the rear of existing residential development, the lands proposed to be included would extend in a linear fashion south along Richmond Road to match the depth of existing residential lots.

It should be noted that the “hamlet” boundary of Calton as shown on the Elgin mapping insert (below) does not match the official hamlet boundary as approved and denoted in the Township of Malahide Official Plan. The westerly limits of the hamlet terminate at the boundary between Lot 35 and Lot 34 and do not extend into Lot 34 as shown.





### **5.3.9 Shackleton Auctions – expansion of legal non-conforming use – 51570 Lyons Line**

Civic Planning Solutions Inc., on behalf of the owner Shackleton Auctions (Mike Shackleton), submitted a request that the Official Plan be updated to permit the expansion of an existing auction establishment. While the auction does sell farm equipment, it also sells other vehicles and equipment that is not related to farming and agriculture and as such not considered as an ‘agriculture related use’ under the Provincial Policy Statement or the Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas. While the existing use in its current form is permitted under the Official Plan and Zoning by-law as a legally established existing use, an expansion is not permitted under the existing planning framework as the use is not recognized as an agriculture related use in the Township of Malahide Official Plan.

The subject lands comprise two abutting lots of record and a small portion of the abutting farm parcel as outlined in orange below. A letter dated March 22, 2021 details the proposal which would result in a 650 square metre expansion to the existing auction building and the addition of some land to the west and north to increase the area of the operation to approximately 1.9 hectares (4.6 acres) in area. The lands proposed to be added (i.e. merged in the same name and title) are occupied primarily by a graveled area used for the outdoor display of agricultural farm equipment. A modest amount of landscaped open space would also be included in the conveyance.

The proposed expansion of the auction sales establishment would also be subject to an amendment to the Township of Malahide Zoning By-law and site plan approval. Given the nature of the use, the application of a ‘Special Policy Area’ designation in the Official Plan would appear appropriate as the lands are already used for parking and storage for the existing use. As such, the expansion of the building is not anticipated to negatively impact surrounding agricultural operations or cause other land use conflicts. Applications under the Planning Act will be required to permit the proposed expansion including a Zoning By-Law Amendment, Land Severance (Consent), and a Site Plan Agreement. The applicant shall be required to consult with Township staff prior to preparing these applications to determine what studies and analysis will be required including lot grading, stormwater management, drainage and other plans and studies as required by the Township.

Property Details	Location Map
<p><b>Roll:</b> 340801401014200 340801401014205 340801401014300</p> <p><b>Address:</b> 51570 Lyons Line</p> <p><b>Use:</b> Shackleton Auctions</p> <p><b>Mailing:</b> 51570 Lyons Line Springfield, ON N0L 2J0, Canada</p> <p><b>Legal:</b> CON 10 S PT LOT 4</p>	

## 6.0 Settlement Areas

### 6.1 Overview

In the current Official Plan, the limits of the designated Hamlets are “fixed” as noted under Section 8.2.1.1 of the Plan (emphasis added):

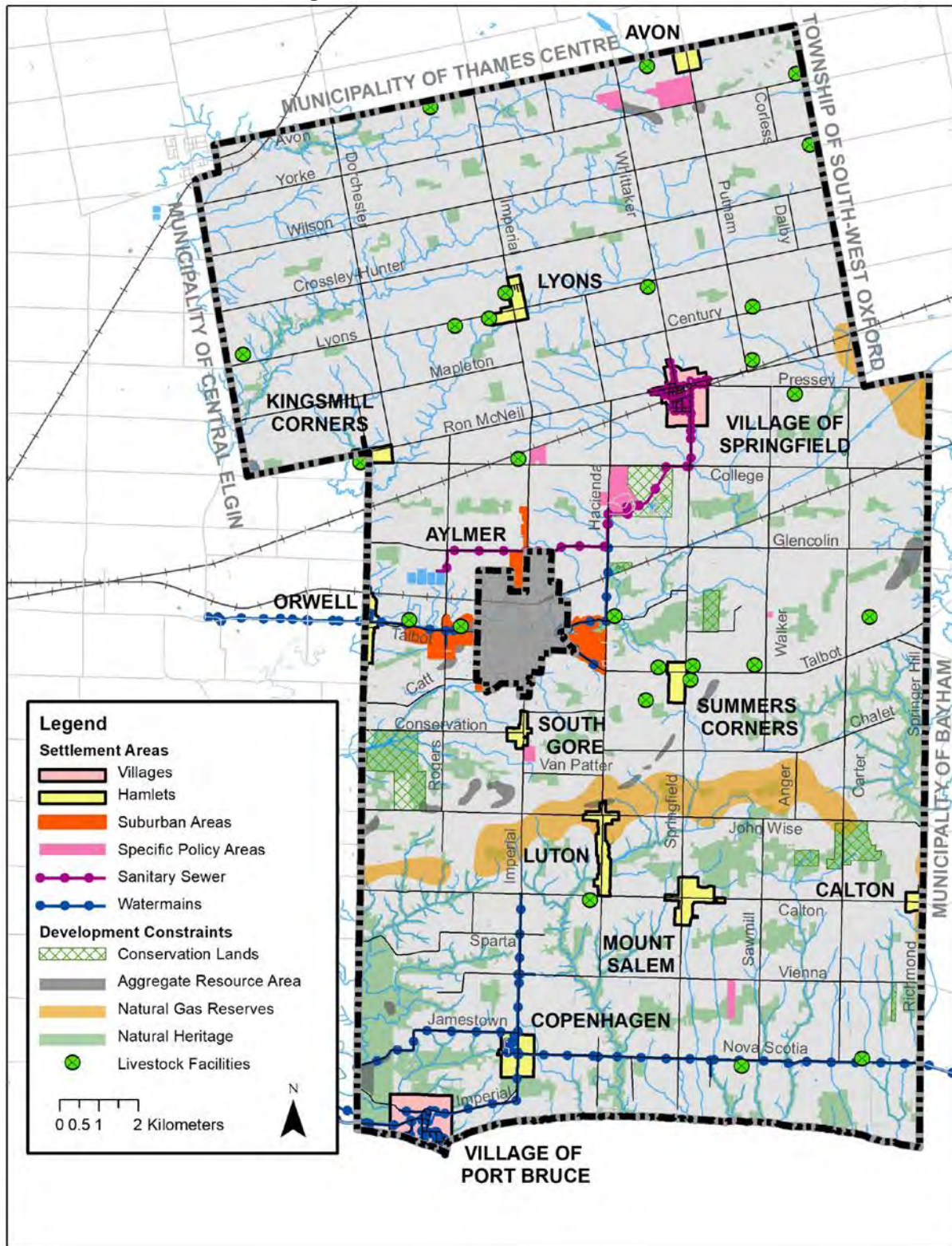
*The boundaries of all land use designations as depicted on Schedule “A1”, “A2”, “B” and “C” are approximate except where they coincide with highways, roads, railway lines, transmission lines, lot lines, rivers, or any other clearly defined cultural or natural feature. **The boundaries of all settlement areas are definitive.***

The Official Plan up-date provides an opportunity to more clearly define the boundaries of the hamlet settlement areas to reflect the policy of strictly limited development. It also provides an opportunity to identify any need to expand, contract or otherwise refine the boundaries of the Hamlets due to changed circumstances or more recent information and superior mapping since the Plan was adopted and approved. In this regard, using an air photo overlay and providing this information as a separate Appendix may prove beneficial for users of the Official Plan wishing a clearer indication of the location of particular lands in relation to the Hamlet area boundaries.

As previously mentioned, agriculture remains the most important economic driver of Malahide and, as such, the Township is committed to protecting the interests and viability of the farming community wherever feasible. As will become apparent, the actual amount of agricultural land included in the boundaries of the settlement areas does not necessarily equate with productive farmland suitable for cultivation: vacant land available for development includes, in many instances, parcels which are fragmented by lot ownership, existing non-agricultural land uses and natural heritage features.

As was mentioned above, Malahide has three tiers of settlement areas including Villages, Hamlets and Suburban Areas and is shown below in Figure 11. In undertaking the Official Plan Update and Comprehensive Review the appropriateness of existing designated areas for development and alternative directions for growth will be assessed to ensure that there is sufficient land to accommodate market demand, that the required infrastructure is viable over its life cycle, and that public health, safety, natural resources and the natural environment are protected. Figure 11 shows the settlement areas in Malahide as well as the existing municipal infrastructure and several of the constraints to the development that much be considered. Each settlement area will be discussed in greater detail in the sections that follow.

**Figure 11 - Malahide Settlement Areas**



Source: Monteith Brown Planning Consultants, County of Elgin, Township of Malahide,  
Ministry of Natural Resources and Forestry, 2020

The level of services varies within the community, as will be discussed below in Section 0. The Village of Springfield has municipal sanitary services, but no municipal water supply. The village of Port Bruce, the hamlets of Copenhagen and Orwell, and the Aylmer suburban areas have municipal water services but no municipal sanitary sewers. The rest of the settlement areas do not have any municipal services and are on private water wells and septic systems. The lack of full municipal services in the Municipality requires larger lot sizes to provide space for septic beds and wells, including the required setbacks from each other to ensure that public health and the environment are protected.

The provision of sanitary services instead of private septic services allows for significantly smaller lots and a higher density (including a mix and variety of dwelling types) of residential development than can be achieved in other settlement areas. Development within Springfield has typically included a range of lot sizes between 800m<sup>2</sup> and 1,900m<sup>2</sup> and has had a density of approximately 3.8 units per hectare. The zoning by-law permits single-detached dwelling lots with a minimum lot area of 800m<sup>2</sup>. It is anticipated that development in the community will follow similar patterns that have been seen across the province including a shift to smaller lot sizes to maintain affordability, and by promoting a more efficient use of infrastructure and land. For the purposes of the land supply analysis, it is estimated that new single detached dwelling residential lots will typically be in the range of 800m<sup>2</sup> to 1,000m<sup>2</sup>, and that there will be denser forms of dwellings such as townhouse, duplex and semi-detached dwellings. It is anticipated that the density of residential development will increase to closer to the target density of 20 units per hectare specified in the Official Plan. If municipal water services are extended then it is anticipated that other dwelling types such as low rise apartments or nursing homes would further increase the density of development, contributing towards achieving a more complete and inclusive community.

The Township's Zoning By-law establishes the minimum residential lot size at 1,850m<sup>2</sup> in Port Bruce and the hamlet settlement areas which are reliant on private sanitary services. It is anticipated that most residential lots will remain larger than 2,000m<sup>2</sup> and new residential development will have a density of approximately 3 units per hectare.

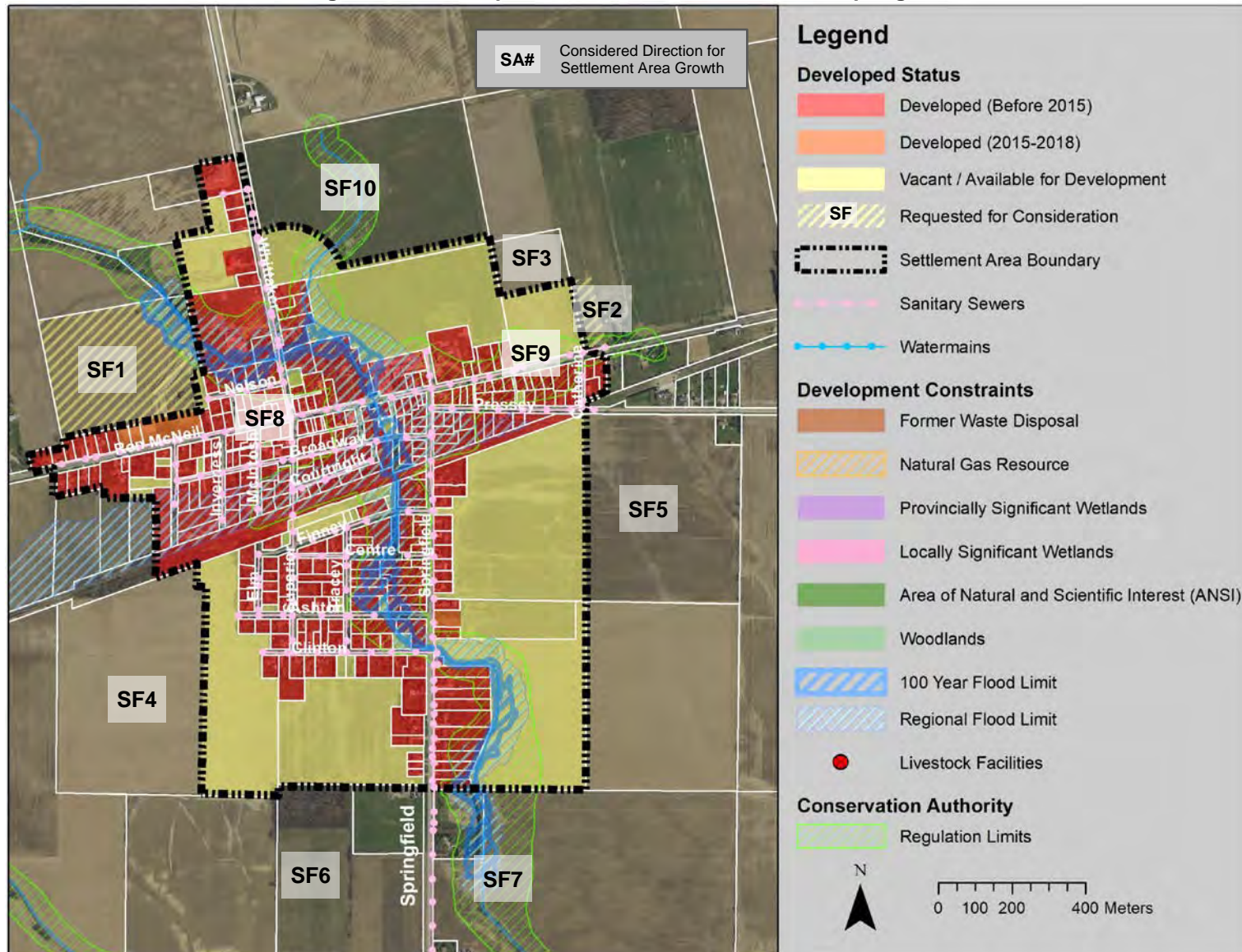
## 6.2 Village of Springfield

The original Official Plan boundary established for the Village of Springfield was an attempt to strike a balance between areas characterized with varying degrees of water quality and their suitability for development. Traditionally, areas in the south and west quadrants of the settlement area have had the best test results for water quantity and quality. Based on an 800m<sup>2</sup> lot size, between 430 – 450 potential building lots were identified when the first Official Plan boundary was established. Council at the time acknowledged Springfield as being the only suitable settlement area for higher services.

The Village of Springfield is, as previously stated, the only designated settlement area in the Township to be serviced by sanitary sewers which currently terminate along Whittaker Road near the northerly limits of the Village. Development has historically taken place along Ron McNeil Line and along Springfield Road, and was divided at one point by the CN Railway which has since been abandoned. Land available for development has been estimated at approximately 77 hectares (190 acres), although this could be considerably less when taking into account areas identified as having one or more land use constraints (e.g. hazard lands). The former railway lands are now owned by private interests. Some options for these lands need to be developed, although it is noted that no environmental studies or brownfield remediation have been undertaken.

	Springfield
<b>Population</b>	625 people
<b>Dwellings</b>	200 dwellings
<b>Water Services</b>	Municipal Services
<b>Sanitary Services</b>	Private Services
<b>Developed Land</b>	71.7 hectares
<b>Vacant Residential Lots</b>	11 lots
<b>Vacant Residentially Designated Lands</b>	75.6 hectares
<b>Natural Heritage Features</b>	-
<b>Natural Hazards</b>	7.0 ha
<b>CA Regulation Limits</b>	12.2 ha
<b>Land Available for Future Development</b>	63.7 ha
<b>Potential Dwelling Units</b>	621 dwellings
<b>Soil Capacity for Agriculture (CLI)</b> <i>(Class 1-3 is considered Prime Agricultural Land)</i>	Class 1 to SW, NE Class 2 to N, NE, SE, & NW Class 3 to E
<b>Livestock Facilities</b>	620m to East, 1.5km to East, 1.9km to Northeast

**Figure 12 - Development Status and Constraints in Springfield**



Source: Monteith Brown Planning Consultants, County of Elgin, Township of Malahide, Ministry of Natural Resources and Forestry, 2020

The following table lists the properties that have been submitted for consideration through the Comprehensive Review. In addition, other options / alternative directions for growth or for redesignation that are being considered are also listed below.

Location	Label	Requested By	Area (ha)	Proposal	Characteristics & Considerations
Northwest South Dorchester CON 12 PT; LOT 7	SF1	V Group Holdings Inc.	13.4	40 unit residential subdivision	Has access to two municipal roads (Nelson Street and Main Street), there is a municipal drain running through the northeast corner of the lot.
East CON 12 S PT LOT 5	SF2	John and Mary Smith	0.6	2-3 Residential lots fronting Ron McNeil Line	Lots would continue strip development along Ron McNeil Line, lots would continue development slightly closer to the livestock facilities to the east and north east, not preferred to have frontage on an arterial road
Northeast CON 12 PLAN 120 PT LOT 5	SF3	<i>Identified for consideration by MBPC</i>	2.35	Rounding out Settlement Area to match existing VR zoning	The lands are part of a parcel which is currently mostly within the settlement area and is zoned as VR1-H-1
Southwest	SF4	<i>Identified for consideration by MBPC</i>	17.38	Rounding out Settlement Area	Would round out corner of the settlement area, lot is currently located partially within the settlement area. Class 1 prime agricultural land; lands have the highest quality and quantity of groundwater
Southeast Malahide CON 9 N PT LOTS 21 & 22	SF5	<i>Identified for consideration by MBPC</i>	41.18	Extend settlement area to the east	Would extend the settlement area boundary east, development would extend closer towards livestock facility to the east. Class 2 agricultural lands; south of rural residential lands; a livestock facility is located approximately 200m to the east of the eastern limit of – the facility currently has 4 residential dwellings within approx.. 280m

Location	Label	Requested By	Area (ha)	Proposal	Characteristics & Considerations
South West CON 9 S PT LOT 20	SF6	<i>Identified for consideration by MBPC</i>	40.74	Extend settlement area to the south along Springfield Road	Would extend the settlement area boundary further south, closer to the municipal water services. The Simpson Creek runs across southern portion of the lands under consideration. Lands are currently used for agricultural field crops. Comprised of two parcels on the west side of Springfield Road, one large parcel approximately 37ha, and smaller 3.6ha parcel. Space for potential residential, commercial as well as future urban growth.
South East CON 9 PT LOT 21 PT LOT 22	SF7	<i>Identified for consideration by MBPC</i>	6.9	Area with integrated industrial-residential uses and commercial uses	The Simpson Drain and its floodway cuts through these lands, the lands are on the planned route for municipal water services, and have access to the existing sanitary services.
East CON 12 PLAN 120 PT LOT 5	SF8	<i>Identified for consideration by MBPC</i>	3.4	Extend the Central Business District east along Ron McNeil Line	Include high profile property at the corner of Springfield and Ron McNeil, as well as an undeveloped parcel that could attract a larger retail use.
West 51102-51124 Ron McNeil Line	SF9	<i>Identified for consideration by MBPC</i>	0.4	Round out the Central Business District west along the north side of Ron McNeil Line	Round out the Central Business District along the north side of Ron McNeil Line to mirror the designation on the south side.
Northeast	SF10	<i>Identified for consideration by MBPC</i>	18.9	Round out the settlement area for future urban growth	The Simpson Drain cuts through the lands, the lands tie into adjacent undeveloped lands and provides additional opportunities for access to these lands; there are no livestock facilities nearby; would round out the settlement area.

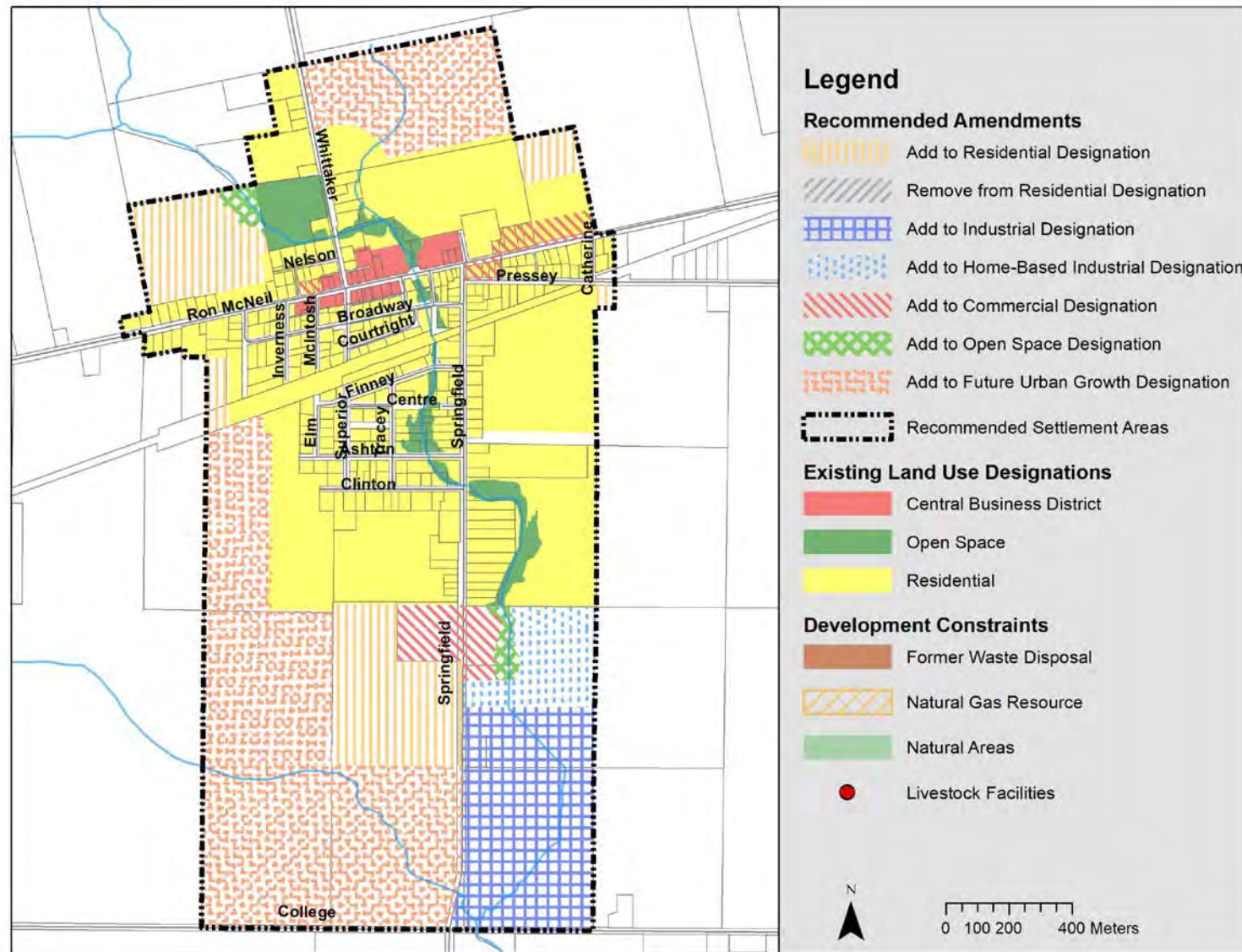
## Conclusions

Based on the analysis undertaken to date including a review of alternative directions for growth across the Township, the following changes are recommended for the Village of Springfield:

- SF1:** Recommend to **expand settlement area boundary** to the northwest as requested by the V-Group and redesignate the lands **FROM** Agriculture **TO** 'Residential' and 'Open Space' to accommodate proposed residential subdivision. The property owner should be encouraged to develop the site with smaller lots if possible than the current proposal for 40 dwelling units to make efficient use of land. Natural areas associated with the Simpson Drain in the northeastern portion of the parcel are recommended to be designated as Open Space.
- SF2:** Do **not recommend** an expansion to the settlement area to accommodate several possible residential lots fronting Main Street. Extending development further to the east would reduce the distance to the existing livestock facility approximately 1.2km further east. In addition, development of individual lots fronting on to Main Street is discouraged to help improve traffic flow and safety.
- SF3:** Do **not recommend** an expansion to the settlement area to permit primarily residential development. It is also recommended that the Zoning By-Law be updated to reflect the proposed settlement area boundary and land use schedules
- SF4:** Recommend to **expand the settlement area boundary** to the west to round out the settlement area and redesignate the lands **FROM** Agriculture **TO** 'Residential' and 'Future Urban Growth' provide additional potential for development to support the extension of municipal water services.
- SF5:** **Recommend a minor adjustment** to the settlement area to ensure that the lands currently within the settlement area to the south of the former rail line, and east of Springfield Road have access to Pressey Line. Do **not recommend** an expansion to the settlement area to the east as the lands fronting Springfield Road have not developed to-date and would extend sensitive land uses closer to the livestock facility to the east.
- SF6:** Recommend **expanding the settlement area boundary** to the south on the west side of Springfield Road to provide opportunity for commercial, residential and other complementary urban land uses and redesignate the lands **FROM** Agriculture **TO** 'Residential', 'Central Business District' and 'Future Urban Growth' provide additional potential for development to support the extension of municipal water services
- SF7:** Recommend **expanding the settlement area boundary** to the south on the east side of Springfield Road to provide opportunity for commercial and industrial land uses and redesignate the lands **FROM** Agriculture **TO** 'Central Business District', 'Home-Based Industrial' and 'Industrial' to provide opportunities for employment uses and to support the extension of municipal water services. Lands within the floodway are recommended to be designated as 'Open Space'.
- SF8:** Recommend **expanding the Central Business District** to the east and redesignate the lands **FROM** 'Residential' **TO** 'Central Business District' to permit additional commercial uses.
- SF9:** Recommend **expanding the Central Business District** to the west and redesignate the lands **FROM** 'Residential' **TO** 'Central Business District' to permit additional commercial uses.

**SF10:** Recommend **expanding the settlement area boundary** to the northeast to indicate the intent that the lands develop for urban uses in the future and redesignate the lands **FROM** Agriculture **TO** 'Future Urban Growth'.

**Figure 13: Recommended Amendments to Springfield Settlement Area**



Source: Monteith Brown Planning Consultants, Township of Malahide, County of Elgin, 2021

### 6.3 Village of Port Bruce

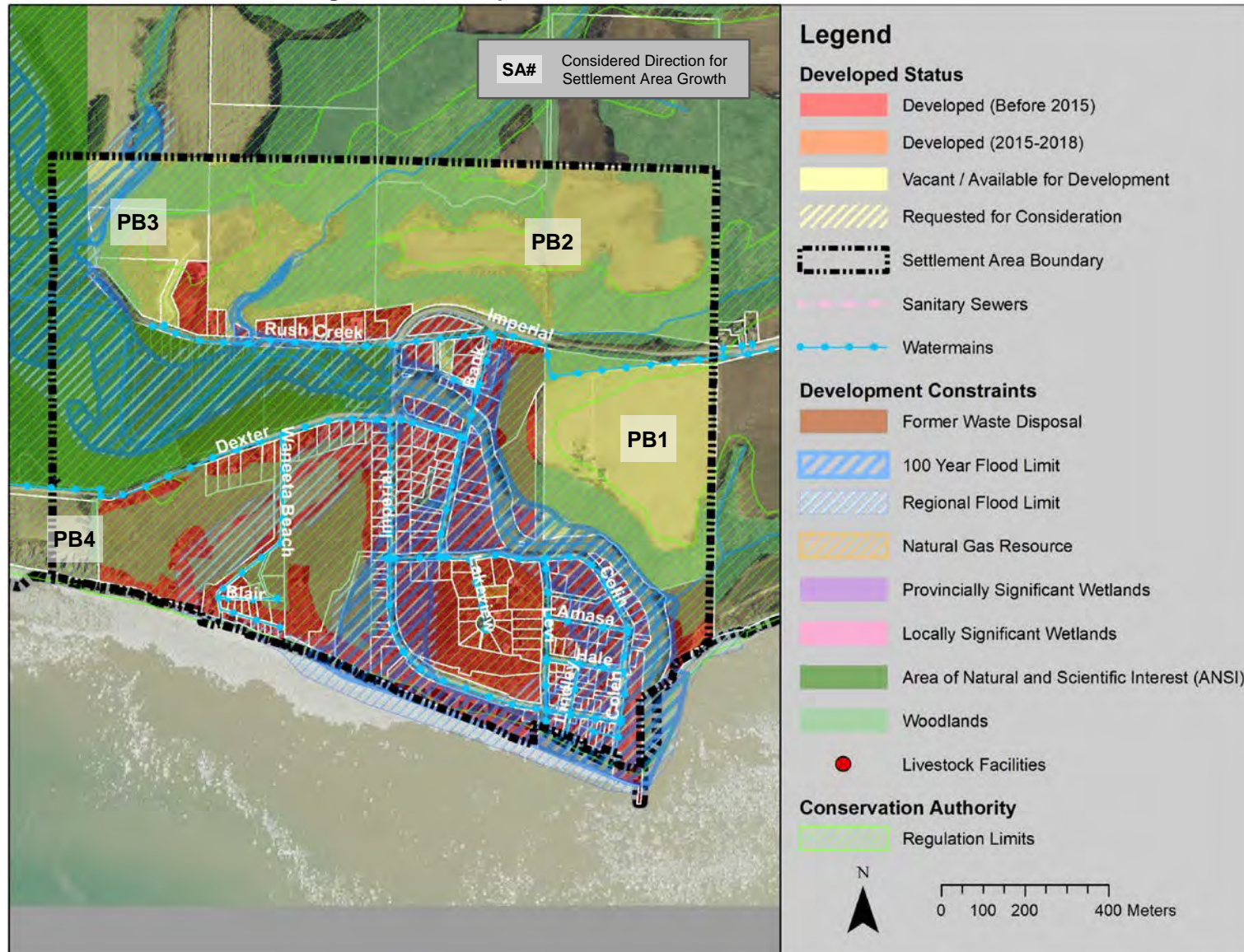
The Village of Port Bruce is the second largest settlement area in Malahide and is located along the Lake Erie coast at the mouth of the Catfish Creek.

Historically, Port Bruce has experienced limited growth and development given that much of the land identified as having infill potential lies within the flood plain of the Catfish Creek and other regulatory limits established by the Conservation Authority. In addition to the flood plain, many of the other lands are heavily constrained by several significant natural heritage features.

Port Bruce currently has municipal water services but does not have municipal sanitary services.

	Port Bruce
<b>Population</b>	625 people
<b>Dwellings</b>	200 dwellings
<b>Water Services</b>	Municipal Services
<b>Sanitary Services</b>	Private Services
<b>Developed Land</b>	76.8 hectares
<b>Vacant Residential Lots</b>	1 lot
<b>Vacant Residentially Designated Lands</b>	87.1 hectares
<b>Natural Heritage Features</b>	44.6 ha
<b>Natural Hazards</b>	10.5 ha
<b>CA Regulation Limits</b>	58.0 ha
<b>Land Available for Future Development</b>	24.0 ha
<b>Potential Dwelling Units</b>	68 dwellings
<b>Soil Capacity for Agriculture (CLI)</b> <i>(Class 1-3 is considered Prime Agricultural Land)</i>	Class 3 to E, NE, NW & W Class 2 to the N
<b>Livestock Facilities</b>	n/a

**Figure 14 - Development Status and Constraints in Port Bruce**



Source: Monteith Brown Planning Consultants, County of Elgin, Township of Malahide, Ministry of Natural Resources and Forestry, 2020

The following table lists options / alternative directions for growth for consideration through the Comprehensive Review. No requests for site specific consideration were submitted as part of the Official Plan

Location	Label	Requested By	Area (ha)	Proposal	Characteristics & Considerations
<i>No site-specific requests for consideration have been received to date for lands in and around Port Bruce.</i>					
East Malahide CON 1 PT LOT 6	PB1	<i>Identified for consideration by MBPC</i>	19.8	Existing lands designated and zoned for residential to the east of Catfish Creek	Approximately 10.2ha of land which is unconstrained, Class 3 agricultural land, may be additional constraints due to slope stability & erosion hazard, has access to Imperial Road
North East CON 1 PT LOTS 5 & 6	PB2	<i>Identified for consideration by MBPC</i>	28.1	The Morwick Property, an old Draft Plan of subdivision dating from the 1970s, potential for 100+ lots	Approximately 10.4ha of land which is unconstrained, The property is heavily constrained by natural heritage features including a branch of the Lower Catfish Creek, this presents challenges getting access and services to the potential areas for development
North West CON 1 PT LOT 2 & 3	PB3	<i>Identified for consideration by MBPC</i>	11.5	1 existing lot in clearing, designated and zoned for village residential	Approximately 1.5ha of land which is unconstrained, Lands to the west of the woodlot are within the flood plain, the existing residential lot is surrounded by natural heritage features but has an existing driveway access
Southwest 48789 Dexter Line CON 1 S PT LOTS 1 TO 3	PB4	<i>Identified for consideration by MBPC</i>	2.1	Vacant land designated for open space, and zoned for open space	Lands back on to Lake Erie; shoreline erosion hazard affects the lands, portion is identified as significant woodland, currently farmed for crops. Lands are proposed to remain in Open Space Designation

## Conclusions

Based on the analysis undertaken to date including a review of alternative directions for growth across the Township, the following changes are recommended for the Village of Port Bruce:

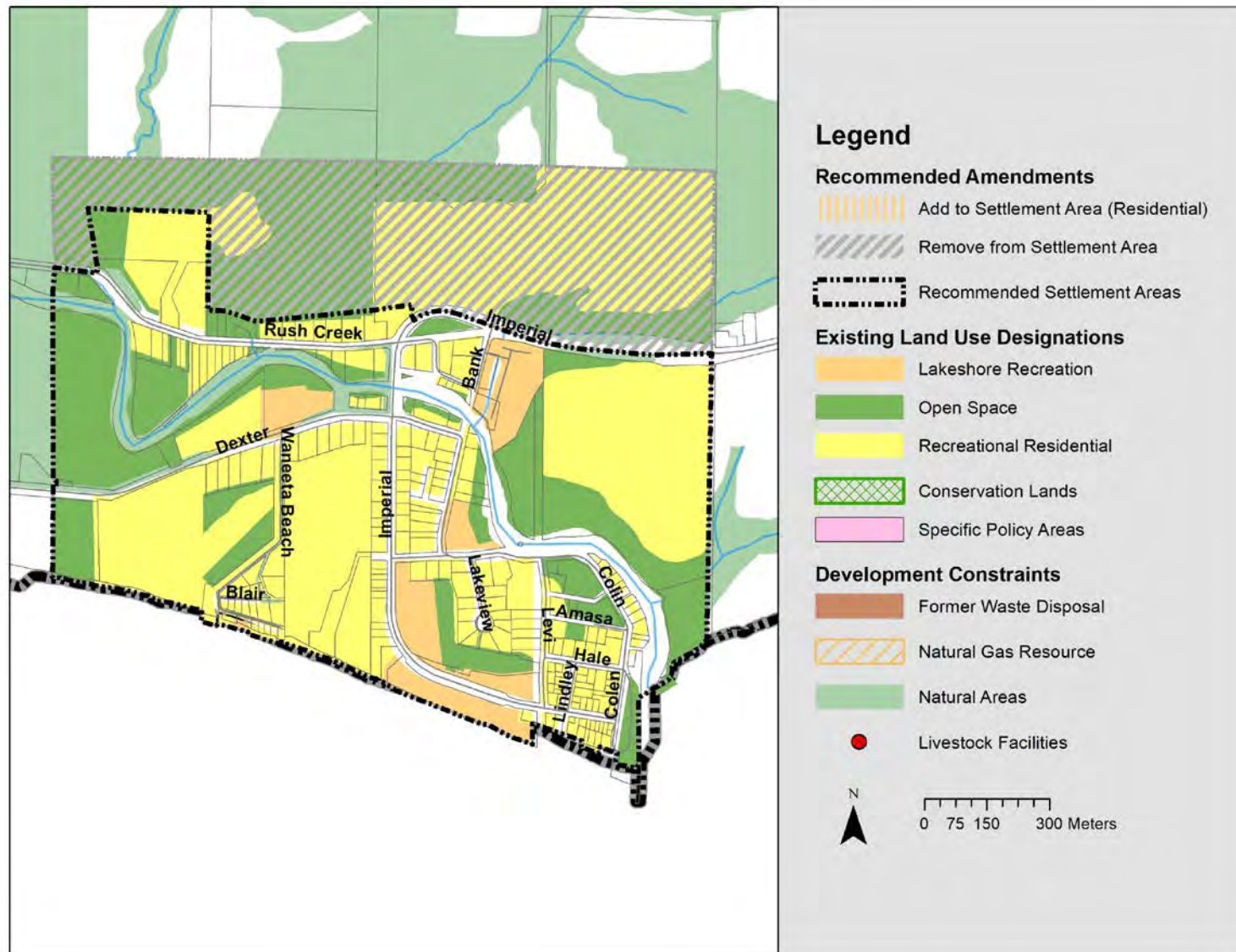
**PB1:** Recommended to **keep** the lands within the settlement area boundary and residential designation to allow for modest growth in Port Bruce.

**PB2:** Recommended to **remove** the lands from the settlement area on the north side of Imperial Drive which are severely constrained by significant natural heritage features, and as a result have limited options for access and development. Reallocate the lands which are removed from the settlement area to Springfield.

**PB3:** Recommended to **remove** the lands from the settlement area on the north side of Imperial Drive which are severely constrained by significant natural heritage features, and as a result have limited options for access and development. Reallocate the lands which are removed from the settlement area to Springfield.

**PB4:** Recommended to **keep** the lands within the settlement area boundary and Open Space Designation and are not recommended for residential development

**Figure 15: Recommended Amendments to Port Bruce Settlement Area**



Source: Monteith Brown Planning Consultants, Township of Malahide, County of Elgin, 2021

## 6.4 Hamlet Settlement Areas

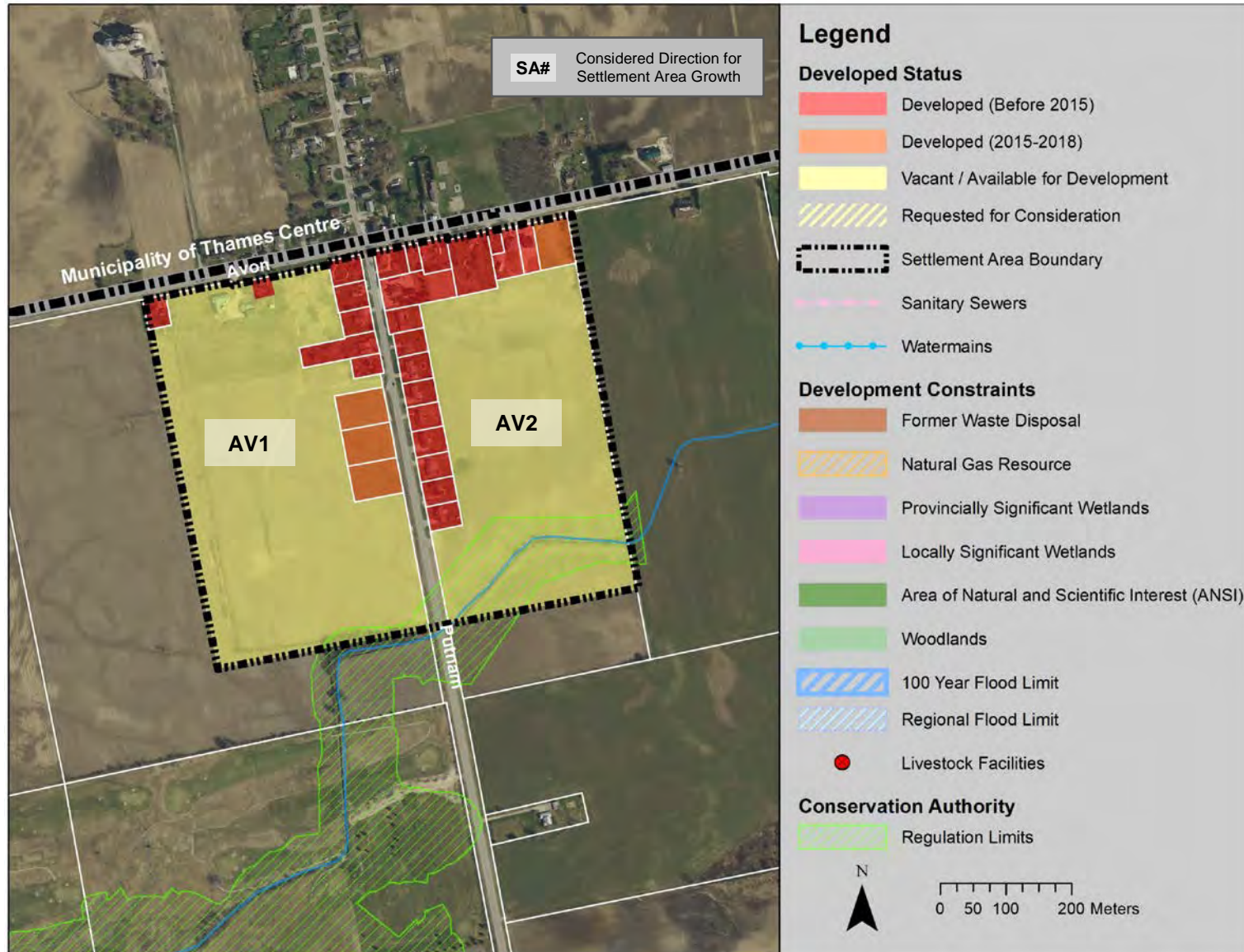
### 6.4.1 Avon

The hamlet of Avon is located in the northern part of Malahide, on the border with the Municipality of Thames Centre and an additional portion of the community is located within the adjacent municipality. Within the Malahide portion of Avon there are approximately 26 dwellings and 84 people. The majority of development within Avon has occurred in a linear fashion along Putnam Road and Avon Drive.

The current settlement area includes two large residentially designated parcels to the southwest and southeast of the existing built up community which are approximately 16.4 ha and 12.7 ha in area respectively. The Joliffe Municipal Drain runs through the residential parcel to the south east of the intersection and a portion of the parcel lies within the Conservation Authority's regulation limit. Three new residential lots, approximately 4,150 m<sup>2</sup> in size, were developed since 2015 on Putnam Road. A livestock facility for turkeys is located approximately 650m to the west of the settlement area.

	Avon
<b>Population</b>	84 people
<b>Dwellings</b>	26 dwellings
<b>Water Services</b>	Private Services
<b>Sanitary Services</b>	Private Services
<b>Developed Land</b>	6.8 hectares
<b>Vacant Residential Lots</b>	-
<b>Vacant Residentially Designated Lands</b>	29.2 hectares
<b>Natural Heritage Features</b>	-
<b>Natural Hazards</b>	-
<b>CA Regulation Limits</b>	3.2 ha
<b>Land Available for Future Development</b>	26.0 ha
<b>Potential Dwelling Units</b>	73 dwellings
<b>Soil Capacity for Agriculture (CLI)</b> <i>(Class 1-3 is considered Prime Agricultural Land)</i>	Class 2 to SW of existing built up area, Class 3 to the east
<b>Livestock Facilities</b>	650m to the west

**Figure 16 – Development Status and Constraints in Avon Hamlet**



Source: Monteith Brown Planning Consultants, County of Elgin, Township of Malahide, Ministry of Natural Resources and Forestry, 2020

The following table lists the properties that have been submitted for consideration through the Comprehensive Review. In addition, other options / alternative directions for growth that are being considered are listed below.

Location	Label	Requested By	Area (ha)	Proposal	Characteristics & Considerations
<i>No site-specific requests for consideration have been received to date for lands in and around Avon.</i>					
Southwest 4155 Avon Drive Malahide CON 7 PT LOT 4	AV1	<i>Identified for consideration by MBPC</i>	16.1 (un- constrained)	Existing residentially designated and zoned lands, considered for removal from settlement area	Minimal constraints with only small area of CA regulated lands, development would reduce the distance of development to the livestock facility to the west, Avon is located far away from municipal services.
Southeast South Dorchester CON 7 N PT; LOT 3	AV2	<i>Identified for consideration by MBPC</i>	15.5 (un- constrained)	Existing residentially designated and zoned lands, considered for removal from settlement area	The Joliffe Municipal Drain runs through the southern portion of the parcel, only a single access to the parcel is available near the drain, Avon is located far away from municipal services.

## Conclusions

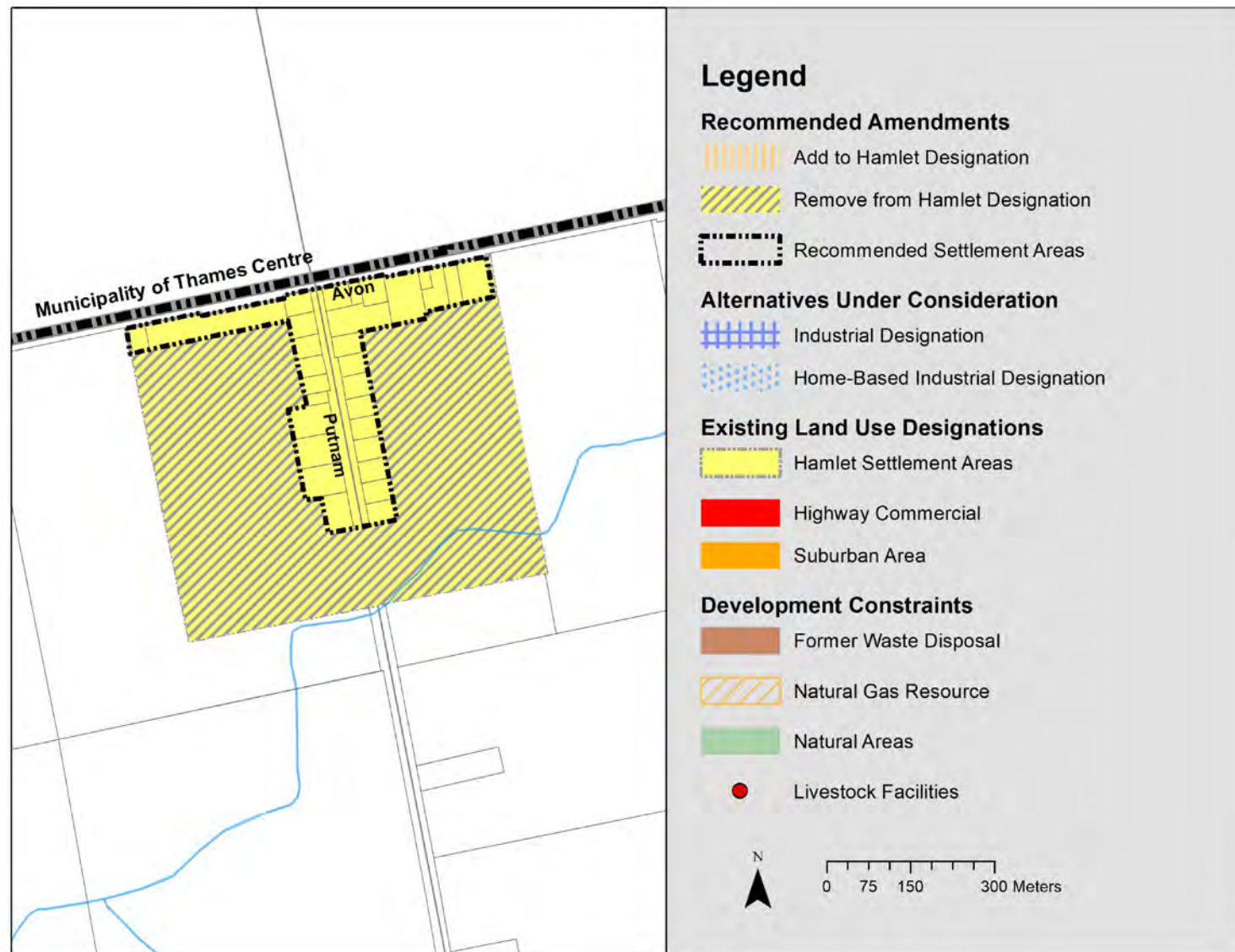
Based on a preliminary analysis, the following boundary changes are being proposed:

**AV1:** Recommended to **remove** the undeveloped lands which do not have direct frontage on to Avon Dr. and Putnam Rd. It is recommended that development continue to be permitted by severance of infill lots with frontage on between existing development on Putnam Road, and to mirror development on the east side of Avon Drive and round out the settlement area. Reallocate the lands which are removed from the settlement area to Springfield.

**AV2:** Recommended to **remove** the undeveloped lands. Reallocate the lands which are removed from the settlement area to Springfield.

In addition, minor adjustments to the Settlement Area Boundary and associated designations are recommended to align the boundary with the existing parcel fabric and natural features.

**Figure 17: Recommended Amendments to Avon Settlement Area**



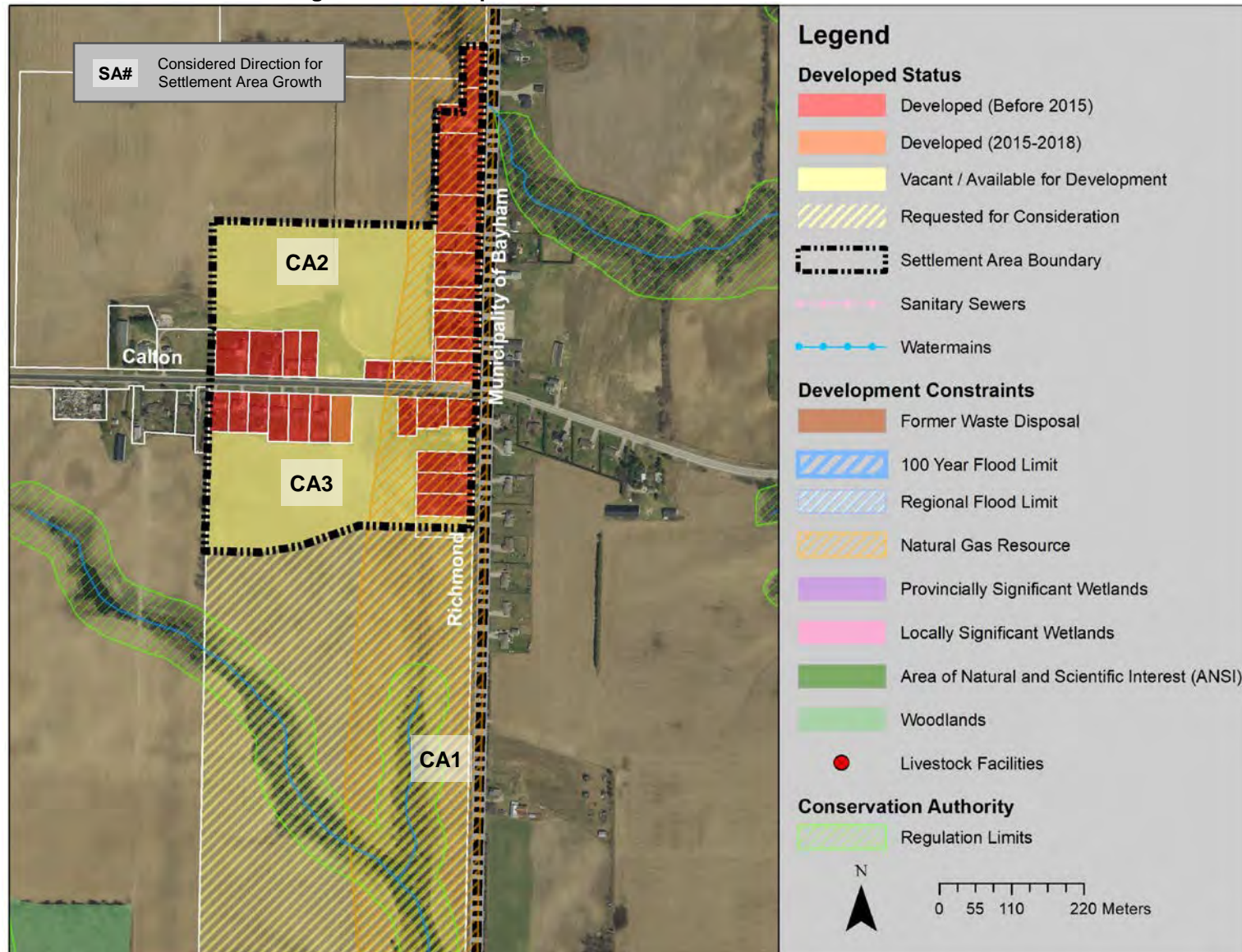
Source: Monteith Brown Planning Consultants, Township of Malahide, County of Elgin, 2021

#### 6.4.2 Calton

The hamlet of Calton is located on the border with the Municipality of Bayham at the intersection of Calton Line and Richmond Road. All of the existing residential development along Richmond Road is within the Natural Gas Reserve which also slightly impacts some of the vacant residential designated lands. There are two areas designated for residential development which are currently vacant and have access to Calton Line.

	<b>Calton</b>
<b>Population</b>	95 people
<b>Dwellings</b>	31 dwellings
<b>Water Services</b>	Private Services
<b>Sanitary Services</b>	Private Services
<b>Developed Land</b>	24.5 hectares
<b>Vacant Residential Lots</b>	1 lot
<b>Vacant Residentially Designated Lands</b>	12.2 hectares
<b>Natural Heritage Features</b>	-
<b>Natural Hazards</b>	-
<b>CA Regulation Limits</b>	0.2 ha
<b>Natural Gas Reserve</b>	2.4 ha
<b>Land Available for Future Development</b>	9.9 ha
<b>Potential Dwelling Units</b>	28 dwellings
<b>Soil Capacity for Agriculture (CLI)</b> <i>(Class 1-3 is considered Prime Agricultural Land)</i>	Class 2 to north Class 3 to south & west
<b>Livestock Facilities</b>	n/a

**Figure 18 - Development Status and Constraints in Calton Hamlet**



Source: Monteith Brown Planning Consultants, County of Elgin, Township of Malahide, Ministry of Natural Resources and Forestry, 2020

The following table lists the properties that have been submitted for consideration through the Comprehensive Review. In addition, other options / alternative directions for growth that have are being considered are listed below.

Location	Label	Requested By	Area (ha)	Proposal	Characteristics & Considerations
Southwest 6629 & 6695 Richmond Road Malahide CON 3 PT LOT 35	CA1	Caroline Davis	37.9	Exchange 3.6 ha of lands from the rear of existing development along Calton Line for 3.6ha of land along Richmond Road	Lands would extend development in a linear fashion along Richmond Road approximately 420m further south than the existing development in Malahide; the rear of several of the proposed lots would be impacted by a drain; lands are fully contained within the Natural Gas Reserve
Northwest Malahide CON 4 PT LOTS 34 & 35	CA2	<i>Identified for consideration by MBPC</i>	6.5	Vacant land designated for residential, and primarily zoned for hamlet residential	Lands are located behind existing development along Calton Line and Richmond Road; a closed drain is located at the frontage along Calton Line; no access to Richmond Road; eastern portion of lands are within the Natural Gas Reserve
Southwest 6629 & 6695 Richmond Road Malahide CON 3 PT LOT 35	CA3	<i>Identified for consideration by MBPC</i>	5.8	Vacant land designated for residential, and primarily zoned for hamlet residential	Closed drain located along frontage on Calton Line; has frontage along Calton Line and Richmond Road; eastern portion of the lands are within the Natural Gas Reserve; lands were requested to be removed in exchange for lands identified in CA1

## Conclusions

Based on the analysis undertaken to date including a review of alternative directions for growth across the Township, the following changes are recommended for the Hamlet of Summers Corners:

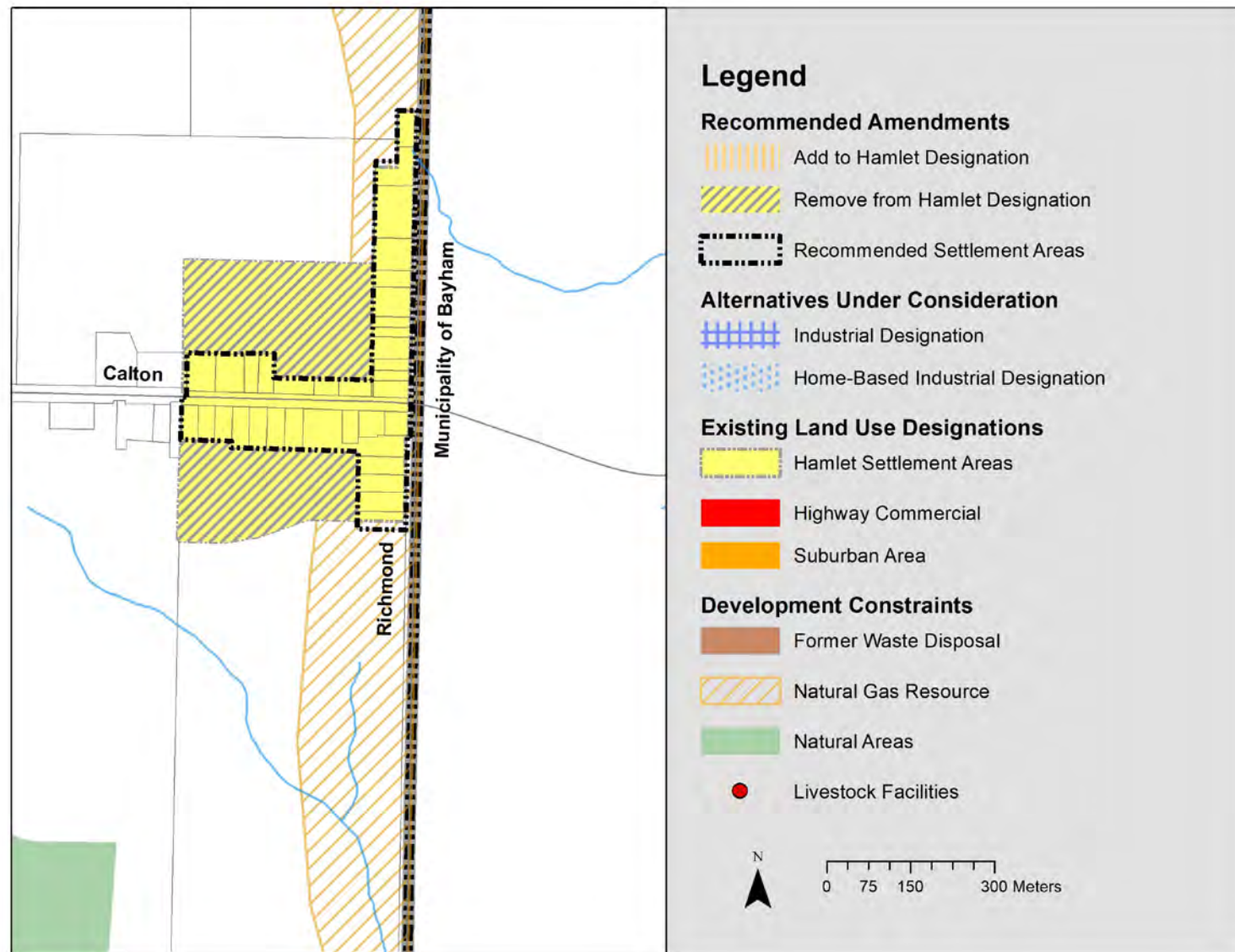
**CA1:** Do **not recommend** an expansion to the settlement area to permit primarily residential development along Richmond Road due to the constraints of the drain and the natural gas reserve, the lack of municipal services, and the current over supply of designated residential land within the Municipality. Development in this location would also restrict access to the agricultural parcel.

**CA2:** Recommended to **remove** the undeveloped lands behind existing development which are currently designated for development and zoned for residential purposes. It is recommended that minor infilling and lot creation along the Calton Line frontage be permitted where impacts from the drain can be adequately addressed and ensure that access to the agricultural lands is maintained. Reallocate the lands which are removed from the settlement area to Springfield.

**CA3:** Recommended to **remove** the undeveloped lands behind existing development which are currently designated for development and zoned for residential purposes. It is recommended that minor infilling and lot creation along the Calton Line frontage be permitted where impacts from the drain can be adequately addressed and ensure that access to the agricultural lands is maintained. Reallocate the lands which are removed from the settlement area to Springfield.

In addition, minor adjustments to the Settlement Area Boundary and associated designations are recommended to align the boundary with the existing parcel fabric and natural features.

**Figure 19: Recommended Amendments to Calton Settlement Area**



Source: Monteith Brown Planning Consultants, Township of Malahide, County of Elgin, 2021

### 6.4.3 Copenhagen

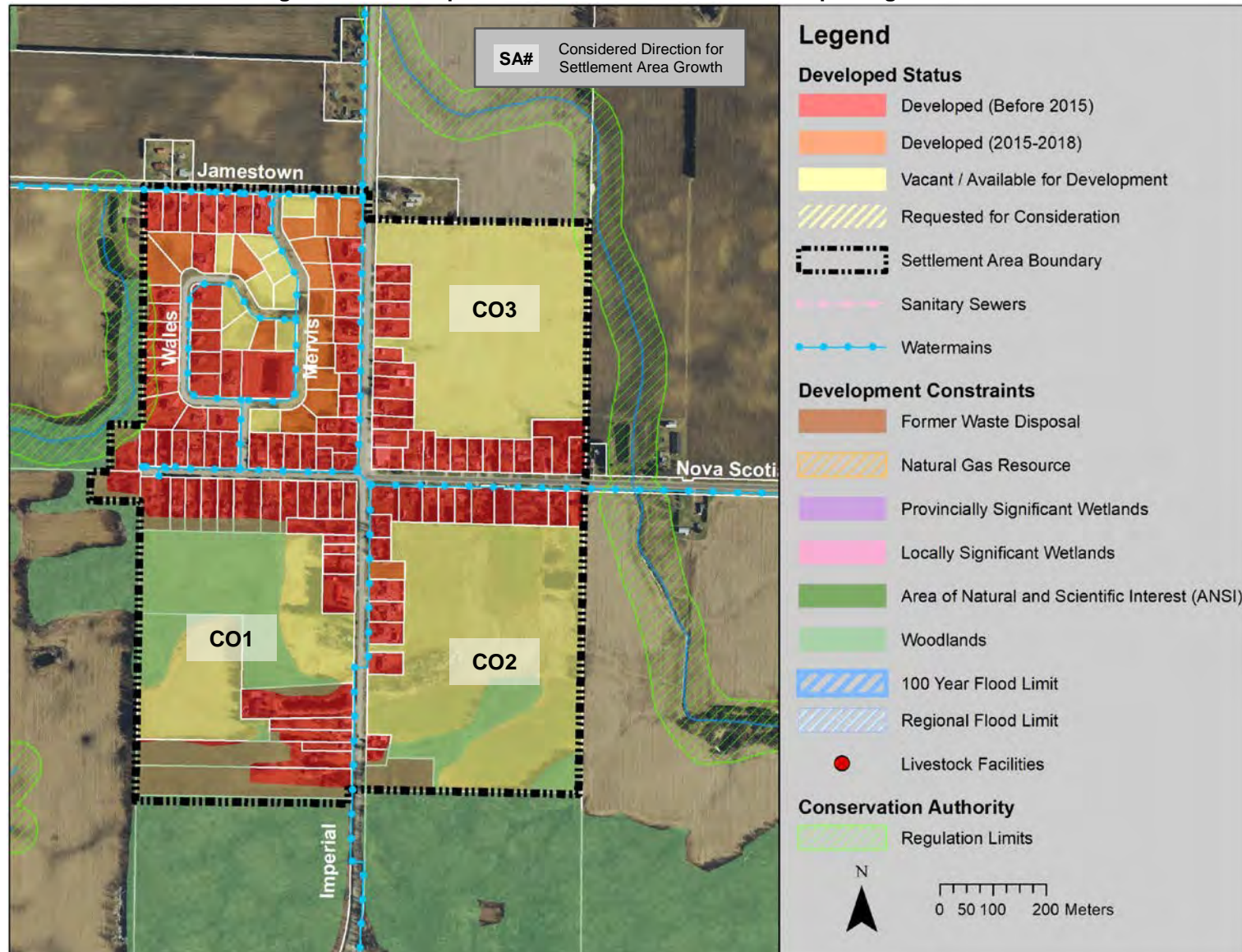
Copenhagen is the largest of the hamlets with approximately 125 dwellings and a population of approximately 390. The community has developed around the intersection of Imperial Road and Nova Scotia Line and is located between Aylmer and Port Bruce.

A residential subdivision with 41 lots, known as Dixie Estates, was originally approved in 1991. Phase 2 & 3 of the subdivision comprising the remaining 20 lots was approved in 2020.

The lands to the northeast, southeast, and southwest of the intersection of Imperial Road and Nova Scotia Line are also included in the Settlement Area Boundary and are designated for residential development. The lands to the southwest and southeast have significant woodlands and an Area of Natural and Scientific Interest (ANSI) located on them. Some of the residential land in the southwest is difficult to access due to existing development and the woodlands. The vacant residential parcels to the northeast and southeast both have limited access to Imperial Road and no access to Nova Scotia Line.

	Copenhagen
<b>Population</b>	390 people
<b>Dwellings</b>	125 dwellings
<b>Water Services</b>	Municipal Services
<b>Sanitary Services</b>	Private Services
<b>Developed Land</b>	38.5 hectares
<b>Vacant Residential Lots</b>	10 lots
<b>Vacant Residentially Designated Lands</b>	44.6 hectares
<b>Natural Heritage Features</b>	8.9 ha
<b>Natural Hazards</b>	-
<b>CA Regulation Limits</b>	0.2 ha
<b>Land Available for Future Development</b>	29.1 ha
<b>Potential Dwelling Units</b>	82 dwellings
<b>Soil Capacity for Agriculture (CLI)</b> <i>(Class 1-3 is considered Prime Agricultural Land)</i>	Class 3 in all directions
<b>Livestock Facilities</b>	n/a

**Figure 20 - Development Status and Constraints in Copenhagen Hamlet**



Source: Monteith Brown Planning Consultants, County of Elgin, Township of Malahide, Ministry of Natural Resources and Forestry, 2020

The following table lists the properties that have been submitted for consideration through the Comprehensive Review. In addition, other options / alternative directions for growth that are being considered are listed below.

Location	Label	Requested By	Area (ha)	Proposal	Characteristics & Considerations
<i>No site-specific requests for consideration have been received to date for lands in and around Copenhagen.</i>					
Southwest CON 1 N PT LOT 10	CO1	<i>Identified for consideration by MBPC</i>	6.4 (un- constrained)	Existing residentially designated and zoned lands, considered for removal from settlement area	The lands are constrained due to natural heritage features and have limited opportunities for access to municipal roads which will limit the efficient use of land and infrastructure
Southeast CON 1 N PT LOT 11	CO2	<i>Identified for consideration by MBPC</i>	15.5 (un- constrained)	Existing residentially designated and zoned lands, considered for removal from settlement area	The southern portion of the lands has a significant woodland on it, the parcel only has potential for limited access from Imperial Road, has water services but no sanitary services
Northeast 5182 Imperial Rd CON 2 S PT LOT 11	CO3	<i>Identified for consideration by MBPC</i>	13. 5 (un- constrained)	Existing residentially designated and zoned lands, considered for removal from settlement area	Two access points from Imperial Road are available, no access from Nova Scotia Ln; lands have no constraints aside from proximity to a drain located to the east

## Conclusions

Based on the analysis undertaken to date including a review of alternative directions for growth across the Township, the following changes are recommended for the Hamlet of Copenhagen:

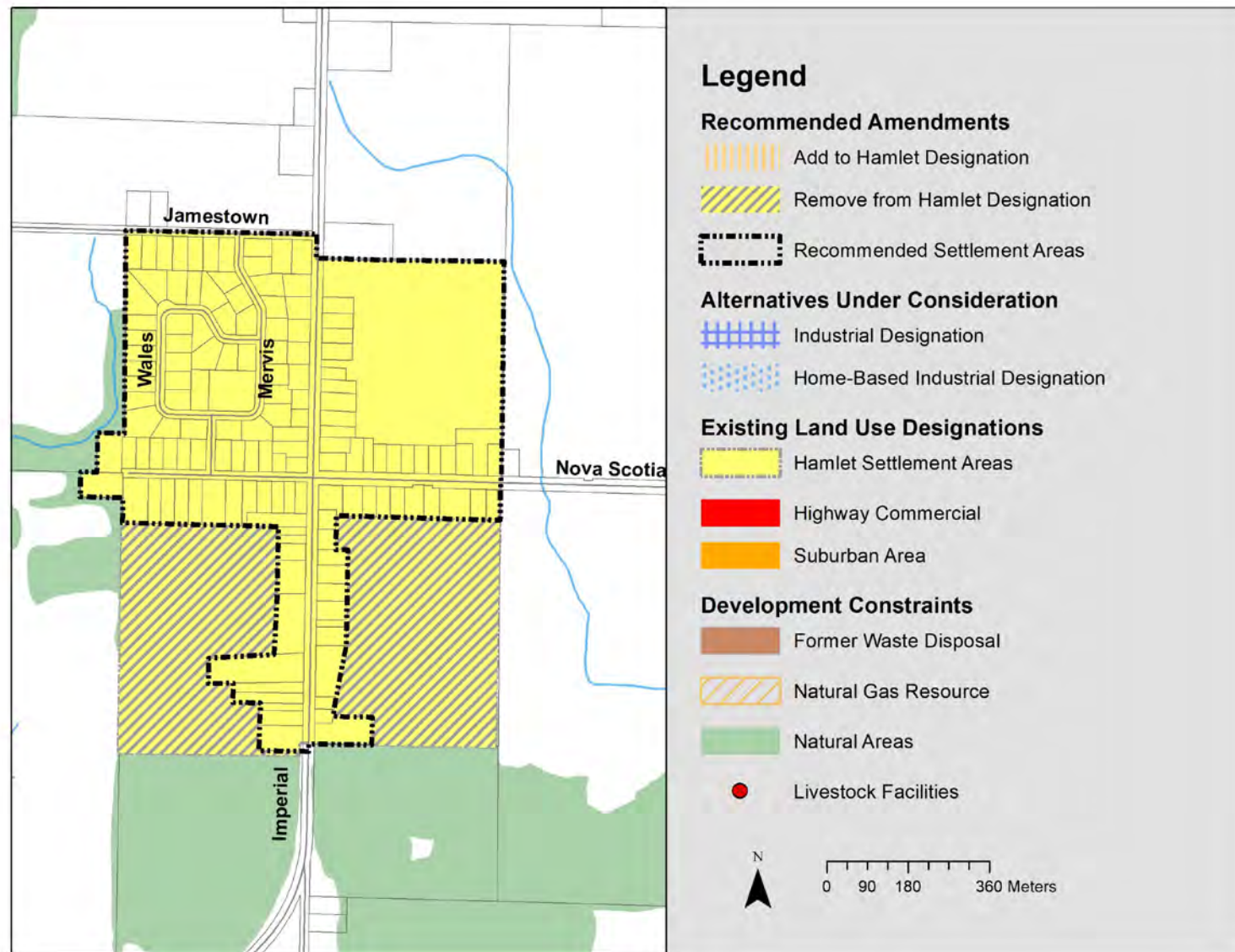
**CO1:** Recommend to **remove** lands from the settlement area which do not have direct frontage on to Imperial Rd. It is recommended that development continue to be permitted by severance of lots with frontage on Imperial Road to permit infill and round out the settlement area. Reallocate the lands which are removed from the settlement area to Springfield.

**CO2:** Recommended to **remove** lands from the settlement area boundary and residential designation due to the natural environment constraints and the limited number and access locations to the existing road network

**CO3:** Recommended to **keep** the lands within the settlement area boundary and residential designation to allow for rounding out of the settlement area and continuation of the recent growth to the west.

In addition, minor adjustments to the Settlement Area Boundary and associated designations are recommended to align the boundary with the existing parcel fabric and natural features.

**Figure 21: Recommended Amendments to Copenhagen Settlement Area**



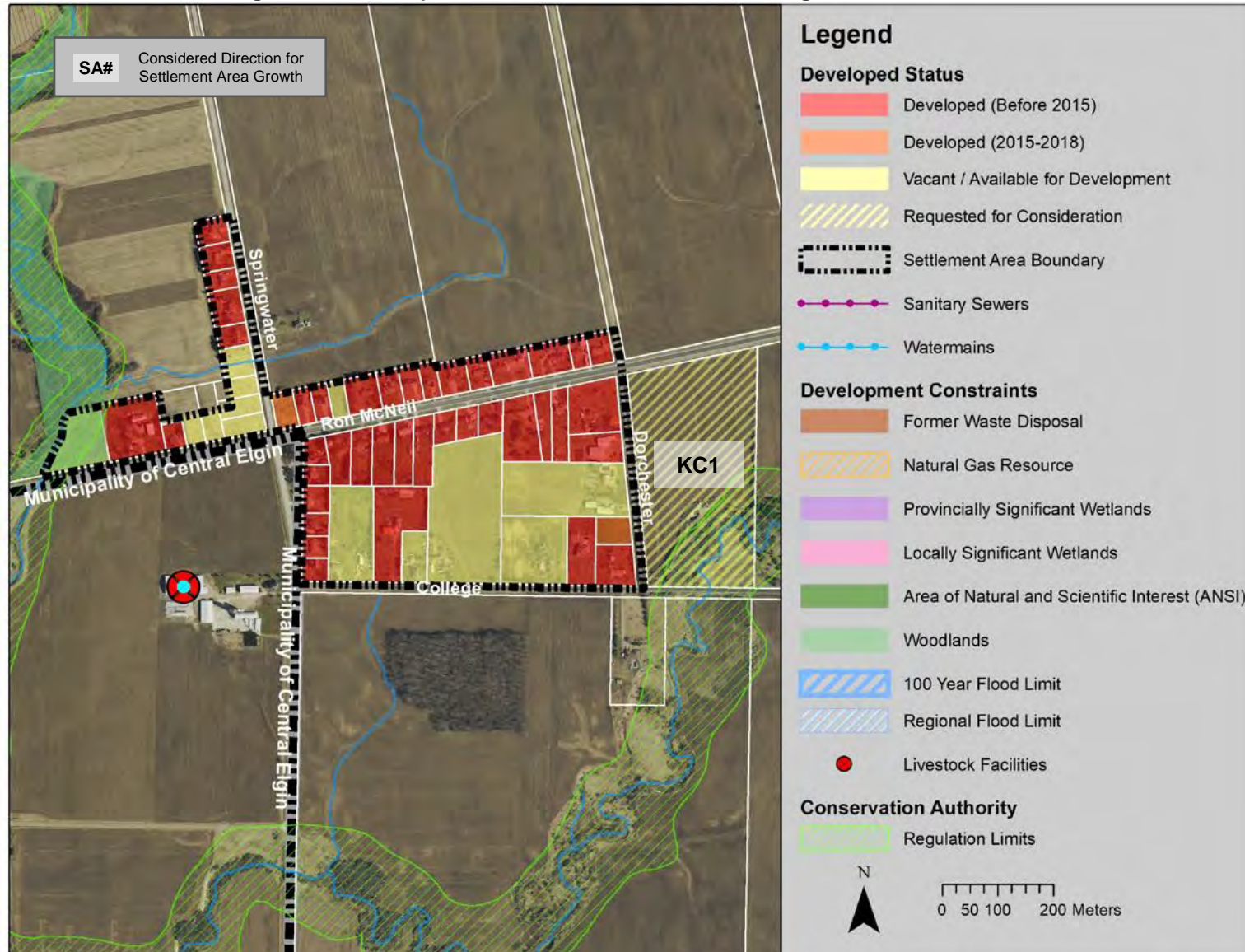
Source: Monteith Brown Planning Consultants, Township of Malahide, County of Elgin, 2021

#### **6.4.4 Kingsmill Corners**

The hamlet of Kingsmill Corners is located on the boundary with Central Elgin northwest of Aylmer at the intersection of Ron McNeil Line and Springwater Road. The community includes several existing vacant residential lots, as well as several small farm parcels which are designated for residential development. The Catfish Creek runs through a parcel at the western limit of the settlement area which is part of a Significant Woodland.

	<b>Kingsmill Corners</b>
<b>Population</b>	135 people
<b>Dwellings</b>	43 dwellings
<b>Water Services</b>	Private Services
<b>Sanitary Services</b>	Private Services
<b>Developed Land</b>	15.6 hectares
<b>Vacant Residential Lots</b>	7 lots
<b>Vacant Residentially Designated Lands</b>	9.3 hectares
<b>Natural Heritage Features</b>	0.8 ha
<b>Natural Hazards</b>	-
<b>CA Regulation Limits</b>	0.6 ha
<b>Land Available for Future Development</b>	8.5 ha
<b>Potential Dwelling Units</b>	24 dwellings
<b>Soil Capacity for Agriculture (CLI)</b> <i>(Class 1-3 is considered Prime Agricultural Land)</i>	Class 2 in all directions Class 3 along creek to the South & East Class 7 along creek to the west
<b>Livestock Facilities</b>	175m to the west (in Central Elgin)

**Figure 22 - Development Status and Constraints in Kingsmill Corners Hamlet**



Source: Monteith Brown Planning Consultants, County of Elgin, Township of Malahide, Ministry of Natural Resources and Forestry, 2020

The following table lists the properties that have been submitted for consideration through the Comprehensive Review. In addition, other options / alternative directions for growth that have are being considered are listed below.

Location	Label	Requested By	Area (ha)	Proposal	Characteristics & Considerations
East CON 9 E PT LOT 2	KC1	Donwest Construction Ltd. on behalf of Kelvin & Rose Saarloos	9.7 ha	Proposed 8 new residential lots severed from existing dwelling fronting on to Dorchester Rd.	Catfish Creek runs along southeastern corner of the property, lands would mirror development along west side of Dorchester Road; development would extend the settlement area 250m north east; no municipal services available.

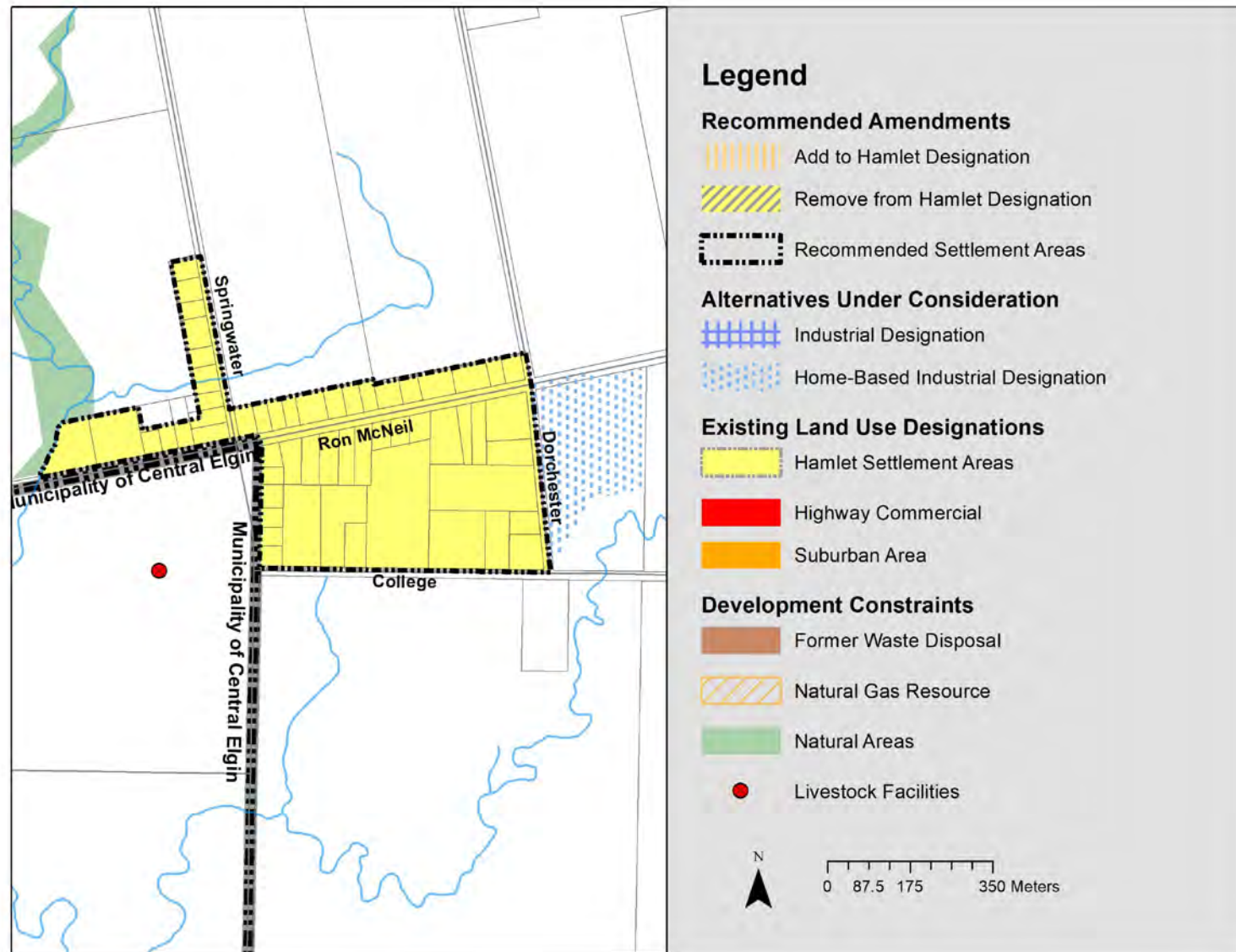
### Conclusions

Based on the analysis undertaken to date including a review of alternative directions for growth across the Township, the following changes are recommended for the Hamlet of Kingsmill Corners:

**KC1:** Do **not recommend** expanding the settlement area to permit only residential development. It is **recommended** that the lands be considered as a **candidate location for an “Home-Based Industrial Park”** as will be discussed below in Section 7.2 of this report.

In addition, minor adjustments to the Settlement Area Boundary and associated designations are recommended to align the boundary with the existing parcel fabric and natural features.

**Figure 23: Recommended Amendments to Lyons Settlement Area**



Source: Monteith Brown Planning Consultants, Township of Malahide, County of Elgin, 2021

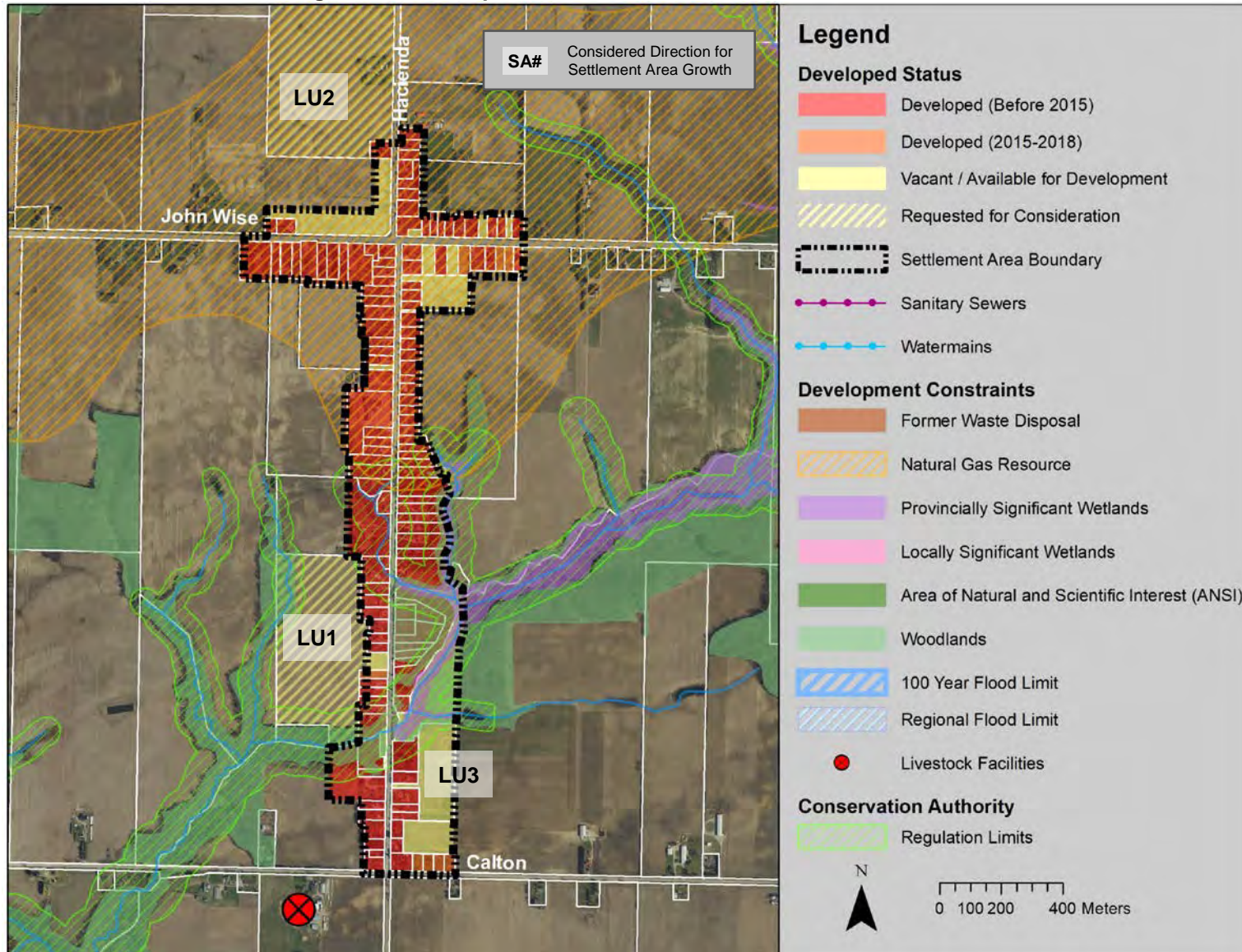
#### 6.4.5 Luton

The Hamlet of Luton is located approximately 4km southeast of Aylmer at the intersection of Hacienda Road and John Wise Line. There are approximately 123 residential dwellings within Luton with approximately 390 people. The majority of dwellings are located along Hacienda Road south of John Wise Line. Potential infill areas include approximately 3.7 ha of residentially designated lands at the northwest corner of the intersection of Hacienda Road and John Wise Line.

The settlement area includes a number of natural environmental features including a Provincially Significant Wetland and Significant Woodlands associated with the Silver Creek which crosses Hacienda Road as it drains towards Lake Erie. These lands and the surrounding lands are also included within the Catfish Creek Conservation Authority's Regulation Limit. These features impact the middle and southern portion of the community, while the northern portion is located within a Natural Gas reservoir that is identified within the Official Plan. A dairy barn livestock facility is located at the southern end of the settlement area at the southwest corner of Hacienda Road and Calton Line. While the community currently does not have any municipal services, a municipal water main is located approximately 2km to the west at Imperial Road & Calton Line

	Luton
<b>Population</b>	385 people
<b>Dwellings</b>	123 dwellings
<b>Water Services</b>	Private Services
<b>Sanitary Services</b>	Private Services
<b>Developed Land</b>	55.7 hectares
<b>Vacant Residential Lots</b>	-
<b>Vacant Residentially Designated Lands</b>	17.7 hectares
<b>Natural Heritage Features</b>	4.6 ha
<b>Natural Hazards</b>	-
<b>CA Regulation Limits</b>	5.0 ha
<b>Land Available for Future Development</b>	12.5 ha
<b>Potential Dwelling Units</b>	35 dwellings
<b>Soil Capacity for Agriculture (CLI)</b> <i>(Class 1-3 is considered Prime Agricultural Land)</i>	Class 1 to E, SW Class 2 to N, NE, SE Class 3 along drain to the East & West
<b>Livestock Facilities</b>	240m southwest 850m east (south)

**Figure 24 - Development Status and Constraints in Luton Hamlet**



Source: Monteith Brown Planning Consultants, County of Elgin, Township of Malahide, Ministry of Natural Resources and Forestry, 2020

The following table lists the properties that have been submitted for consideration through the Comprehensive Review. In addition, other options / alternative directions for growth that have are being considered are listed below.

Location	Label	Requested By	Area (ha)	Proposal	Characteristics & Considerations
West 6943 Hacienda Rd Malahide CON 4 S PT LOT 15	LU1	Robert DeRyk	15.67	Proposed future residential development with access from Hacienda Rd.	The agricultural parcel is undersized, and relative isolated from other agricultural areas. A drain forms a portion of the southern boundary, and crosses the northwest corner of the parcel, significant woodlands associated with the drain are also located along the southern boundary and northwest corner. Municipal services are not available. Development here would extend non-farm development approximately 280m west.
North 7717 Hacienda Road CON 5 S PT LOT 15	LU2	Brett and Holly Killough	30.1	Proposal to permit residential lot creation on the west side of Hacienda between existing settlement Area and the farm house (approximately 1.4 ha) or even further if permitted.	Lands are located within a Natural Gas Reserve and Mineral Aggregate Resource Area; proposal would expand settlement are boundary approximately 180m north; municipal services are not available; existing vacant lots are available within the current boundaries of Luton which would fill out the settlement area.
East (Southern Portion) 50442 Calton Line Malahide CON 4 S PT LOT 16	LU3	<i>Identified for consideration by MBPC</i>	5.7	Vacant land designated for residential, and partially zoned for residential	Lands have limited access, with only a 15m wide access to Hacienda Rd., municipal services are not available; approximately 850m from livestock facility to the east, northern limit of parcel is impacted by significant woodlands, and a Provincially Significant Wetland is located adjacent to the north.

## Conclusions

Based on the analysis undertaken to date including a review of alternative directions for growth across the Township, the following changes are recommended for the Hamlet of Luton:

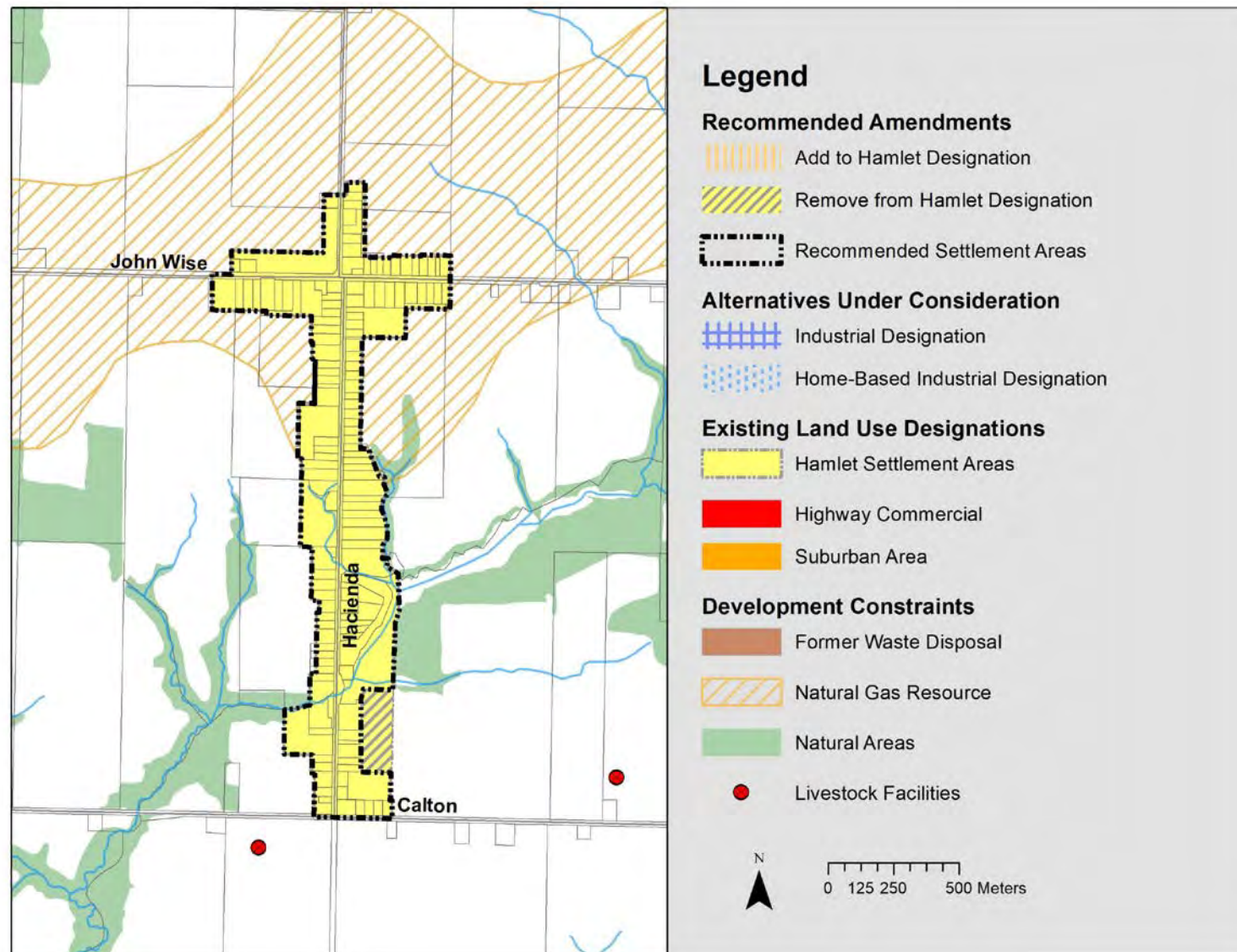
**LU1:** Do **not recommend** an expansion to the settlement area to designate lands to the west for residential development due to the lack of available municipal services and only one location for possible access to Hacienda Rd.

**LU2:** Do **not recommend** an expansion to the settlement area to designate lands to the west for residential development due to the lack of available municipal services and only one location for possible access to Hacienda Rd.

**LU3:** Recommend **removing** lands from the settlement area which do not have direct frontage on to Hacienda Rd. Reallocate the lands which are removed from the settlement area to Springfield.

In addition, minor adjustments to the Settlement Area Boundary and associated designations are recommended to align the boundary with the existing parcel fabric and natural features.

**Figure 25: Recommended Amendments to Luton Settlement Area**



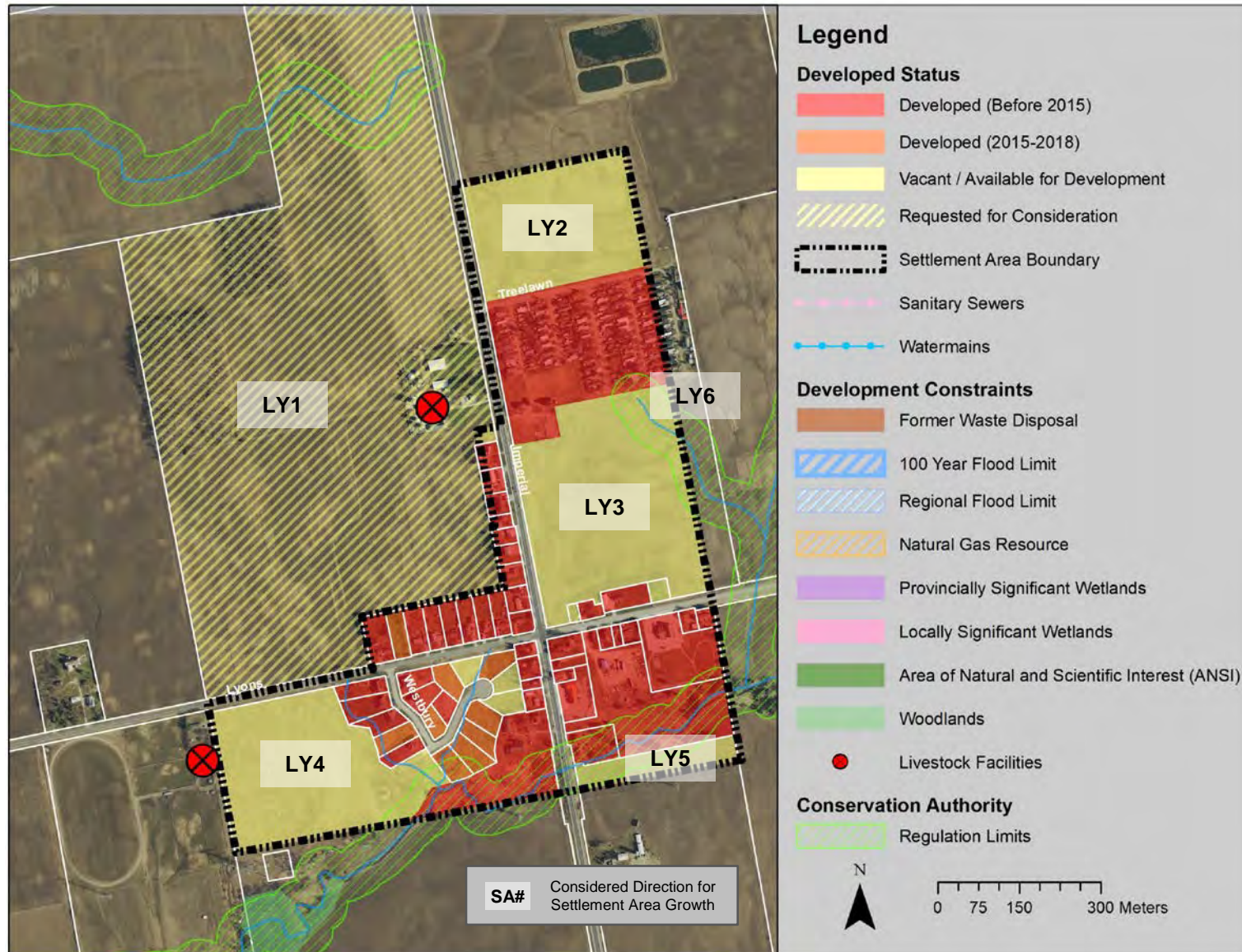
Source: Monteith Brown Planning Consultants, Township of Malahide, County of Elgin, 2021

#### **6.4.6 Lyons**

Lyons is located north of Aylmer, and northwest of Springfield, at the intersection of Imperial Road and Lyons Line. The community features a cluster of dwellings located right at the intersection as well as a Fire Station and a Municipal Garage. A newer subdivision with 18 dwellings on an internal street featuring a cul-de-sac is located on the western side of the community, with the subdivision being almost fully developed. To the north, but still within the Lyons Settlement Area, is a Mobile Home Park located at 13570 Imperial Road with approximately 100 mobile homes. The mobile home park is located across the street from a farm with a chicken livestock facility which was constructed in 2016-2017. The owner of the farm has requested that the lands be considered for an expansion of the settlement area to permit residential development. A small barn with horses is located adjacent to the western edge of the settlement area. The Catfish Creek and Brooks Dr. Ext drain run across the southern limit of the Settlement Area.

	<b>Lyons</b>
<b>Population</b>	450 people
<b>Dwellings</b>	144 dwellings
<b>Water Services</b>	Private Services
<b>Sanitary Services</b>	Private Services
<b>Developed Land</b>	25.6 hectares
<b>Vacant Residential Lots</b>	5 lots
<b>Vacant Residentially Designated Lands</b>	27.4 hectares
<b>Natural Heritage Features</b>	-
<b>Natural Hazards</b>	-
<b>CA Regulation Limits</b>	2.4 ha
<b>Land Available for Future Development</b>	25.0 ha
<b>Potential Dwelling Units</b>	70 dwellings
<b>Soil Capacity for Agriculture (CLI)</b> <i>(Class 1-3 is considered Prime Agricultural Land)</i>	Class 2 to the N, S, W Class 3 to the N, E, W
<b>Livestock Facilities</b>	150m west of mobile home park; 850m west & 15m west (small horse barn)

**Figure 26 - Development Status and Constraints in Lyons Hamlet**



Source: Monteith Brown Planning Consultants, County of Elgin, Township of Malahide, Ministry of Natural Resources and Forestry, 2020

The following table lists the properties that have been submitted for consideration through the Comprehensive Review. In addition, other options / alternative directions for growth that have are being considered are listed below.

Location	Label	Requested By	Area (ha)	Proposal	Characteristics & Considerations
West / Northwest 13507 Imperial Road	LY1	Larry McNeil	65.2 ha	Expansion to settlement area to facilitate new lots along Lyons Ln. and Imperial Rd.	Possibility for approximately 10 lots fronting Lyons Ln. and 8-9 lots fronting Imperial Rd. which would mirror lands within the settlement area boundary; a chicken barn was recently constructed on the lands in 2016-2018;
North CON 10 PT LOT 12	LY2	<i>Identified for consideration by MBPC</i>	6.7	No known development proposal, Vacant land designated for residential, and zoned for mobile home park	Vacant field used for growing crops, sewage lagoons are located 130m further north of LY2, if the lands were developed it would extend non-farm development approximately 220m further north, southern portion zoned MH, northern portion zoned MH-1
East CON 10 PT LOT 12	LY3	<i>Identified for consideration by MBPC</i>	10.9	No known development proposal, Vacant land designated for residential, and zoned for hamlet residential	Vacant field used for crops, located between mobile home park to the north and Lyons Ln and freehold lots to the south, a drain crosses the north east corner of the field. Zoned HR-H-1.
West	LY4	<i>Identified for consideration by MBPC</i>	7.96	No known development proposal, Vacant land designated for residential, and zoned for hamlet residential	Vacant field used for crops, adjacent to a recently developed subdivision with access to extend roadways, a small horse barn is located adjacent to the western property line, a larger livestock facility is approximately 800m west.
Southeast CON 11 PT LOT 12	LY5	<i>Identified for consideration by MBPC</i>	1.4	No known development proposal, Vacant land designated for residential, and zoned for agriculture	The lands are used for field crops, and are 20m wide and are not suitable for residential development
East	LY6	<i>Identified for consideration by MBPC</i>	3.6	Existing built up area, No known development proposal, Vacant land	Round out the settlement area to the property line to align with the east limit of the mobile home park

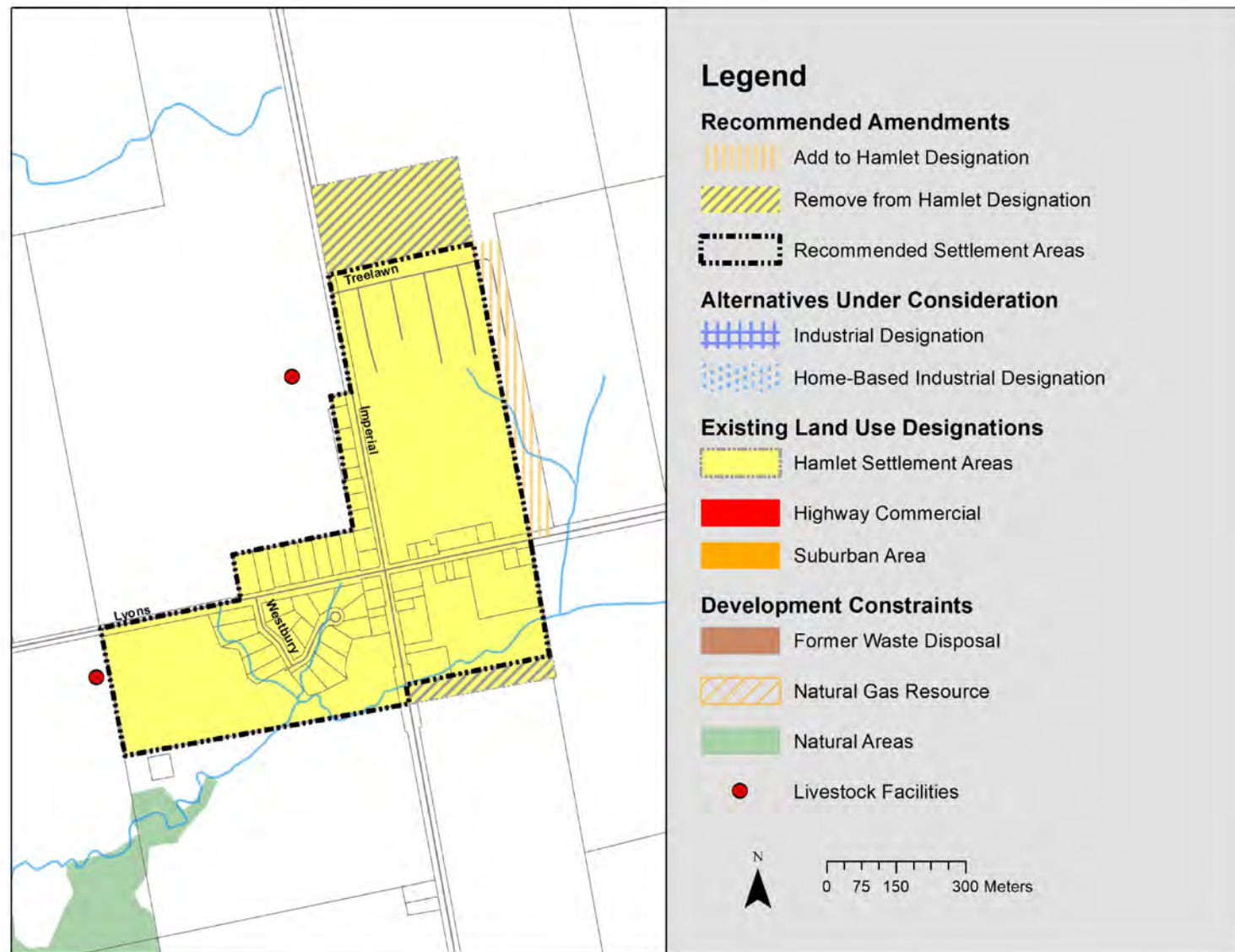
## Conclusions

Based on the analysis undertaken to date including a review of alternative directions for growth across the Township, the following changes are recommended for the Hamlet of Lyons:

- LY1:** Do **not recommend** an expansion to the settlement area to permit primarily residential development due to the proximity of a recently constructed livestock facilities and the lack of municipal services within Lyons.
- LY2:** Recommended to **remove** the undeveloped lands which are currently designated for development and zoned for mobile homes to the north of the existing mobile home park as they would extend development further north. Reallocate the lands which are removed from the settlement area to Springfield.
- LY3:** Recommended to **keep** the lands within the settlement area boundary and residential designation to allow for infilling between the existing mobile home park to the north and the existing residential development along Lyons Line to the south, and Imperial Road to the west. Recommended to permit either an extension to the mobile home park or residential development on traditional free hold lots.
- LY4:** Recommended to **keep** the lands within the settlement area boundary and residential designation to allow for the continued development of the adjacent subdivision via an extension to Ashland Ave.
- LY5:** Recommended to **remove** the undeveloped lands to the southeast which are currently designated for development and adjust settlement area boundary to follow the lot lines. Reallocate the lands which are removed from the settlement area to Springfield.
- LY6:** Recommend **adjusting the settlement area** boundary to align with the easterly limit of the mobile home park and the property line to recognize the exiting built up area and permit infilling on the lands to the south of the mobile home park.

In addition, minor adjustments to the Settlement Area Boundary and associated designations are recommended to align the boundary with the existing parcel fabric and natural features.

**Figure 27: Recommended Amendments to Lyons Settlement Area**



Source: Monteith Brown Planning Consultants, Township of Malahide, County of Elgin, 2021

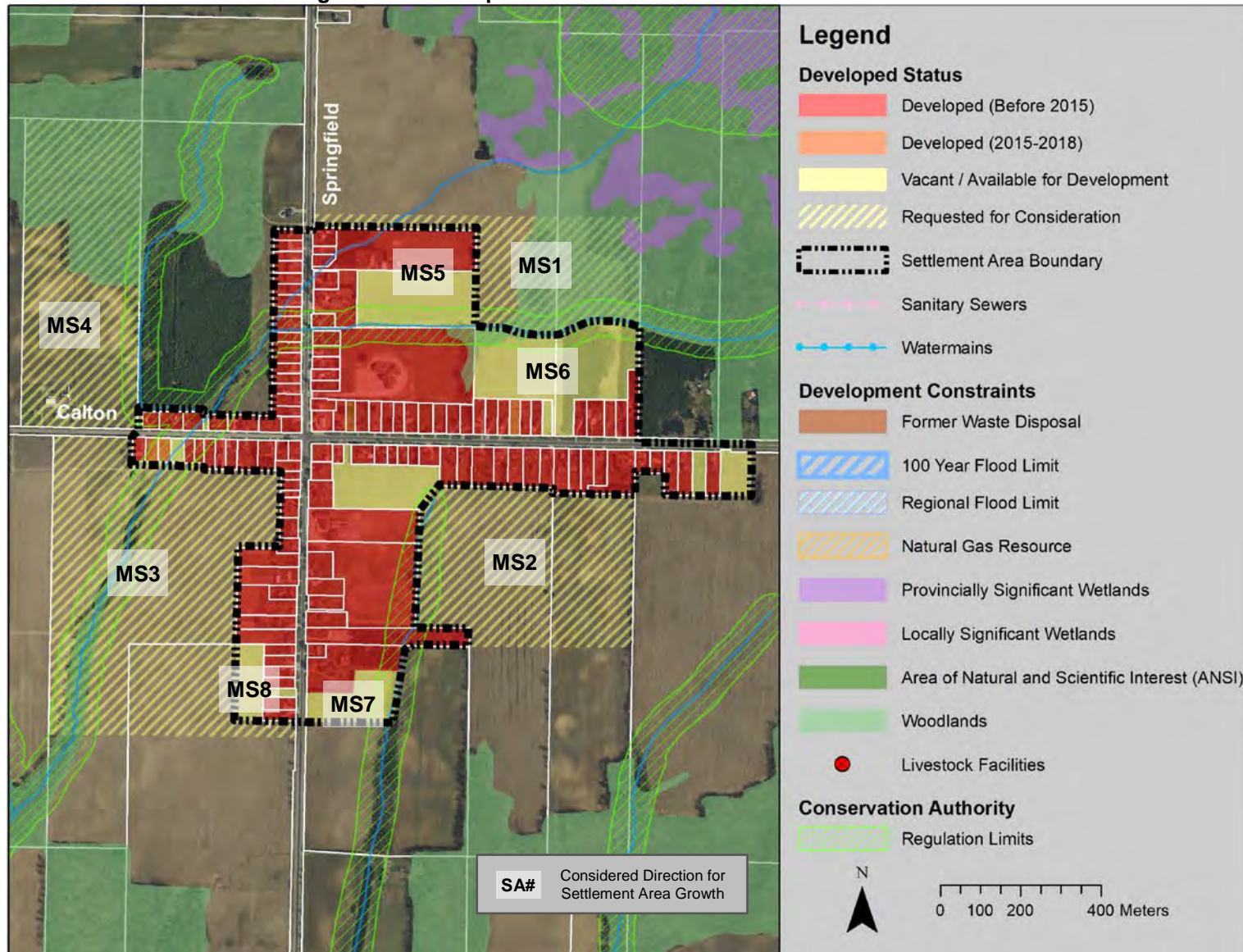
#### 6.4.7 Mount Salem

The hamlet of Mount Salem is located approximately 7km southeast of Aylmer at the intersection of Calton Line and Springfield Road. The community features rows of residential dwellings along Calton Line and Springfield Road which radiate away from the intersection. Some areas of vacant residentially designated lands are located in the areas northeast and southeast of existing development. There are no municipal services available within the hamlet.

Several municipal drains are in and around the hamlet including the J.F. O'Brien Drain and McGinnis Drain. The Ministry of Natural Resources and Forestry identifies a woodland area to the north east of the settlement area. The municipal watermain is located approximately 3.7km to the west at Calton Line and Imperial Road. Several landowners for the surrounding lands to the northeast, southeast and southwest have requested to be considered for inclusion within the settlement area. The area for possible expansion to the southwest and northeast are bisected by the J.F. O'Brien Drain. The area to the northeast also has areas of woodlands and is adjacent to Provincially Significant Wetlands.

	Mount Salem
<b>Population</b>	400 people
<b>Dwellings</b>	127 dwellings
<b>Water Services</b>	Private Services
<b>Sanitary Services</b>	Private Services
<b>Developed Land</b>	49.6 hectares
<b>Vacant Residential Lots</b>	3 lots
<b>Vacant Residentially Designated Lands</b>	23.7 hectares
<b>Natural Heritage Features</b>	0.6 ha
<b>Natural Hazards</b>	-
<b>CA Regulation Limits</b>	5.6 ha
<b>Land Available for Future Development</b>	18.3 ha
<b>Potential Dwelling Units</b>	52 dwellings
<b>Soil Capacity for Agriculture (CLI)</b> <i>(Class 1-3 is considered Prime Agricultural Land)</i>	Class 1 to E, SW Class 2 to N, NE, SE Class 3 along drain to the East & West
<b>Livestock Facilities</b>	557m west

**Figure 28 - Development Status and Constraints in Mount Salem**



Source: Monteith Brown Planning Consultants, County of Elgin, Township of Malahide, Ministry of Natural Resources and Forestry, 2020

The following table lists the properties that have been submitted for consideration through the Comprehensive Review. In addition, other options / alternative directions for growth that have are being considered are listed below.

Location	Label	Requested By	Area (ha)	Proposal	Characteristics & Considerations
Northeast 51260 Calton Line & 7086 Springfield Road	MS1	Robert DeRyk	12.8	Expansion to settlement area to facilitate new residential development	Woodlands are currently existing along the edge of the proposed expansion area, a provincially significant wetland is identified adjacent to the northeast of the area; while woodland mapping is outdated, some treed areas remain; the J.F O Brien Drain separates the lands from the settlement area to the south; limited access
Southeast CON 3 N PT LOTS 21 & 22	MS2	Robert DeRyk	20.3	Expansion to settlement area to facilitate new residential development	Limited access to municipal roads, with only a 18m wide access in northwest corner, municipal services are not available; a drain runs along the western edge of the settlement area
Southwest	MS3	Robert DeRyk	35.2	Expansion to settlement area to facilitate new residential development	The J.F O Brien Drain runs through the lands with a pond and significant woodland surrounding the southern portions of the drain; the expansion would extend the settlement area approximately 200m further west, and would be 375m from the livestock facility
West Lot 19, Concession 4	MS4	Donwest Construction Ltd. on behalf of Peter and Margaret Teichroeb	5.3	Expansion to settlement area to facilitate new residential subdivision with 28 lots on a cul-de-sac	Woodlands located adjacent to the north, would expand the settlement area to the west by 150m and be 390m from livestock facility to the west
Northeast 51260 Calton Line & 7086 Springfield Road	MS5	<i>Identified for consideration by MBPC</i>	6.2	Vacant land designated for residential, and zoned for agriculture	Lands are part of the larger agricultural parcel identified as MS1 above, Lands do not have frontage on a road, and access is not possible within the current settlement area limits

Location	Label	Requested By	Area (ha)	Proposal	Characteristics & Considerations
Northeast MALAHIDE CON 4 PT LOTS 21;AND 22	MS6	<i>Identified for consideration by MBPC</i>	7.3 hHa	Vacant lands at the rear of built up areas and part of a larger agricultural parcel	Lands are part of the larger agricultural parcel identified as MS1 above, The lands have a single access on to Calton line, a significant portion of the lands are constrained by a woodland. No municipal services are available within Mount Salem.
Southwest MALAHIDE CON 3 PT LOT 20 RP;11R8049 PT PART 9	MS7	<i>Identified for consideration by MBPC</i>	4.3 hHa	Vacant lands at rear and side of built up area	Lands are part of large agricultural parcel, used to grow field crops. If developed, it would extend non-agricultural development further west. No municipal services are available within Mount Salem.
Southeast CON 3 N PT LOT 21	MS8	<i>Identified for consideration by MBPC</i>	1.4 ha	Vacant lands at rear and side of built up area	Lands are part of small agricultural parcel, used to grow field crops. Farm dwelling is separated from agricultural field by hedgerow. Parcel is bisected by a drain and is undersized for an agricultural parcel. No municipal services are available within Mount Salem.

## Conclusions

Based on the analysis undertaken to date including a review of alternative directions for growth across the Township, the following changes are recommended for the Hamlet of Mount Salem:

**MS1:** Do **not recommend** an expansion to the settlement area to permit primarily residential development due to the natural environment features, the lack of municipal services, and the current over supply of designated residential land within the Municipality.

**MS2:** Do **not recommend** an expansion to the settlement area to permit primarily residential development due to the limited access to Calton Line and Springfield Road, the lack of municipal services, and the current over supply of designated residential land within the Municipality.

**MS3:** Do **not recommend** an expansion to the settlement area to permit primarily residential development due to the limited access to Calton Line and Springfield Road, the constraints of the drain and associated natural features, the lack of municipal services, and the current over supply of designated residential land within the Municipality.

**MS4:** Do **not recommend** an expansion to the settlement area to permit primarily residential development as the lands do not represent a logical expansion of the settlement area, the lack of municipal services, the narrow nature of the lands which would permit only development on a cul-de-sac, and the current over supply of designated residential land within the Municipality.

**MS5:** Recommend **removing** the undeveloped lands currently designated for development in the northeast corner of the settlement area which do not have frontage within the settlement area on a public road, and appear to be used for agricultural purposes. Relocate the lands which are removed from the settlement area to Springfield.

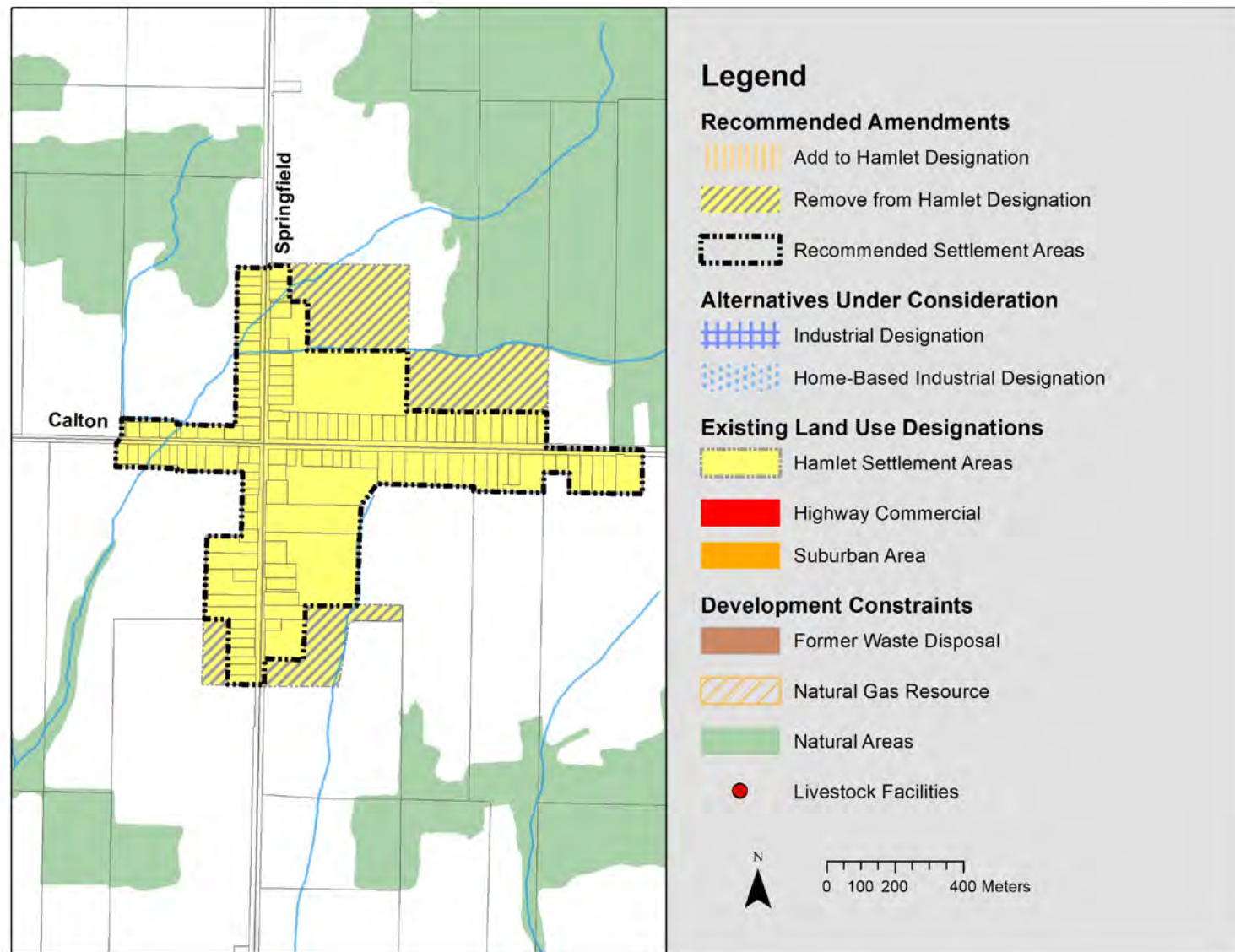
**MS6:** Recommend **removing** the undeveloped lands currently designated for development in the northeast corner of the settlement area due to the limited access to Calton Line, constraints from surrounding natural features, and the lack of municipal services. Relocate the lands which are removed from the settlement area to Springfield.

**MS7:** Recommend **removing** lands from the settlement area boundary and hamlet designation due to the natural environment constraints and the limited number and access locations to the existing road network. Relocate the lands which are removed from the settlement area to Springfield.

**MS8:** Recommend **removing** lands from the settlement area boundary and hamlet designation due to the natural environment constraints and the limited number and access locations to the existing road network. Relocate the lands which are removed from the settlement area to Springfield.

In addition, minor adjustments to the Settlement Area Boundary and associated designations are recommended to align the boundary with the existing parcel fabric and natural features.

**Figure 29: Recommended Amendments to Mount Salem Settlement Area**



Source: Monteith Brown Planning Consultants, Township of Malahide, County of Elgin, 2021

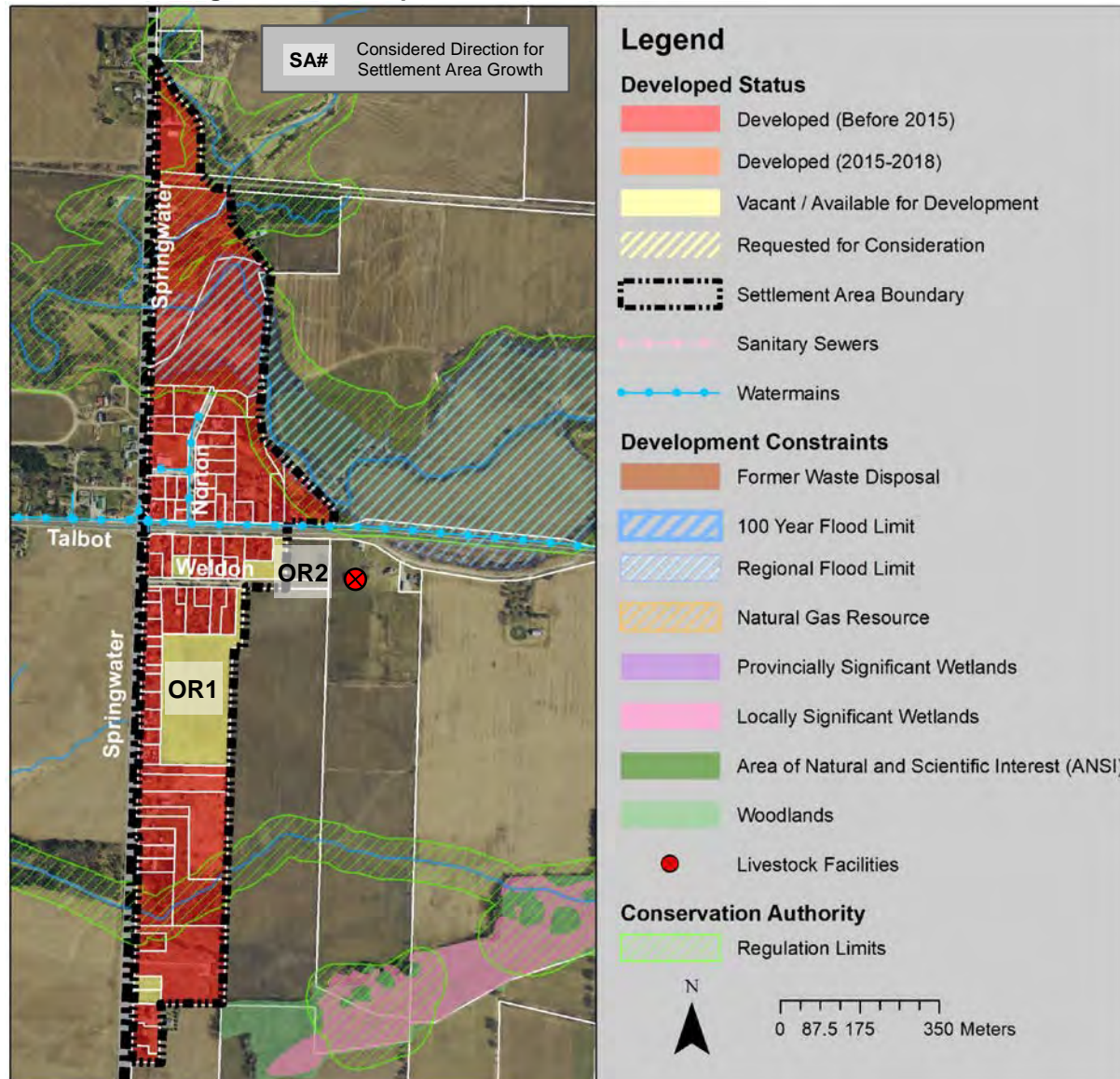
#### **6.4.8 Orwell**

The Hamlet of Orwell is located on the boundary with the Municipality of Central Elgin and is close to the suburban area west of Aylmer. Orwell is a linear settlement area located along Springwater Road with approximately 70 dwellings. The Catfish Creek runs through the northern end of the settlement area, and a portion of the built up area is located within the regional flood plain for the creek.

There is one large vacant residentially designated area for potential future development near the southern end of the settlement area. The area does not have direct access to Springwater Road, but appears to have space for a single access to Weldon Street, being a local road.

	<b>Orwell</b>
<b>Population</b>	220 people
<b>Dwellings</b>	71 dwellings
<b>Water Services</b>	Municipal Services
<b>Sanitary Services</b>	Private Services
<b>Developed Land</b>	37.2 hectares
<b>Vacant Residential Lots</b>	1 lot
<b>Vacant Residentially Designated Lands</b>	5.6 hectares
<b>Natural Heritage Features</b>	-
<b>Natural Hazards</b>	-
<b>CA Regulation Limits</b>	-
<b>Land Available for Future Development</b>	5.6 ha
<b>Potential Dwelling Units</b>	16 dwellings
<b>Soil Capacity for Agriculture (CLI)</b> <i>(Class 1-3 is considered Prime Agricultural Land)</i>	Class 1 to the N Class 2 to the E Class 3 along Catfish Creek to the east, and to the South
<b>Livestock Facilities</b>	150m to the east 750m to the east

**Figure 30 - Development Status and Constraints in Orwell Hamlet**



Source: Monteith Brown Planning Consultants, County of Elgin, Township of Malahide, Ministry of Natural Resources and Forestry, 2020

The following table lists the properties that have been submitted for consideration through the Comprehensive Review. In addition, other options / alternative directions for growth that have are being considered are listed below.

Location	Label	Requested By	Area (ha)	Proposal	Characteristics & Considerations
<i>No site-specific requests for consideration have been received to date for lands in and round Orwell.</i>					
East 47403 Weldon St. CON 6 N PT LOT 1	OR1	<i>Identified for consideration by MBPC</i>	4.6 ha	Vacant land designated for residential, and zoned for hamlet residential.	Limited options for access to a public road; located behind development fronting on to Springwater Rd., with a 15m access to Weldon Street
East Weldon Street Extension CON 6 PT LOT 1 CON STR PT	OR2	<i>Identified for consideration by MBPC</i>	2.44 ha	Vacant land, adjacent to an unopened road allowance, potential to loop Weldon St up to Talbot Line	There is an existing unopened road allowance with the potential to connect to Talbot Line. Adjacent to the east is a small livestock barn with cattle; the possible extension to the settlement area would encroach on the livestock facility; A second larger livestock facility is located 600m further east, there is one intervening residential lot, and several other nearby residential lots which already would restrict any potential expansions to the facility.

## Conclusions

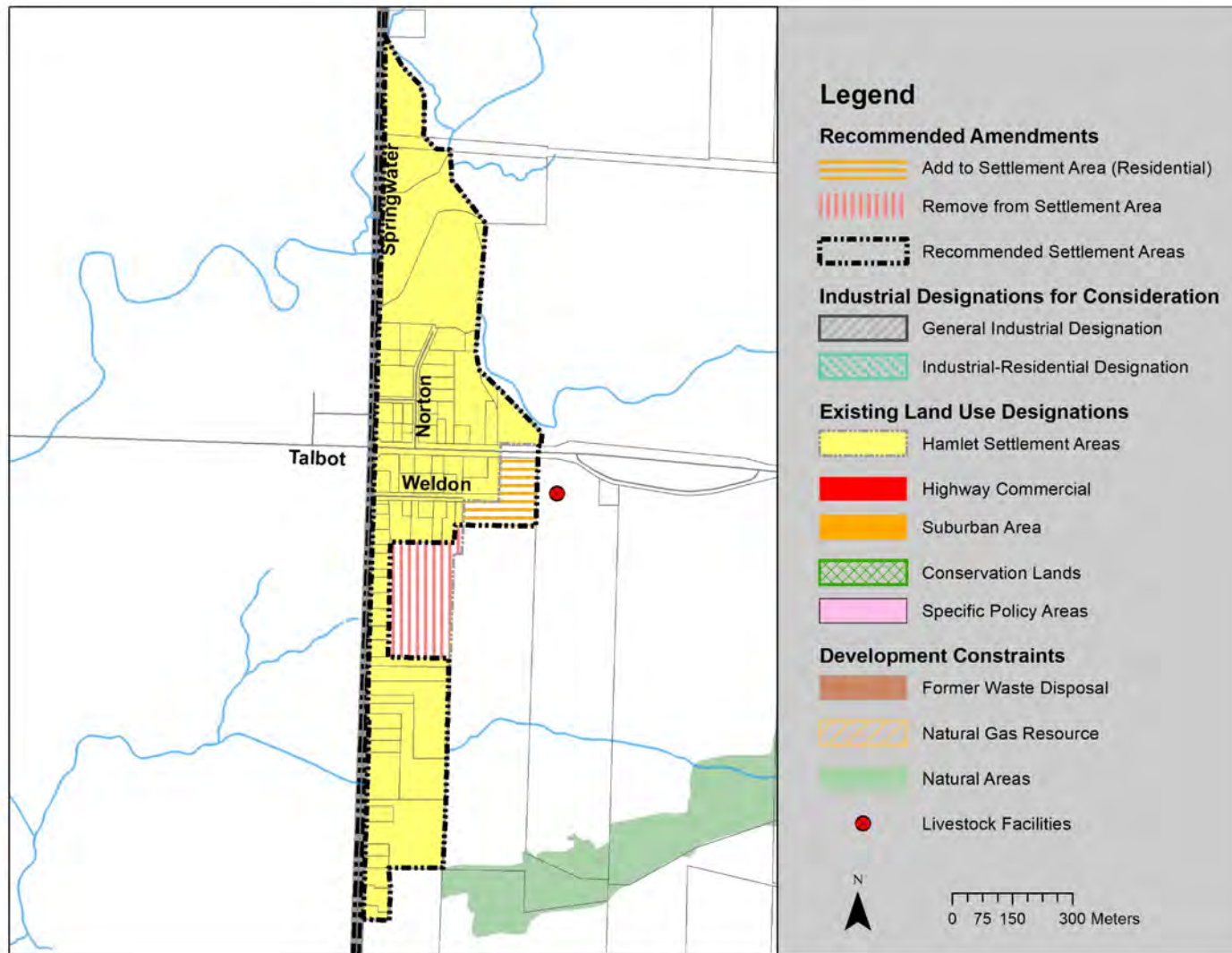
Based on the analysis undertaken to date including a review of alternative directions for growth across the Township, the following changes are recommended for the Hamlet of Orwell:

**OR1:** Recommend **removing** the undeveloped lands which are currently designated for development and zoned for residential purposes due to the limited access available to the lands. Reallocate the lands which are removed from the settlement area to Springfield.

**OR2:** Do **not recommend** an expansion to the settlement area to permit primarily residential development due to the impacts on agricultural operations, including the adjacent livestock facility.

In addition, minor adjustments to the Settlement Area Boundary and associated designations are recommended to align the boundary with the existing parcel fabric and natural features.

**Figure 31: Recommended Amendments to Orwell Settlement Area**



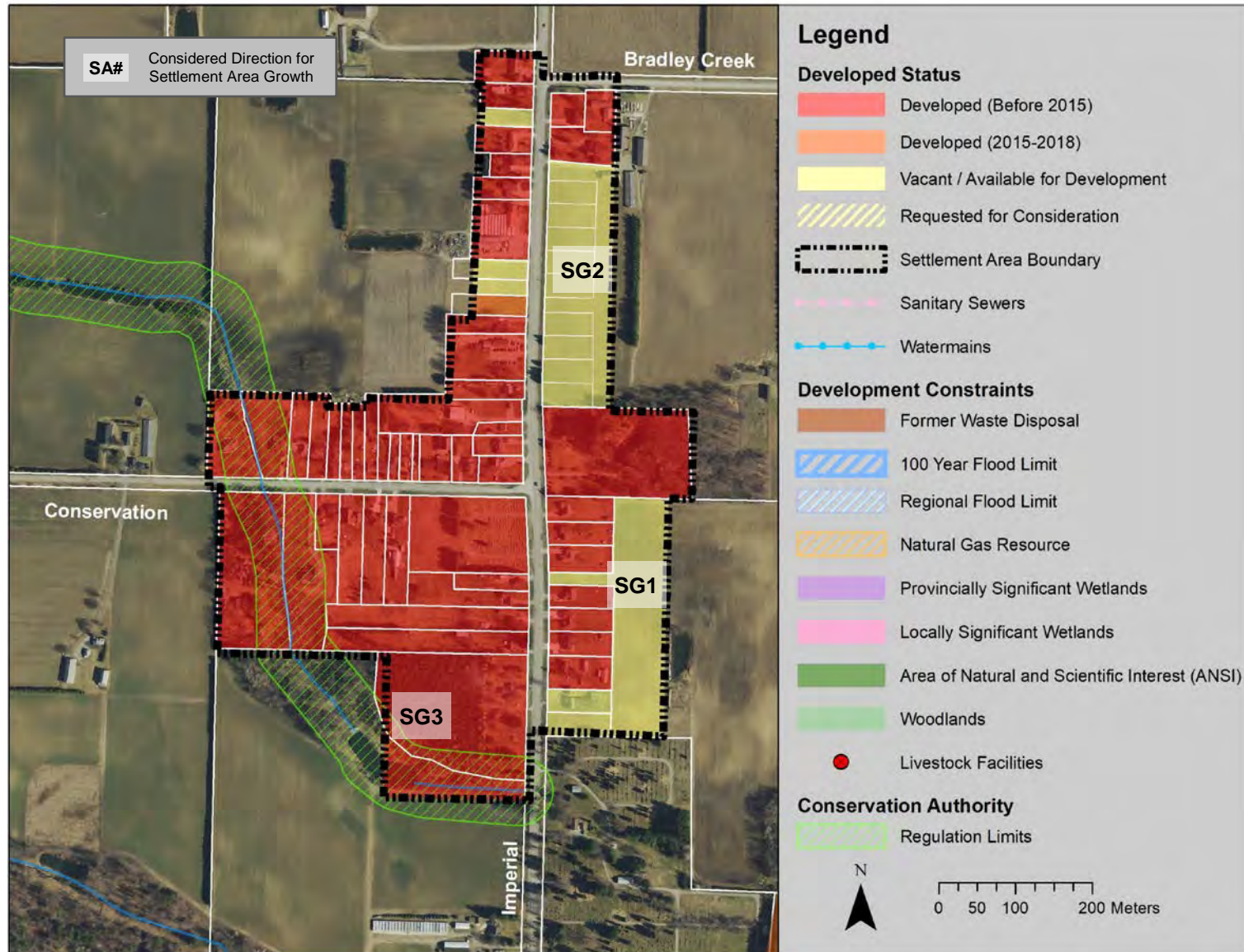
Source: Monteith Brown Planning Consultants, Township of Malahide, County of Elgin, 2021

#### 6.4.9 South Gore

The Hamlet of South Gore is located approximately 225m south of the southern limit of Aylmer on Imperial Road at Conservation Line. The community features two large cemeteries (Queen of Peace Cemetery and Aylmer Cemetery) and approximately 48 dwellings. There are several existing vacant lots which front onto Imperial Road, including 9 newer lots created circa 2014 and located in the north end of the settlement area. There is one remaining area of vacant residentially designated land near the south end of the community which has two access points to Imperial Road.

	South Gore
<b>Population</b>	150 people
<b>Dwellings</b>	48 dwellings
<b>Water Services</b>	Private Services
<b>Sanitary Services</b>	Private Services
<b>Developed Land</b>	24.5 hectares
<b>Vacant Residential Lots</b>	12 lots
<b>Vacant Residentially Designated Lands</b>	2.3 hectares
<b>Natural Heritage Features</b>	-
<b>Natural Hazards</b>	-
<b>CA Regulation Limits</b>	-
<b>Land Available for Future Development</b>	2.3 ha
<b>Potential Dwelling Units</b>	15 dwellings
<b>Soil Capacity for Agriculture (CLI)</b> <i>(Class 1-3 is considered Prime Agricultural Land)</i>	Class 2 to the north, northeast and west Class 3 to the east, and south
<b>Livestock Facilities</b>	n/a

**Figure 32 - Development Status and Constraints in South Gore Hamlet**



Source: Monteith Brown Planning Consultants, County of Elgin, Township of Malahide, Ministry of Natural Resources and Forestry, 2020

The following table lists the properties that have been submitted for consideration through the Comprehensive Review. In addition, other options / alternative directions for growth that have are being considered are listed below.

Location	Label	Requested By	Area (ha)	Proposal	Characteristics & Considerations
<i>No site-specific requests for consideration have been received to date for lands in and around South Gore.</i>					
East Malahide CON 5 PT LOT 11	SG1	<i>Identified for consideration by MBPC</i>	2.3 ha	Vacant land designated for residential, and zoned for agriculture	Limited options for access to a public road; located behind development fronting on to Imperial Rd., rear of lands is used for farm irrigation pond.
East 8388-8490 Imperial Road	SG2	<i>Identified for consideration by MBPC</i>	2.1 ha	No additional lots proposed at the moment, 9 recently created lots with a 20m allowance for a potential future access to lands further east	Located between existing development, rear portion of the area is part of larger agricultural parcel.
Southwest 8207-8231 Imperial Road	SG2	<i>Identified for consideration by MBPC</i>	2.2 ha	Remove natural areas from hamlet designation	The lands are located along a drain and are forested. The frontage of the lots along Imperial Road have already been developed for residential purposes.

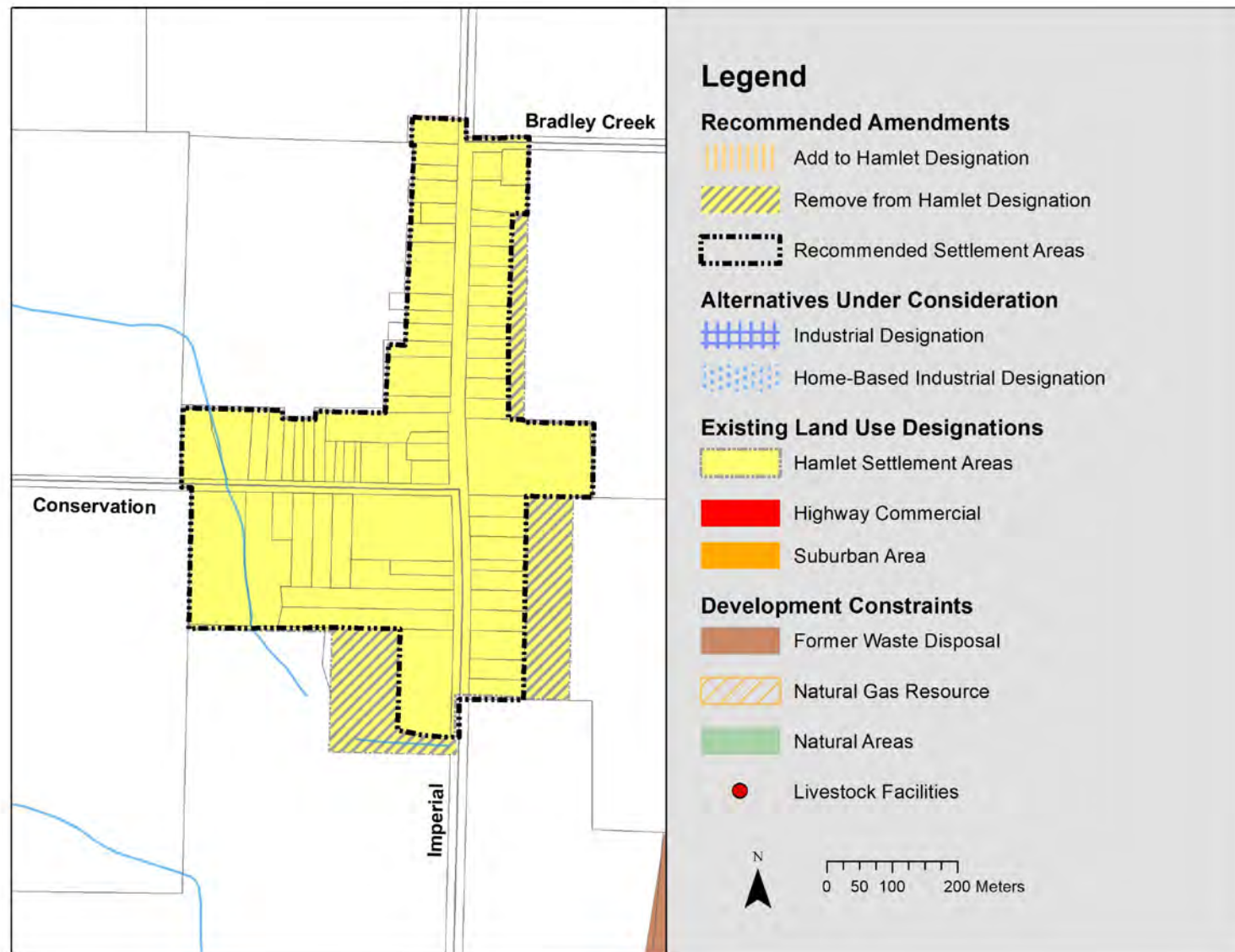
## Conclusions

Based on the analysis undertaken to date including a review of alternative directions for growth across the Township, the following changes are recommended for the Hamlet of South Gore:

- SG1:** Recommend **removing** the undeveloped lands which are currently designated for development and zoned for agricultural uses. It is recommended that no development to be permitted along existing frontage of the lands to preserve access for the agricultural parcel to a public road.
- SG2:** Recommend **removing** the newly created lots within the settlement area and aligning the settlement area boundary with the rear of the lots. It is recommended that no additional lots be permitted to be create in this area to preserve access for the agricultural parcel to a public road.
- SG3:** Recommend **removing** the lands to the rear of the lots which are wooded and adjacent to a drain and are currently designated for development.

In addition, minor adjustments to the Settlement Area Boundary and associated designations are recommended to align the boundary with the existing parcel fabric and natural features.

**Figure 33: Recommended Amendments to South Gore Settlement Area**



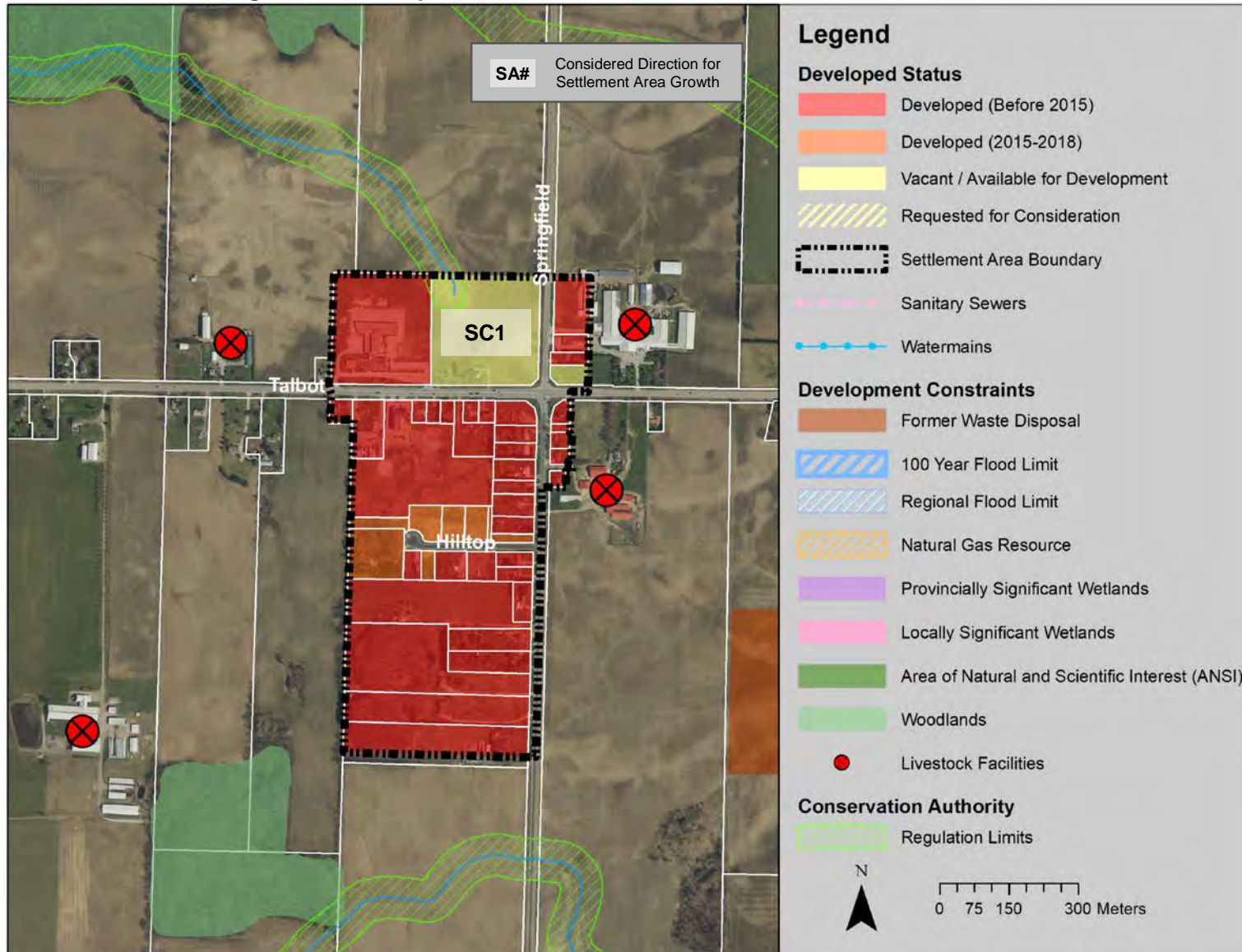
Source: Monteith Brown Planning Consultants, Township of Malahide, County of Elgin, 2021

#### **6.4.10 Summers Corners**

Summers Corners is located to the east of Aylmer and its suburban area and south of Springfield at the intersection of Springfield Road and Talbot Line. The community is surrounded on all sides by livestock facilities. A chicken barn is adjacent to the northwest, and two dairy barns with approximately 100 & 250 heads of cattle are located adjacent to the east of the settlement area. Another dairy barn with approximately 250 head of cattle is located approximately 450m west of the southern end of the community. A former waste disposal site is located approximately 400m east of the southern end of the settlement area.

	Summers Corners
<b>Population</b>	140 people
<b>Dwellings</b>	44 dwellings
<b>Water Services</b>	Private Services
<b>Sanitary Services</b>	Private Services
<b>Developed Land</b>	37.6 hectares
<b>Vacant Residential Lots</b>	-
<b>Vacant Residentially Designated Lands</b>	5.9 hectares
<b>Natural Heritage Features</b>	-
<b>Natural Hazards</b>	-
<b>CA Regulation Limits</b>	0.5 ha
<b>Land Available for Future Development</b>	5.4 ha
<b>Potential Dwelling Units</b>	15 dwellings
<b>Soil Capacity for Agriculture (CLI)</b> <i>(Class 1-3 is considered Prime Agricultural Land)</i>	Class 1 to the south Class 2 to the east & west Class 3 to the North
<b>Livestock Facilities</b>	30m east 50m east 160m west 530m southwest

**Figure 34 - Development Status and Constraints in Summers Corners Hamlet**



Source: Monteith Brown Planning Consultants, County of Elgin, Township of Malahide, Ministry of Natural Resources and Forestry, 2020

The following table lists the properties that have been submitted for consideration through the Comprehensive Review. In addition, other options / alternative directions for growth that have are being considered are listed below.

Location	Label	Requested By	Area (ha)	Proposal	Characteristics & Considerations
<i>No site-specific requests for consideration have been received to date for lands in and round Summers Corners.</i>					
North 50668 Talbot Line CON 7 S PT LOTS 19 & 20	SC1	<i>Identified for consideration by MBPC</i>	5.1	Vacant land designated for residential, and zoned for hamlet residential	Lands are located at main intersection of Talbot Line and Springfield Road and would represent infilling, a drain impacts the northwest corner of the lands, adjacent to the Summers Corners Public School

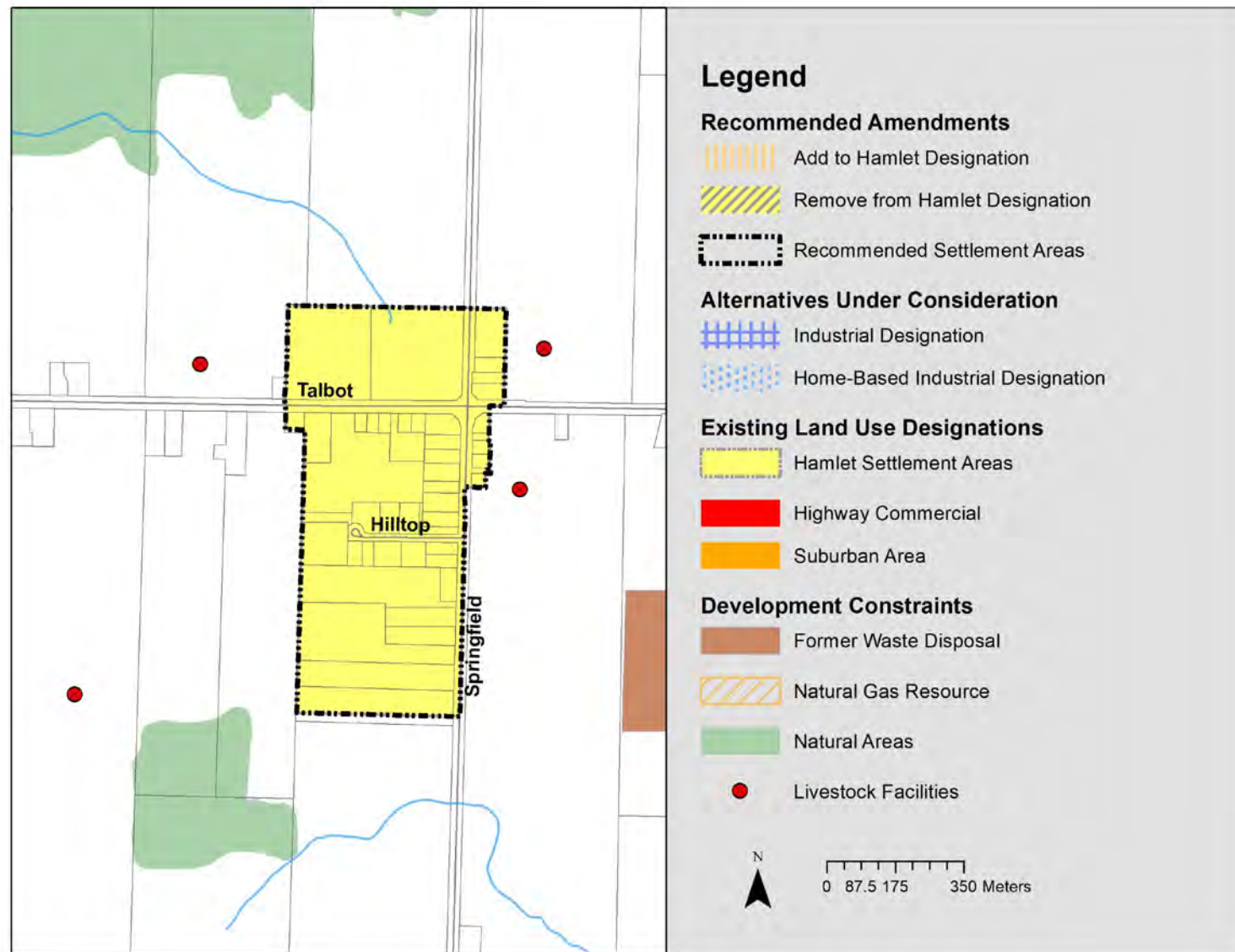
### Conclusions

Based on the analysis undertaken to date including a review of alternative directions for growth across the Township, the following changes are recommended for the Hamlet of Summers Corners:

**SC1:** Recommended to keep the lands within the settlement area boundary and hamlet designation to allow for infilling within the settlement area.

In addition, minor adjustments to the Settlement Area Boundary and associated designations are recommended to align the boundary with the existing parcel fabric and natural features.

**Figure 35: Recommended Amendments to Summers Corners Settlement Area**



Source: Monteith Brown Planning Consultants, Township of Malahide, County of Elgin, 2021

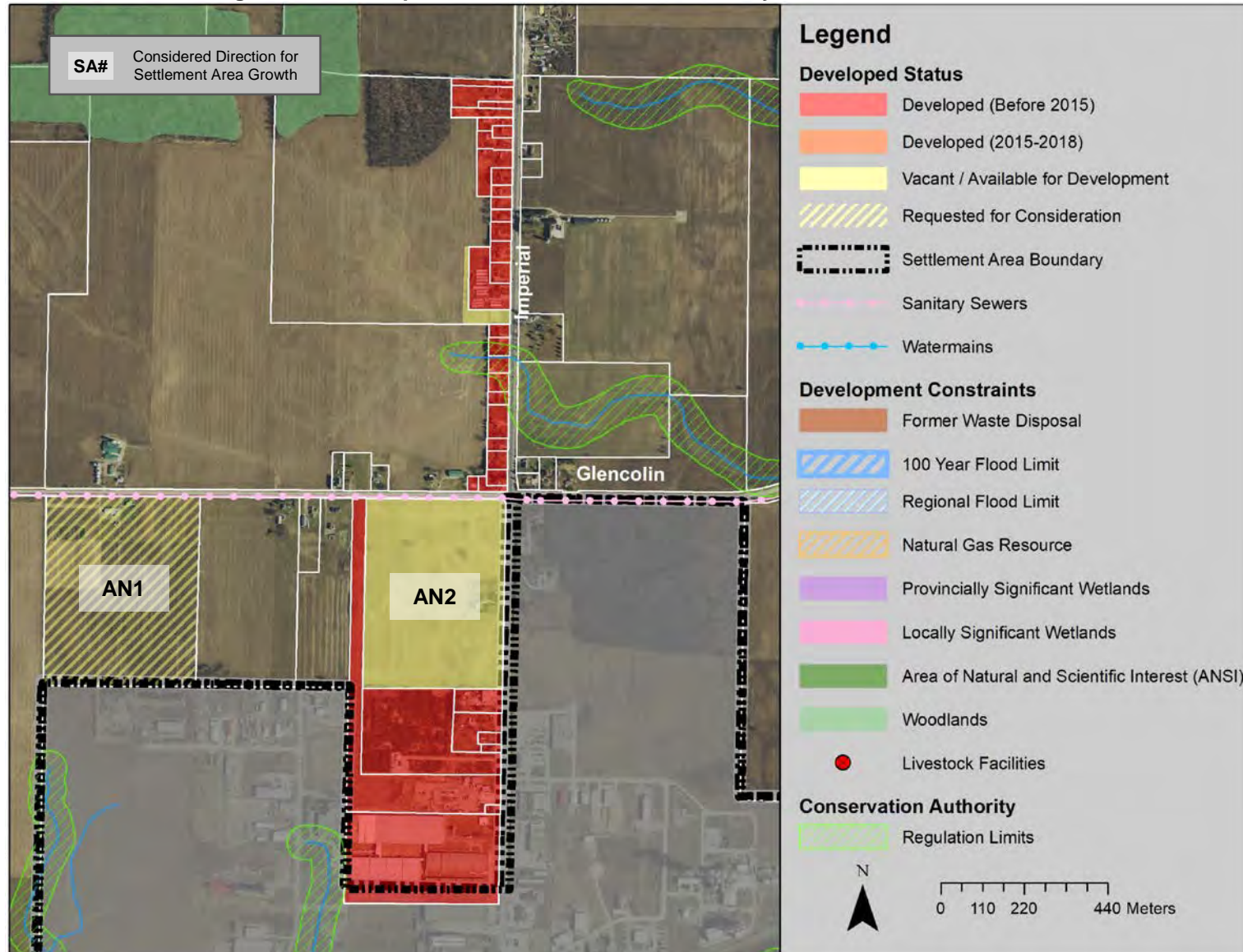
## **6.5 Suburban Areas**

### **6.5.1 Aylmer North**

The suburban area is primarily industrial and commercial. There are municipal sanitary services, but no municipal water services.

	<b>Aylmer North</b>
<b>Population</b>	95 people
<b>Dwellings</b>	30 dwellings
<b>Water Services</b>	Private Services
<b>Sanitary Services</b>	Municipal Services
<b>Developed Land</b>	33.7 hectares
<b>Vacant Residential Lots</b>	-
<b>Vacant Residentially Designated Lands</b>	19.1 hectares
<b>Natural Heritage Features</b>	-
<b>Natural Hazards</b>	-
<b>CA Regulation Limits</b>	-
<b>Land Available for Future Development</b>	19.1 ha
<b>Potential Dwelling Units</b>	54 dwellings
<b>Soil Capacity for Agriculture (CLI)</b> <i>(Class 1-3 is considered Prime Agricultural Land)</i>	Class 2 to north, northeast, and northwest Class 3 to the west
<b>Livestock Facilities</b>	n/a

**Figure 36 - Development Status and Constraints in Aylmer North Suburban Area**



Source: Monteith Brown Planning Consultants, County of Elgin, Township of Malahide, Ministry of Natural Resources and Forestry, 2020

The following table lists the properties that have been submitted for consideration through the Comprehensive Review. In addition, other options / alternative directions for growth that have are being considered are listed below.

Location	Label	Requested By	Area (ha)	Proposal	Characteristics & Considerations
West 48937 Glencolin Ln N Pt Lot 81, Con STR	AN1	Renee and Dirk Saarloos	20.2	Residential development	Lands are separated from the existing Aylmer North Suburban Area, although they are adjacent to the town of Aylmer. The nearby uses within Aylmer are primarily industrial in nature. The lands are within the area identified in the County of Elgin Official Plan as a potential future transportation corridor.
Central CON 7 N PT LOT 10 CON NTR N;PT LOT 83	AN2	<i>Identified for consideration by MBPC</i>	18.4	No known development proposal	The lands are central within the suburban area and adjacent to the Town of Aylmer, within the planned possible transportation corridor, prominent location at the corner of Glencolin Line and Imperial Road

### Conclusions

Based on the analysis undertaken to date including a review of alternative directions for growth across the Township, the following changes are recommended for the Aylmer North Suburban Area:

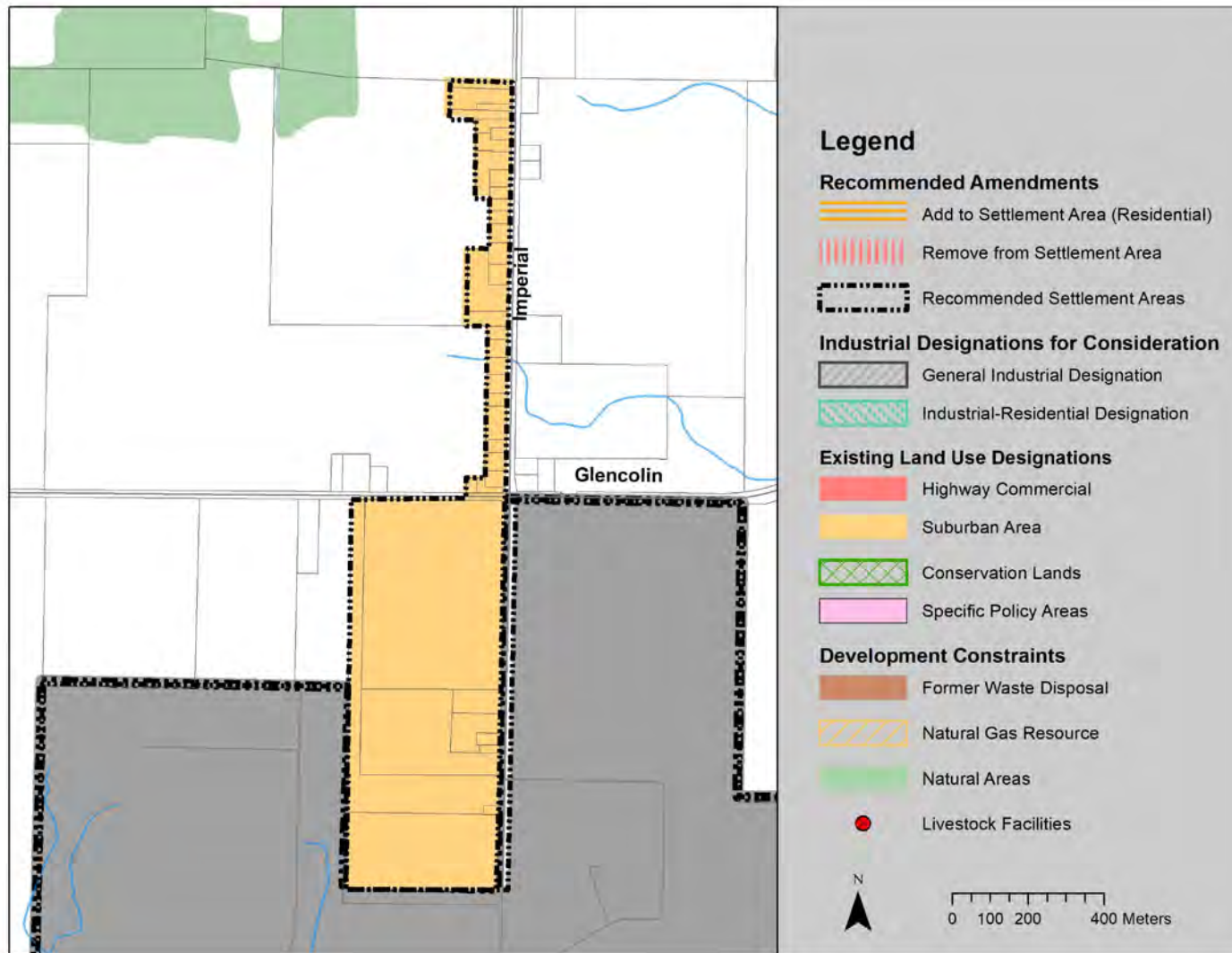
**AN1:** Do **not recommend** an expansion to the settlement area to permit primarily residential development in this location as the area is primarily industrial in nature, and the lands are potentially planned for a future transportation corridor.

**AN2:** Recommended to **keep** the lands within the settlement area boundary to allow for infilling within the suburban area and due to the full municipal services available.

**Settlement Area Boundary:** A Suburban Settlement Area Boundary is proposed to be established and encompass the “Suburban Areas” designation for the Aylmer North Suburban Area.

In addition, as minor adjustments to the land use designations are recommended to align with the existing parcel fabric and natural features.

**Figure 37: Recommended Amendments to Aylmer North Suburban Settlement Area**



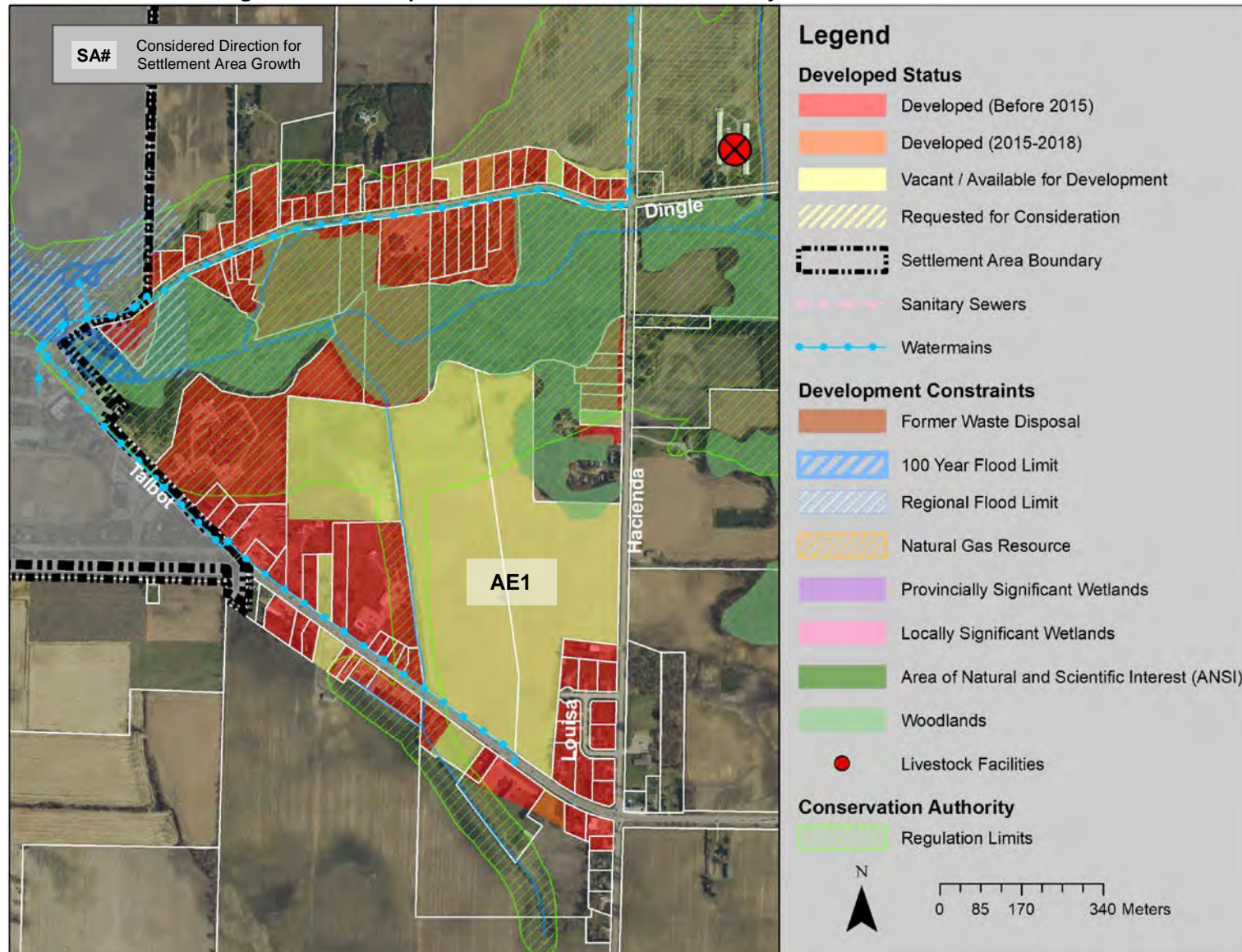
Source: Monteith Brown Planning Consultants, Township of Malahide, County of Elgin, 2021

### 6.5.2 Aylmer East

Partially serviced with municipal water sewers but no sanitary sewers. Is primarily residential in character with some commercial uses clustered along Talbot Line. A livestock facility is located just to the east of the northeast corner of the suburban area.

	<b>Aylmer East</b>
<b>Population</b>	375 people
<b>Dwellings</b>	120 dwellings
<b>Water Services</b>	Municipal Services
<b>Sanitary Services</b>	Private Services
<b>Developed Land</b>	45.9 hectares
<b>Vacant Residential Lots</b>	5 lots
<b>Vacant Residentially Designated Lands</b>	33.7 hectares
<b>Natural Heritage Features</b>	1.1 ha
<b>Natural Hazards</b>	-
<b>CA Regulation Limits</b>	13.3 ha
<b>Land Available for Future Development</b>	19.9 ha
<b>Potential Dwelling Units</b>	56 dwellings
<b>Soil Capacity for Agriculture (CLI)</b> <i>(Class 1-3 is considered Prime Agricultural Land)</i>	Class 2 to north Class 3 to south & west
<b>Livestock Facilities</b>	190m east

**Figure 38 - Development Status and Constraints in Aylmer East Suburban Area**



Source: Monteith Brown Planning Consultants, County of Elgin, Township of Malahide, Ministry of Natural Resources and Forestry, 2020

The following table lists the properties that have been submitted for consideration through the Comprehensive Review. In addition, other options / alternative directions for growth that have are being considered are listed below.

Location	Label	Requested By	Area (ha)	Proposal	Characteristics & Considerations
<i>No site-specific requests for consideration have been received to date for lands in and round the Aylmer East Suburban Area.</i>					
Southeast 49824 & 49844 Talbot Line Malahide Con NTR Pt Lots 87; And 88	AE1	<i>Identified for consideration by MBPC</i>	17.5	Vacant land designated for residential	Lands are surrounded by residential development and are undersized for agricultural uses

### Conclusions

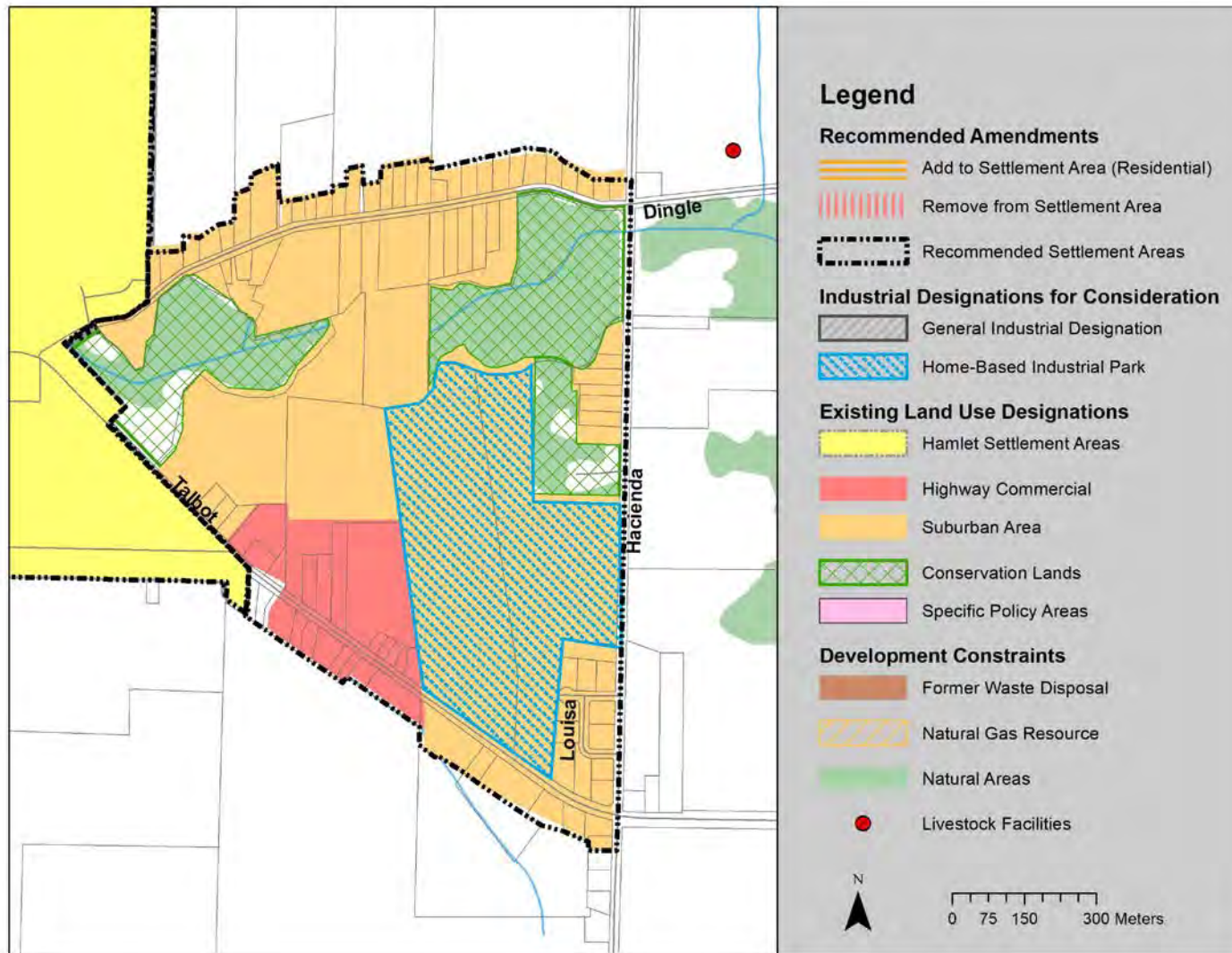
Based on the analysis undertaken to date including a review of alternative directions for growth across the Township, the following changes are recommended for the Aylmer East Suburban Area:

**AE1:** It is **recommended** that the lands be considered as a **candidate location for an “Home-Based Industrial Park”** as will be discussed below in Section 7.2 of this report.

**Settlement Area Boundary:** A Suburban Settlement Area Boundary is proposed to be established and encompass the “Suburban Areas” and “Highway Commercial” designations for the Aylmer East Suburban Area.

In addition, as minor adjustments to the land use designations are recommended to align with the existing parcel fabric and natural features.

**Figure 39: Recommended Amendments to Aylmer East Suburban Settlement Area**



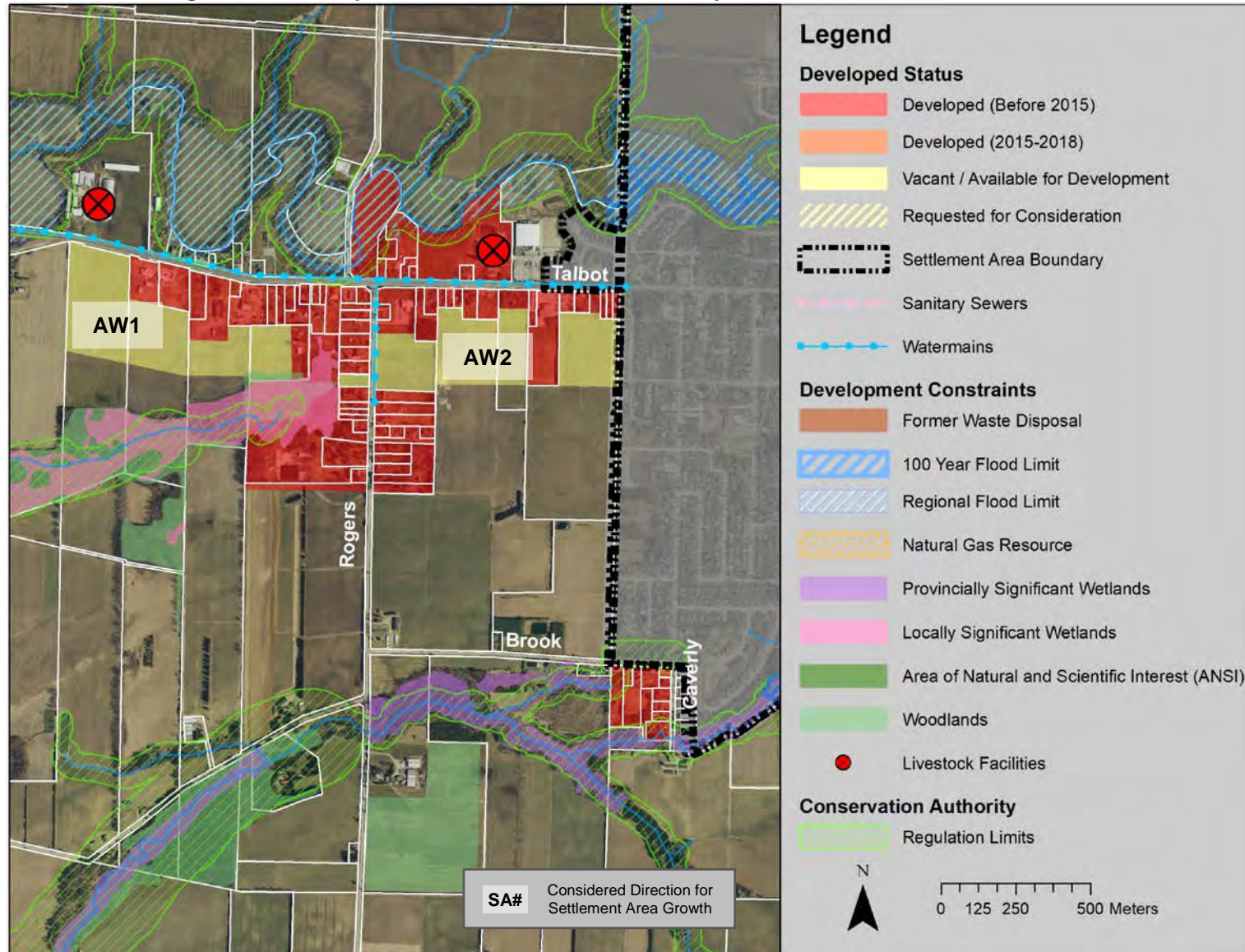
Source: Monteith Brown Planning Consultants, Township of Malahide, County of Elgin, 2021

### 6.5.3 Aylmer South & West

The Aylmer south suburban area is very small and is fully built out with estate residential dwellings. The Aylmer west suburban area is primarily commercial and industrial in nature and runs along Talbot Line west from the Town limits towards the Orwell Hamlet. The area features two large dairy livestock facilities on the north side of Talbot Line. A series of large undeveloped areas south of the commercial and industrial uses fronting Talbot Line remains undeveloped. The lands to the west of Rogers Road are primarily zoned for industrial uses, while the lands to the east of Rogers Road are zoned for agricultural uses.

	<b>Aylmer South</b>	<b>Aylmer West</b>
<b>Population</b>	30 people	170 people
<b>Dwellings</b>	10 dwellings	54 dwellings
<b>Water Services</b>	Municipal Services	Municipal Services
<b>Sanitary Services</b>	Private Services	Private Services
<b>Developed Land</b>	4.5 hectares	62.9 hectares
<b>Vacant Residential Lots</b>	-	1 lot
<b>Vacant Residentially Designated Lands</b>	-	33.0
<b>Natural Heritage Features</b>	-	0.4
<b>Natural Hazards</b>	-	-
<b>CA Regulation Limits</b>	-	-
<b>Industrial Land</b>		5.4
<b>Land Available for Future Development</b>	0.1	28.0
<b>Potential Dwelling Units</b>	0 dwellings	79 dwellings
<b>Soil Capacity for Agriculture (CLI)</b> <i>(Class 1-3 is considered Prime Agricultural Land)</i>	Class 2 to south, southeast, and west; Class 7 in river valley	Class 2 to the southeast, west Class 3 to the southwest
<b>Livestock Facilities</b>	n/a	1 facility within suburban area 210m to the east

**Figure 40 - Development Status and Constraints in Aylmer South & West Suburban Areas**



Source: Monteith Brown Planning Consultants, County of Elgin, Township of Malahide, Ministry of Natural Resources and Forestry, 2020

The following table lists the properties that have been submitted for consideration through the Comprehensive Review. In addition, other options / alternative directions for growth that have are being considered are listed below.

Location	Label	Requested By	Area (ha)	Proposal	Characteristics & Considerations
Southwest 47739 & 47845 Talbot Line CON 6 N PT LOT 4	AW1	<i>Identified for consideration by MBPC</i>	12.3	Vacant land designated for suburban development, and zoned for agriculture	Lands are located to the southwest of existing development at the westerly limit of the suburban area; lands are located across the street from a livestock facility
Southeast 8900 Rogers Road 48333 Talbot Line Malahide Con STR N Pt Lot 80	AW2	<i>Identified for consideration by MBPC</i>	7.3	Vacant land designated for suburban development, and zoned for agriculture	Lands are located between development on Rogers Road to the west and the Town of Aylmer to the east.

## Conclusions

Based on the analysis undertaken to date including a review of alternative directions for growth across the Township, the following changes are recommended for the Aylmer South and West Suburban Areas:

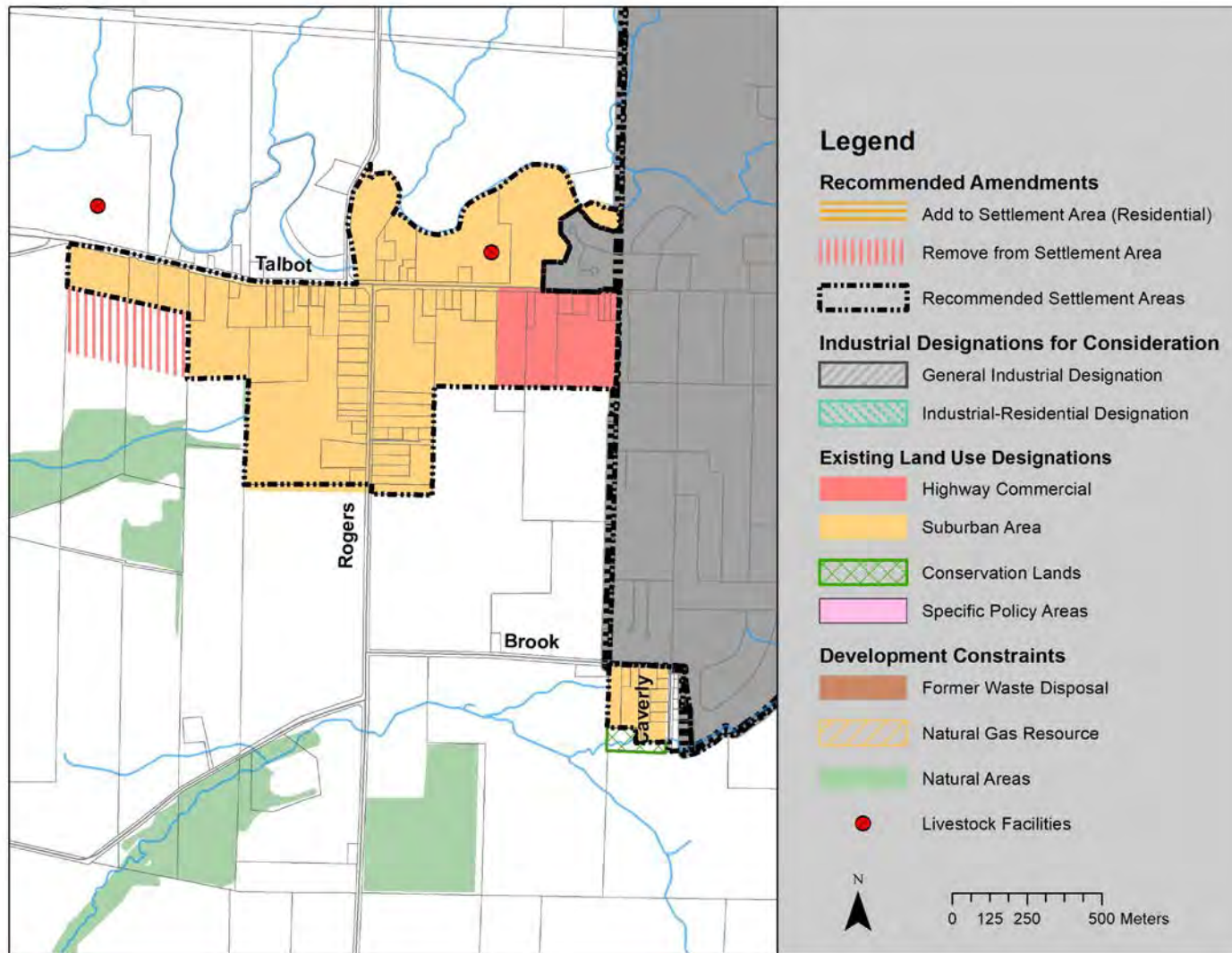
**AW1:** Recommend to **remove** the undeveloped lands within the Suburban Areas Designation which is zoned A1 for agricultural uses which are generally further than 140m south of Talbot Line. It is recommended that the commercial development be permitted along the Talbot Line frontage adjacent to the existing RC zone in this area. Reallocate the lands which are removed from the settlement area to Springfield.

**AW2:** Recommend to **keep** the lands within the settlement area boundary to allow for infill and rounding out of the settlement area.

**Settlement Area Boundary:** A Suburban Settlement Area Boundary is proposed to be established and encompass the “Suburban Areas” and “Highway Commercial” designations for the Aylmer South and West Suburban Area.

In addition, as minor adjustments to the land use designations are recommended to align with the existing parcel fabric and natural features.

**Figure 41: Recommended Amendments to Aylmer East Suburban Settlement Area**



Source: Monteith Brown Planning Consultants, Township of Malahide, County of Elgin, 2021

## 6.6 Settlement Areas Issues and Opportunities

More precise boundary mapping of the 'Hamlet Settlement Areas' is recommended to ensure that future development is strictly controlled enabling only limited infilling and rounding out and prohibiting larger scale development. More clearly defined boundaries are considered necessary to reflect the intent of the PPS and the current Official Plan designed to avoid widespread system failures and cost-prohibitive solutions. The revised boundaries should essentially recognize contiguous existing development, typical hamlet land uses, existing building lots, and limited infilling and rounding out opportunities.

**Table 5 - Estimated Residential Land Supply**

	Existing Vacant Lots	Vacant Greenfield Lands (ha)	Unconstrained Greenfield Lands (ha)	Possible Dwelling Units
<b>Springfield</b>	11	75.6	63.7	520
<b>Port Bruce</b>	2	87.1	24.0	70
<b>Hamlets</b>				
Avon		29.2	26.0	73
Calton	1	12.2	9.9	29
Copenhagen	10	44.6	29.1	92
Kingsmill Corners	7	9.3	8.5	31
Luton		17.7	12.5	35
Lyons	5	27.3	26.7	80
Mount Salem	3	30.8	15.5	47
Orwell	1	5.6	5.6	17
South Gore	12	3.6	3.6	22
Summers Corners		5.9	5.4	15
<b>Suburban Areas</b>				
Aylmer North		19.1	19.1	54
Aylmer East	5	27.4	6.6	23
Aylmer South		-	-	-
Aylmer West	1	33.1	28.0	80
<b>Total</b>	<b>57</b>	<b>428.4</b>	<b>284.1</b>	<b>1,189</b>

Source: Monteith Brown Planning Consultants, 2021

Based on the density of recent developments in comparable settlement areas with and without municipal services it is estimated that **there is currently a supply of designated land in Malahide's settlement areas to accommodate approximately 1,189 new dwelling units**. These are broken down between the various settlement areas as shown in

Possible units for settlement areas without municipal sanitary services is based on the 2.8 units per hectare in the Dixie Estates subdivision in Copenhagen.

The possible units for the Village of Springfield is based on the density of 8 units per hectare for single detached dwellings consistent with the minimum lot size of the Village Residential 1 Zone of 800m<sup>2</sup>. Historical development in Springfield has averaged 4-5 units per hectare, however, there are many oversized lots, and inefficient use of land due to the drain that runs through the existing built-up area.

These land supply estimates are considered to be conservative as increased density could be achieved through denser forms of developments such as townhouses and apartments in Springfield if full municipal services become available.

The proposed changes to settlement areas would reduce the amount of available land within the un-serviced settlement areas and consolidate the space within Springfield. The expansion proposed for Springfield would help ensure more development and support the financial viability of municipal water and sanitary services over their lifespan. Based on the recommendations for each settlement area, it is recommended that **that approximately 173.6 hectares be redirected from other settlement areas and that approximately 172.8 ha be reallocated to the Springfield Settlement Area, resulting in a net reduction of approximately 0.8 ha.**

The lands to be reallocated to Springfield are recommended to be divided between the following land use designations:

- Residential: 33.45 ha
- Commercial: 6.2 ha
- Industrial: 29.8 ha
- Home-Based Industrial: 9.6 ha
- Future Urban Growth: 93.78 ha

Due to the smaller lot sizes and more efficient land use that is possible in Springfield with full municipal services, the number of estimated dwellings that can be accommodated on the proposed vacant lands for growth is only slightly lower than before. As a result of the recommendations, it is estimated that the **proposed residential land supply would accommodate 1,134 possible residential dwellings** as shown below in Table 6 below. It is recommended that some of the lands removed from the un-serviced, or partially serviced, hamlets be placed into a 'Future Urban Growth' designation to indicate that the long-term intent of the lands is for urban uses. Development in the short or medium term will not be permitted unless it can be demonstrated that there is a need for additional lands, and the lands can be provided with full municipal

services. It is recommended that the lands removed from the hamlets be kept in this Future Urban Growth designation to permit the Township to respond to changes in demand for housing. While there has historically not been a high rate of growth within Springfield, other community in Southwestern Ontario have experienced rapid increases in growth once full municipal services are available. Maintaining these lands within the settlement area of Springfield will assist the Township with addressing the challenges of housing affordability that are facing all Municipalities across the region.

As Springfield continues to grow, there will be a need for additional community facilities, parks, open space, institutional uses, and other uses that support the development complete community. Maintaining these lands within the Settlement Area helps ensure that these facilities land uses can be provided without limiting the supply of housing.

While the area of land available for development would both be reduced through these recommendations, the projected number of dwellings that could be accommodated is approximately the same. This amendment will generally reallocate lands primarily with no municipal services to locations where full municipal services are planned to be extended as has been discussed with the County of Elgin. As a result of the proposed amendments, the proposed supply would continue to exceed the forecasted 25-year demand for housing within Malahide (798 dwellings) by approximately 400 dwellings. The oversupply is maintained to help provide sufficient flexibility to accommodate development in various locations, while also ensuring that most of the development is focused within Springfield to make efficient use of existing and planned municipal infrastructure.

**Table 6 – Recommended Residential Land Supply**

	Existing				Recommended	
	Vacant Lots	Vacant Greenfield Lands (ha)	Unconstrained Greenfield Lands (ha)	Possible Dwelling Units	Change in Settlement Area (ha)	Possible Dwelling Units
<b>Springfield</b>						
Residential	11	75.6	63.7	520	33.45	788
Commercial	-	-	-	-	6.2	-
Home-Based Industrial	-	-	-	-	9.58	20
Industrial	-	-	-	-	29.84	-
Future Urban Growth	-	-	-	-	93.78	-
<b>Port Bruce</b>	2	87.1	24.0	70	-53.86	31
<b>Hamlets</b>						
Avon		29.2	26.0	73	-28.61	4
Calton	1	12.2	9.9	29	-11.17	4
Copenhagen	10	44.6	29.1	92	-32.79	53
Kingsmill Corners	7	9.3	8.5	31	-	31
Luton		17.7	12.5	35	-3.70	16
Lyons	5	27.3	26.7	80	-3.95	69
Mount Salem	3	30.8	15.5	47	-20.93	11
Orwell	1	5.6	5.6	17	-2.52	9
South Gore	12	3.6	3.6	22	-5.07	12
Summers Corners		5.9	5.4	15	-	15
<b>Suburban Areas</b>						
Aylmer North		19.1	19.1	54	-	-
Aylmer East	5	27.4	6.6	23	-	23
Aylmer South		-	-	-	-	-
Aylmer West	1	30.5	28.0	73	-8.90	48
<b>Total</b>	57	425.9	281.6	1,182	-0.8	1,134

## 7.0 Industrial Lands

This section evaluates the planning framework providing industrial and/or employment lands in the Township. It identifies possible revisions to the existing supply of industrial land in Malahide to better position the Township to attract industrial development.

### 7.1 Existing Industrial Lands

There are currently no lands designated 'Industrial' or 'Employment' in the Malahide Official Plan. Industrial uses are permitted subject to satisfying certain criteria. Small-scale farm based industrial uses are permitted without the requirement for an Official Plan Amendment. Large scale industrial uses which are in existence in the rural area for the most part pre-date the coming into effect of the Township's Official Plan and have been zoned and recognized as conforming uses in the Township's Zoning By-law.

The Township of Malahide remains cognizant of the potential for land use conflicts in the event of promoting alternative scenarios, namely, allowing increased industrial development within the confines of the Village of Springfield (or neighbouring 'suburban' areas) where there is a much greater possibility of land use conflict, or seeking out other suitable lands already designated for industrial purposes on a lower soil class rating (which simply do not exist in the Township).

Certain industrial uses have in the past and continue to be allowed only through the application of a 'Specific Policy Area' designation. In only three such cases have such an "industrial" type use been permitted in the rural area:

#### **"Specific Policy Area No. 6**

*The lands situated on the east side of Walker Road, north of Talbot Line, in Part Lot 26(99), Concession 7, N.S.T.R., in the geographic Township of Malahide, municipal address 9576 Walker Road, and designated "Specific Policy Area" on Schedule "A1", may be used, developed and zoned to permit a **small-scale furniture finishing operation**, which may include the warehousing and retail sale of goods manufactured on the adjacent property with the municipal address of 9444 Walker Road. This farm cluster of furniture finishing, storage and sale is allowed, in addition to the primary farming operation, at this location on the basis of distinct cultural practices which rely primarily on horse-drawn and non-motorized forms of transportation for staff, goods and materials. Any proposed development will be subject to a site-specific Zoning By-law amendment and will be subject to the Site Plan Control policies of Section 4.8 of the Official Plan."*

#### **"Specific Policy Area No. 9**

The lands situated on the east side of Imperial Road, north of College Line, in Part of Lot 11, Concession IX in the geographic Township of Malahide, and designated “Specific Policy Area” on Schedule “A”, may be used, developed and zoned for agricultural purposes and non-agricultural purposes **limited to the establishment of a truck terminal**. Lands so designated will be subject to an amendment to the Township’s Zoning By-law and site plan control and a high degree of site design and amenity will be required. The owner shall be responsible for ensuring that all studies deemed necessary to address any potential farmland use impacts are provided to the satisfaction of the Township.”

#### Specific Policy Area No. 10

The lands situated on the west side of Hacienda Road, between College Line and Glencolin Line, situated in Part of Lot 15, Concession VIII in the geographic Township of Malahide, and designated “Specific Policy Area” on Schedule ‘A’, may be used, developed and zoned to permit **a range of agri-industrial uses** as more specifically permitted in the Township’s Zoning By-law. Lands so designated will be subject to site plan control and a high degree of site design and amenity will be required. Under no circumstances will any use be permitted, by amendment to this Plan or otherwise, where such use is listed as “Prohibited Use” in the Township’s Zoning By-law.

The above-noted ‘Specific Policy Area No. 10’ represents a recent and rather ambitious undertaking by the Township to establish an agriculturally based industrial park on a parcel of land owned by the Municipality lying on the west side of Hacienda Road lying opposite the Ontario Police College in part of Lot 15, Concession 8. The change in designation, from ‘Agriculture’ to ‘Specific Policy Area No. 10’, permits the lands to be used for agri-industrial purposes as developed through an industrial park. The proposed industrial park occupies an area of approximately 8.2 hectares (20.3 ac) and the lands were devoid of buildings and structures. Except for some limited farm cultivation at its westerly and northerly limits, the parcel was primarily overgrown and served no apparent use. A network of former internal roadways was clearly discernable, likely dating back to a time when the lands were occupied by housing serving the former Royal Canadian Air Force (circa 1941) base situated on the lands now occupied by the Ontario Police College.

Figure 42 – Special Policy Area 10 & Ontario Police College



The lands have since been divided into smaller lots and the Township has recently confirmed that all of these lots have now been sold to be used for agri-industrial purposes. Such uses are generally considered unsuited for locations within settlement areas and are best suited to rural locations, where justifiable, and subject to planning-related approvals as may be applicable. Considering the proximity of the subject lands to the Ontario Police College, the permitted uses (as specified in the Zoning By-law) are not of a variety which would be characterized as noxious or otherwise offensive.

The establishment of non-agricultural industrial uses in areas beyond those lands designated 'Suburban' and/or within the 'Settlement Area' of Springfield requires an amendment to the Township of Malahide Official Plan. The proposed industrial park is subject to development criteria consistent with standards expected in the case of private development. No other parcel of land has been identified in the Township which combines the attributes of the subject lands in terms of its location, size, Canada Land Inventory (CLI) rating as "unclassified" and its existing rural industrial zoning. The provisions of the Official Plan with respect to site plan control are considered a crucial component of future development, particularly given that it will represent a municipally initiated venture and likely to generate considerable attention and expectation. With a highly visible and exposed site, in a location adjacent to the Ontario Police College, will necessitate the provision of enhanced design, landscaping and buffering. Through the planning approval process, it is expected that detailed site plans for each new industrial use proposed will be mandatory, and that the necessary site plan agreements be entered into with the owner(s) and registered on title for each lot in the agri-industrial park.

**Figure 43 - Silvermoon Innovation Park**



*Source: Google Streetview, 2014*

With respect to 'Employment Areas', the Official Plan states (in part):

*"3.4 Employment Areas*

*3.4.1 Commercial*

*3.4.1.1 These policies are intended to address commercial uses **within the "Hamlets" or "Suburban Areas" and not characterized by a separate land use designation.** The general principles to be considered in the development and zoning of these uses are as follows:*

*a) The uses permitted in this land use category are those uses which essentially serve the entire Township and which are located in the "Hamlets" and "Suburban Areas" and may include those establishments essentially engaged in the buying and selling of goods and services, automobile service stations and sales garages, hotels, places of entertainment and general assembly, offices and studios, service shops, public and institutional uses and residential uses in the form of apartments above ground floor commercial uses....."*

As noted above, the Employment Area policies are not supported by a specific land use designation. In consideration of a range of permitted industrial uses in a setting which also provides for the option of owner/operator residency on the premises, a number of possibilities exist. One such relatively successful development elsewhere is known as "Silvermoon Innovation Park" situated in the Municipality of Thames Centre adjacent to Highway No. 401. This development, with its inception by Jim McCarvell in 1987, is recognized in the Thames Centre Official Plan as a 'Rural Industrial Special Policy'. It is best described as an integrated industrial-residential park where industrial uses dominate and take precedence over residential uses by ensuring the floor area of the residential living space is less than the floor area of the building used and devoted exclusively for industrial purposes (Figure 29).

There may well be lands lying within the existing 'Suburban Area' designation of the Official Plan (e.g. Hacienda Road north of Talbot Line), or other lands strategically situated along arterial roads and removed from areas of potential land use conflict, which are possible contenders for consideration of such future development.

## **7.2 Possible General Industrial Areas**

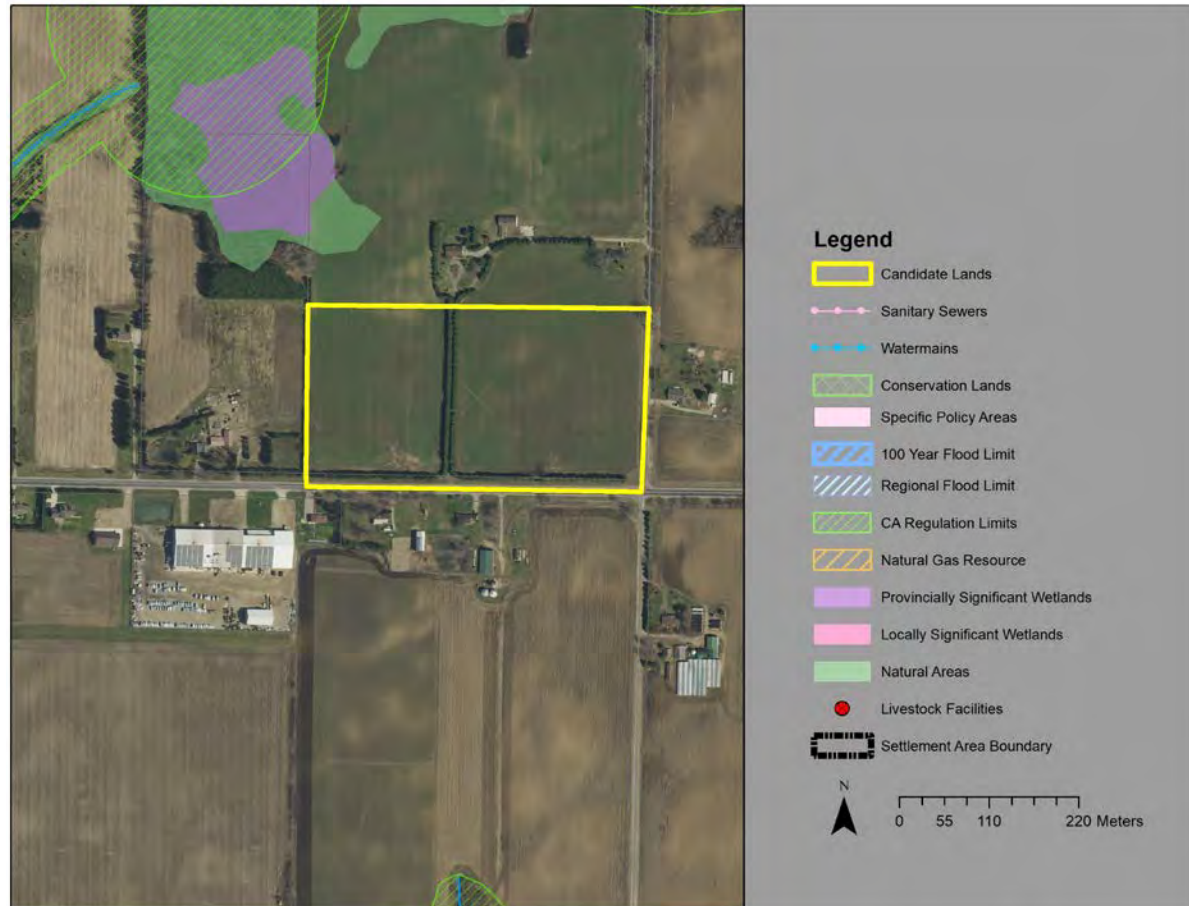
The following section will discuss potential locations for a designation with permits general industrial uses. It is preferable that the location has:

- Access to existing or planning municipal water and sewer services;
- Convenient access to the 400 series highways and other key transportation corridors;
- A sufficient buffer from sensitive land uses such as residential dwellings;
- A generally flat topography, and unencumbered by constraints to development such as natural environment features, flood plain, utility corridors, and natural resource areas; and
- Proximity to other existing industrial uses would be desirable but not necessary.

A subsequent section will consider possible location for an integrated industrial-residential designation that would encourage development designed specifically for home-based businesses which have minimal noise, vibration, and odour impacts.

### 7.2.1 Part Lot 24, Concession III – south side of Calton Line west of Sawmill Road

.One approach for providing land designated for industrial uses is to locate these areas adjacent to existing industrial or agri-industrial uses such as Creative Enterprises, a large industrial operation engaged in the manufacturing of concrete drum mixers and agricultural equipment. The use has recently been approved by Township Council. Some lands in the vicinity of the business may be candidates for consideration given that a large industrial use is already established at this location. The location is to the east of Mount Salem and does not have any municipal services, nor is it on the planned route of a possible future watermain or sewer main. In addition, there are a number of surrounding residential dwellings with which there would be possible land use conflicts created by introducing more industrial uses.



These lands are **not recommended** to be kept in consideration as the possible location of an industrial designation due to the lack of existing or planned municipal services.

### 7.2.2 Part Lot 11, Concession IX – east side of Imperial Road north of College Line

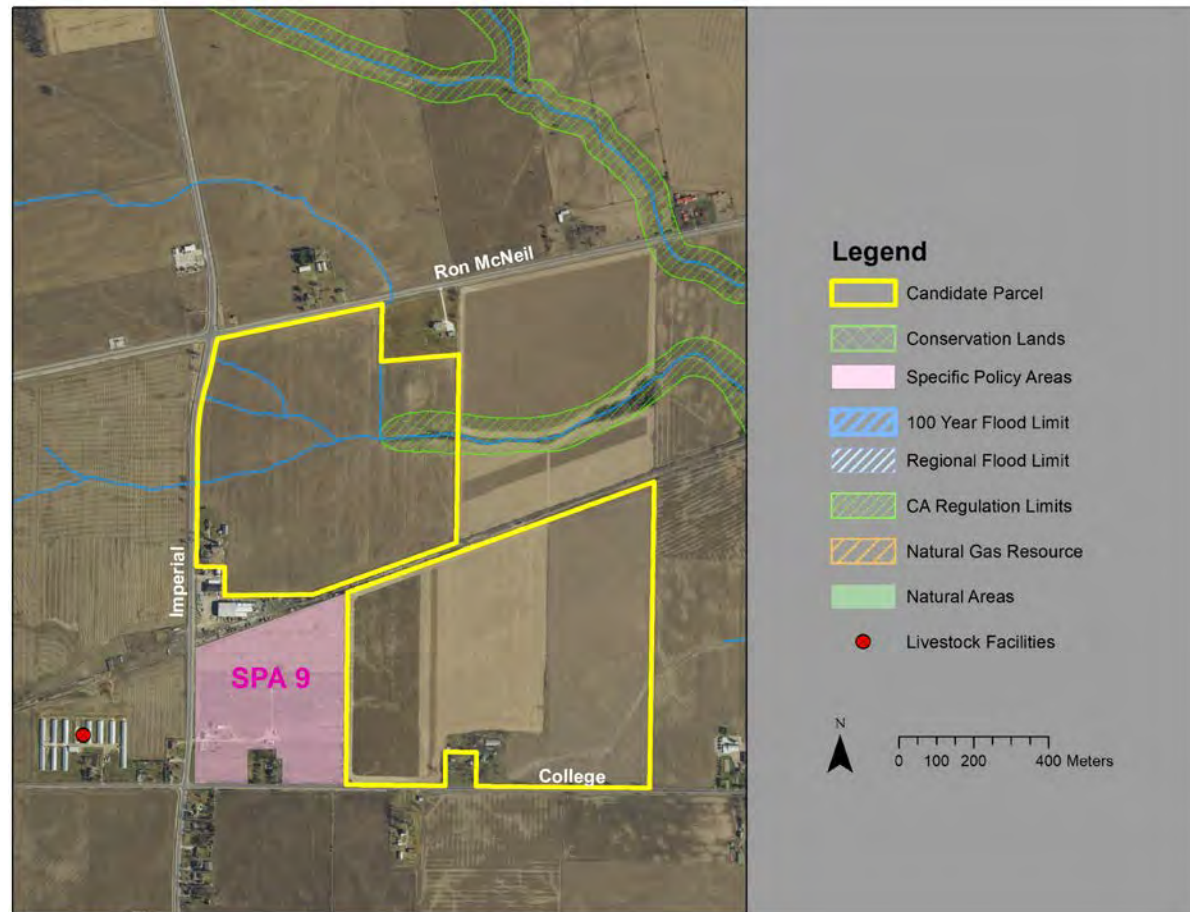
Another option is a location near the intersection of Imperial Road and John Wise Line adjacent to two trucking and distribution uses. A trucking depot for Guenther Trucking was recently approved at this location along with an established industrial use already in operation (Canada Trailers). The area does not have any municipal services and the location is not on the planned route of possible future watermain. Neighbouring lands to the north are somewhat fragmented by the former CN Railway right-of-way.

#### Site Data

**Description:** CON 9 N PT LOTS 11,12

**Address:** 11980 Imperial Road

**Area:** 44.7 ha



These lands are **not recommended** as the possible location of an industrial designation due to the lack of existing or planned municipal services.

### 7.2.3 Part Lot 15, Concession VIII – west side of Hacienda Road across from the Aylmer Police College

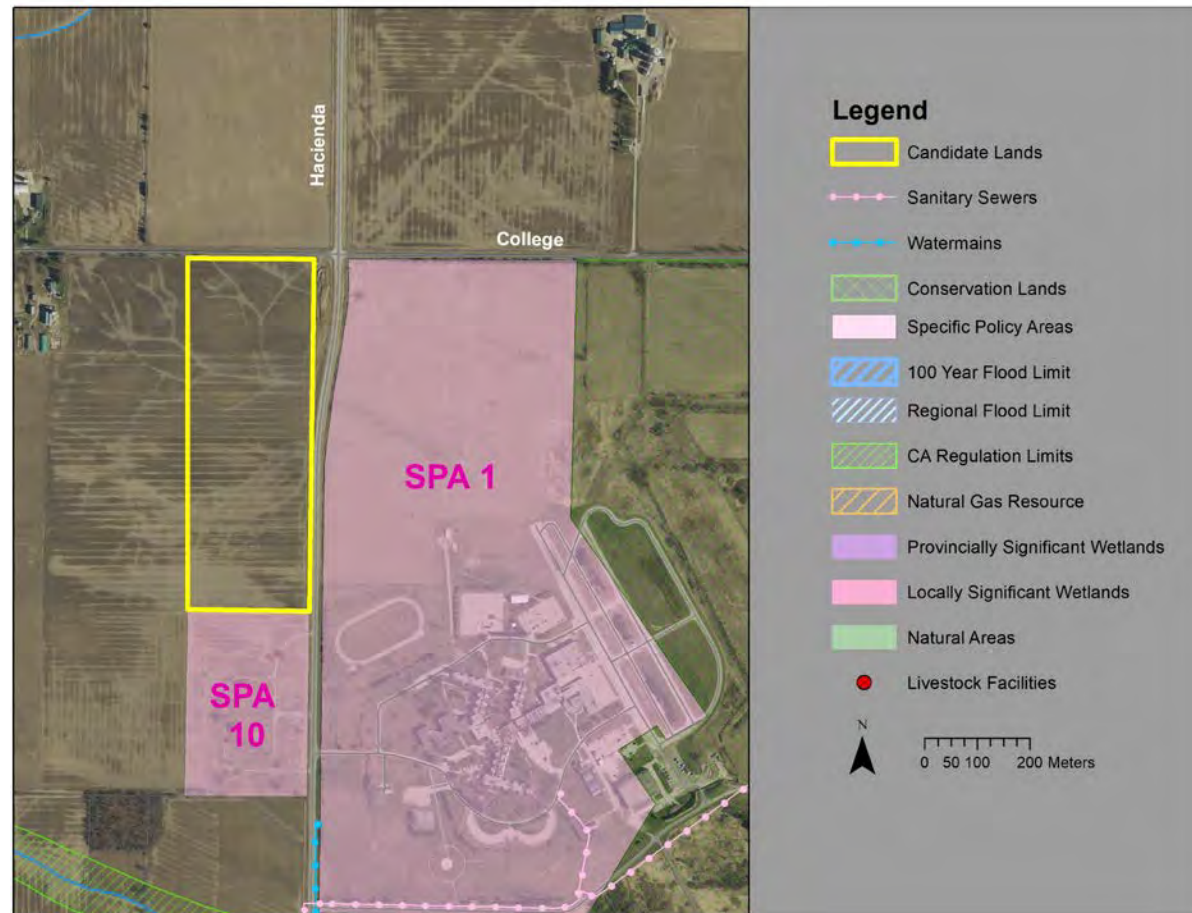
The recently subdivided and sold Malahide Industrial park is under development and has been successful at attracting industrial tenants to the area. An expansion to the north of the industrial park should be considered. These lands are located in an area where near a logical path for water services to possibly be extended. The development of these lands would help justify the extension of services to Springfield.

#### Site Data

**Description:** CON 8 N PT LOTS  
13,14,15

**Address:** 49953 College Line

**Area:** 15.8 ha



These lands **are recommended for further consideration as a possible location** of a general industrial designation due to the success of the adjacent industrial park, and the availability of municipal water and sanitary services being near a logical path of the possible watermain to Springfield. Additional lands are also available if needed to provide more depth or space.

#### 7.2.4 Part of Lot 8 and 9, Concession VII – south of Glencolin Line west of Imperial Road

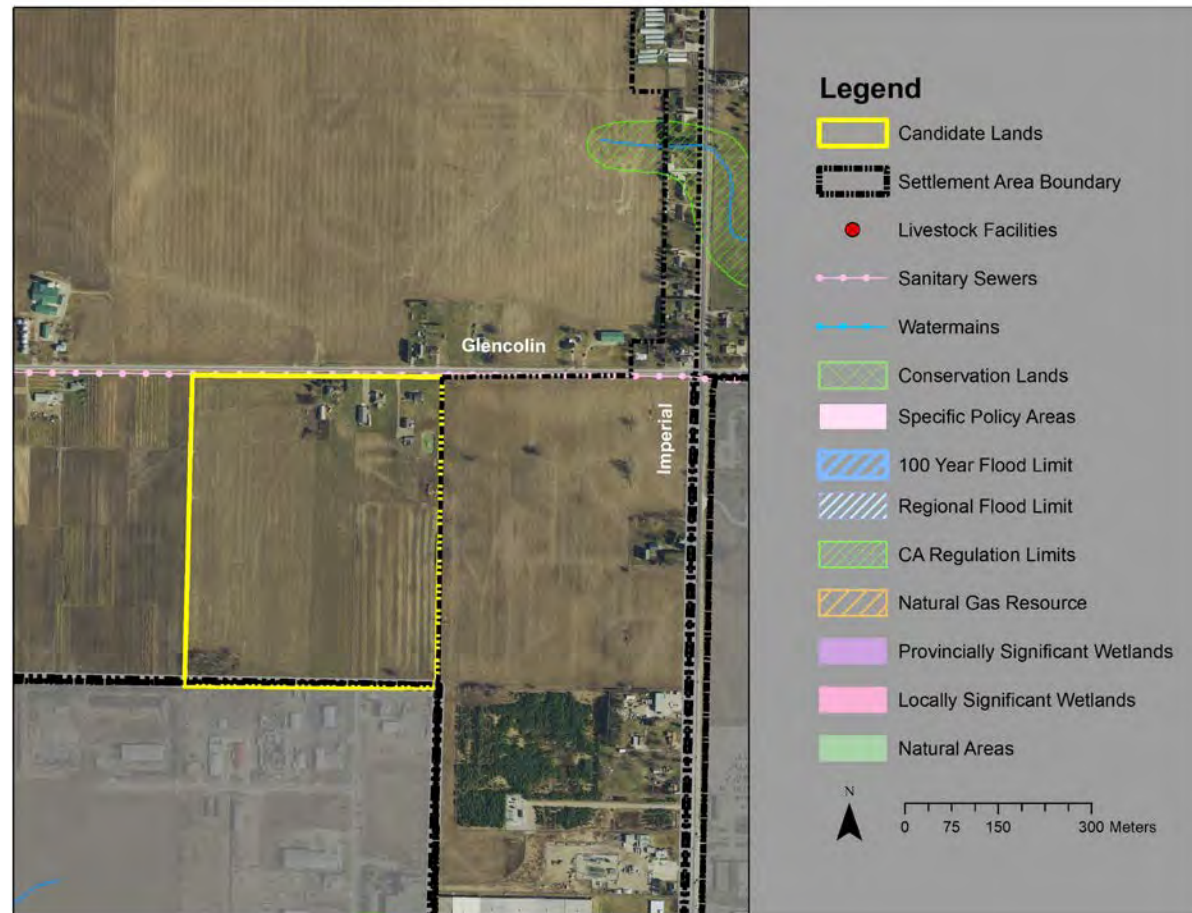
Additional lands in the North Aylmer suburban area would provide for a logical extension of existing industrial development in the abutting Town of Aylmer. The lands currently have access to the sanitary sewer on Glencolin Line. The property owner has expressed interest in permitting development on the adjacent lands, however, they have requested that they be designated for residential development.

##### Site Data

**Description:** CON 7 N PT LOT 9 CON  
NTR N; PT LOT 82

**Address:** 49145 Glencolin Line

**Area:** 13.1 ha



The lands are **not recommended** for consideration as they are within the proposed transportation corridor for the Aylmer by-pass. In addition, their development would not help support the extension of services to Springfield. Adjacent lands to the east could potentially support some industrial uses if the by-pass is not pursued.

### 7.2.5 Part Lot 16, 17, 18 Concession 9 S - North East Corner of Hacienda Rd & College Line

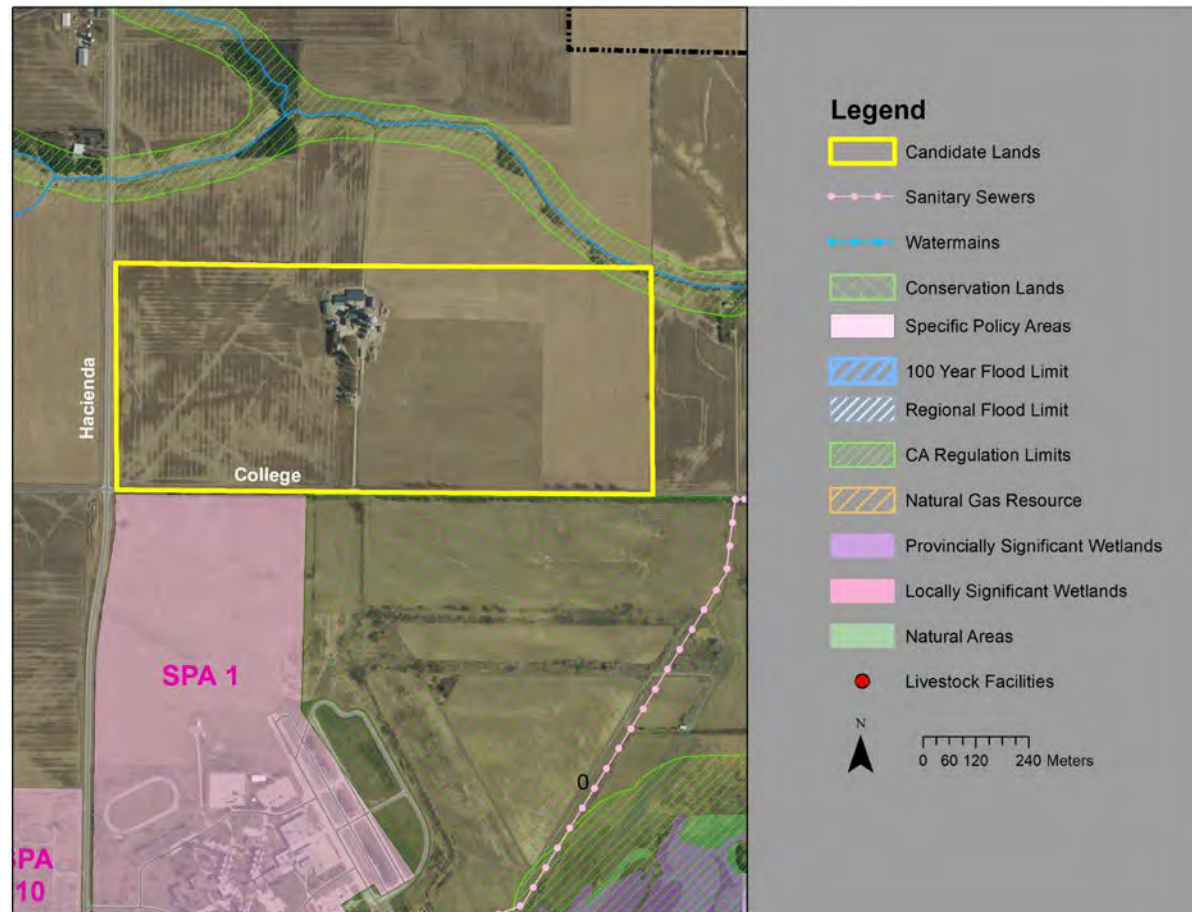
A large site to the north of the Ontario Police College and the existing industrial business Park in Special Policy Area #10. There is an active agricultural operation with several silos on the lands, however, it may be possible to develop a portion of the lands for industrial uses. The lands are not encumbered by any natural features or drains. It is located near the existing sanitary sewer, and is along a logical path of the possible water services on College Line.

#### Site Data

**Description:** CON 9 S PT LOTS  
16,17,18

**Address:** 50408 College Line

**Area:** 62.5 ha



These lands **are recommended for further consideration as a possible location** of a general industrial designation due to the success of the nearby industrial park, and the availability of municipal existing sanitary services being near a logical path of the possible watermain to Springfield.

### 7.2.6 Part Lot 19 Concession 9 S - North side of College Line

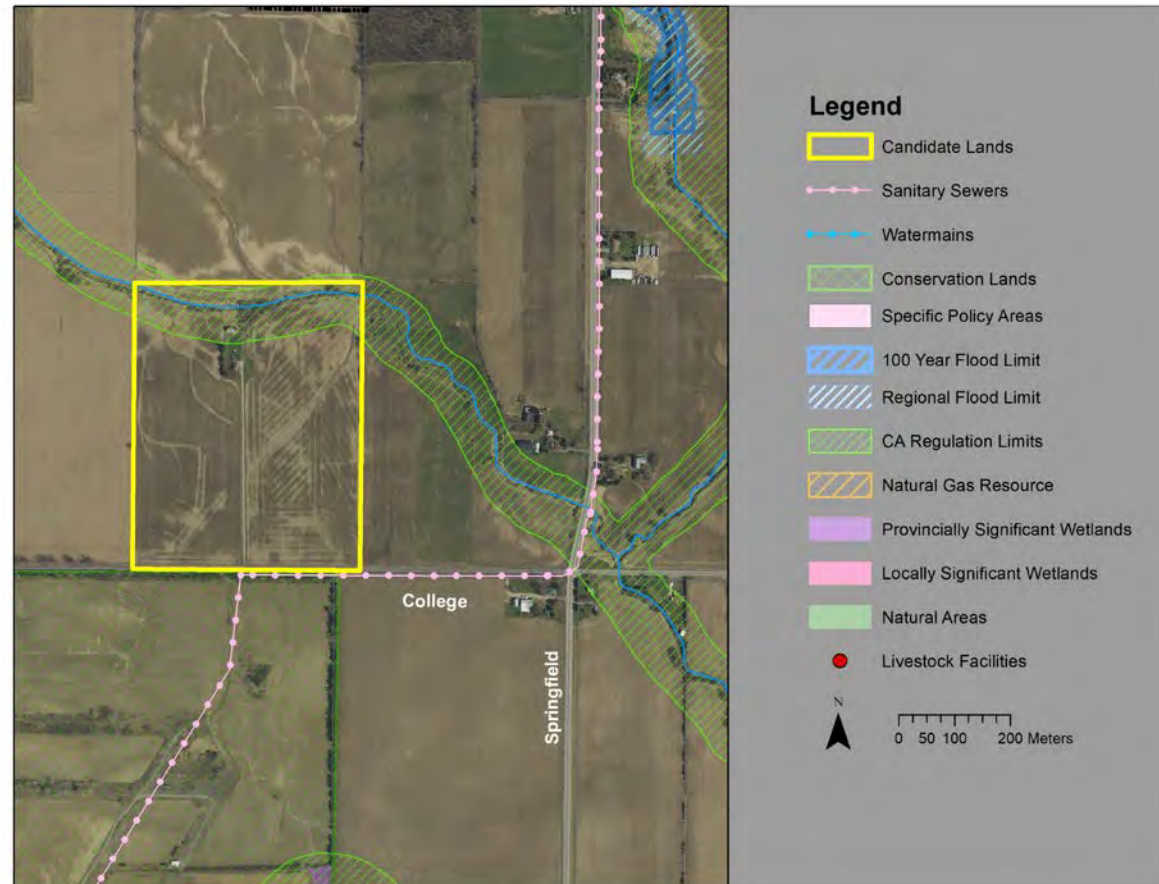
The property to the east of the last option, located on the north side of College Line is another consideration. This property is smaller in size and has a farm dwelling at the rear of the portion considered for development. The lands are part of a large agricultural parcel, and the area proposed for industrial development is the lands to the south of the drain which divides the property. Other than the drain and the dwelling there appear to be no other constraints to development for these lands. The lands have access to the existing sanitary sewer and are located on a logical path of the possible watermain.

#### Site Data

**Description:** CON 9 S PT LOT 19

**Address:** 50758 College Line

**Area:** 18.9 ha



These lands **are recommended for further consideration as a possible location** of a general industrial designation due to the availability of municipal sanitary services being near a logical path of the possible watermain to Springfield.

### 7.2.7 Part Lot 20 Concession 9 S - North West Corner of Springfield Road and College Line

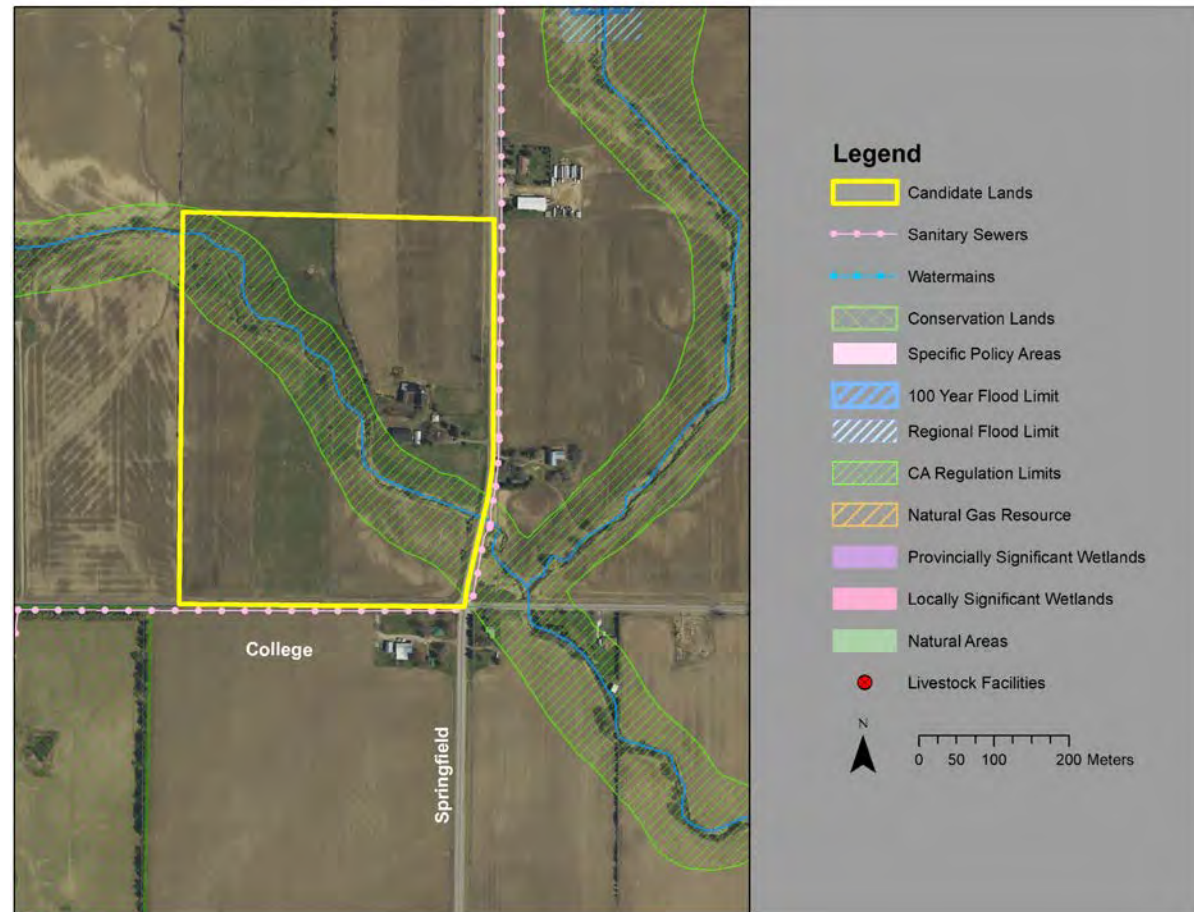
Located on the northwest corner of the intersection of College Line and Springfield Road. The lands have a drain which runs from the northwest to southeast corner which may limit the size and number of industrial uses that could be accommodated on the lands. The lands are also closer to Springfield and could cause conflict with sensitive land uses if residential development in Springfield expands to the south in the future. The lands are located directly on a logical path of the possible water services and existing sewer services. The lands to the north are recommended for consideration as an industrial-residential business park.

#### Site Data

**Description:** CON 9 S PT LOT 20

**Address:** 11215 Springfield Road

**Area:** 20.1 ha



These lands **are recommended for further consideration as a possible location** of a general industrial designation due to the availability of municipal sanitary services being near a logical path of the possible watermain to Springfield.

## 7.2.8 Part Lot 21, 22 Concession 9 S - North East Corner of Springfield Road and College Line

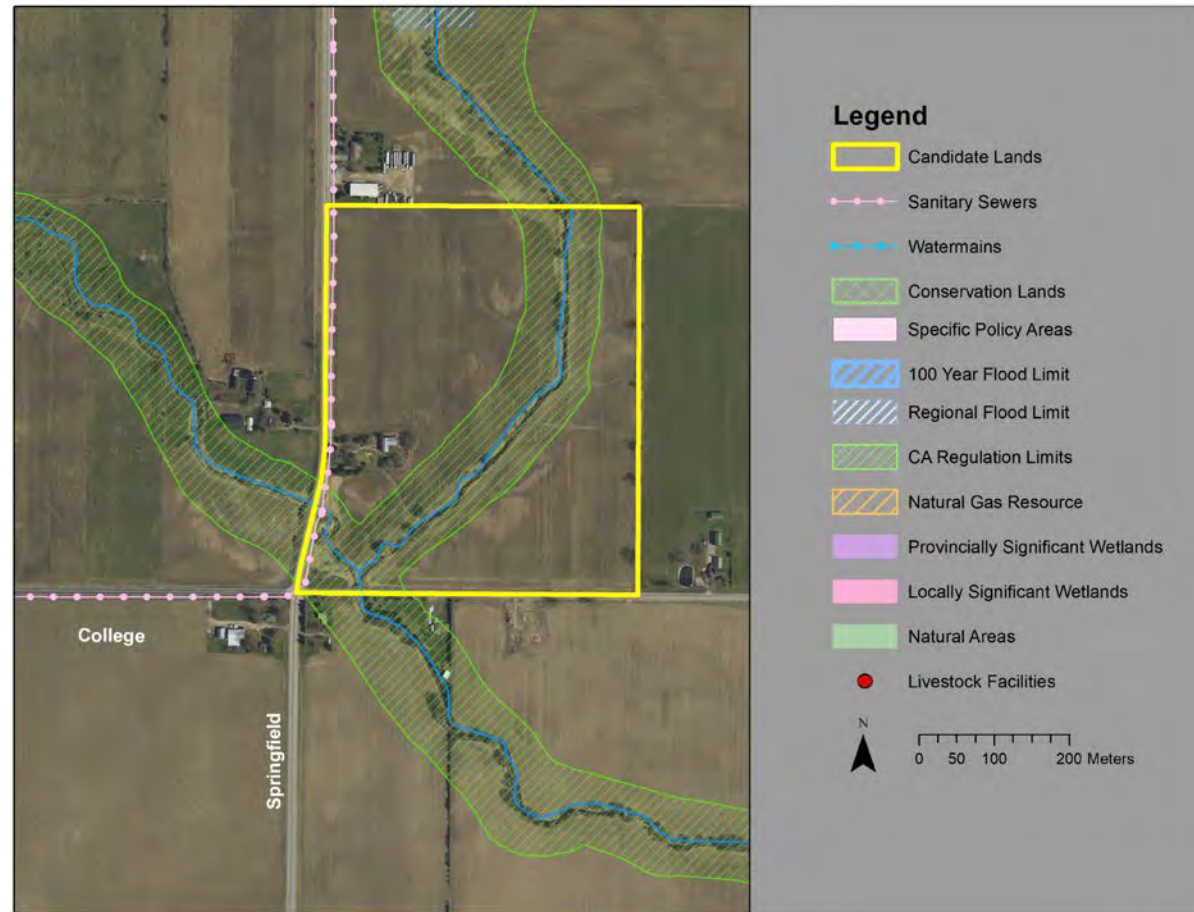
Located on the northeast corner of the intersection of College Line and Springfield Road. The lands have a drain which runs from the northeast to southwest corner which may limit the size and number of industrial uses that could be accommodated on the lands. The lands are also closer to Springfield and could cause conflict with sensitive land uses if residential development in Springfield expands to the south in the future. The lands are located directly on a logical path of the possible water services and existing sewer services. The lands to the northwest are recommended for consideration as an industrial-residential business park.

### Site Data

**Description:** CON 9 S PT LOT 21 & 22

**Address:** 11206 Springfield Road

**Area:** 20.8 ha



These lands **are recommended for further consideration as a possible location** of a general industrial designation due to the availability of municipal sanitary services being near a logical path of the possible watermain to Springfield.

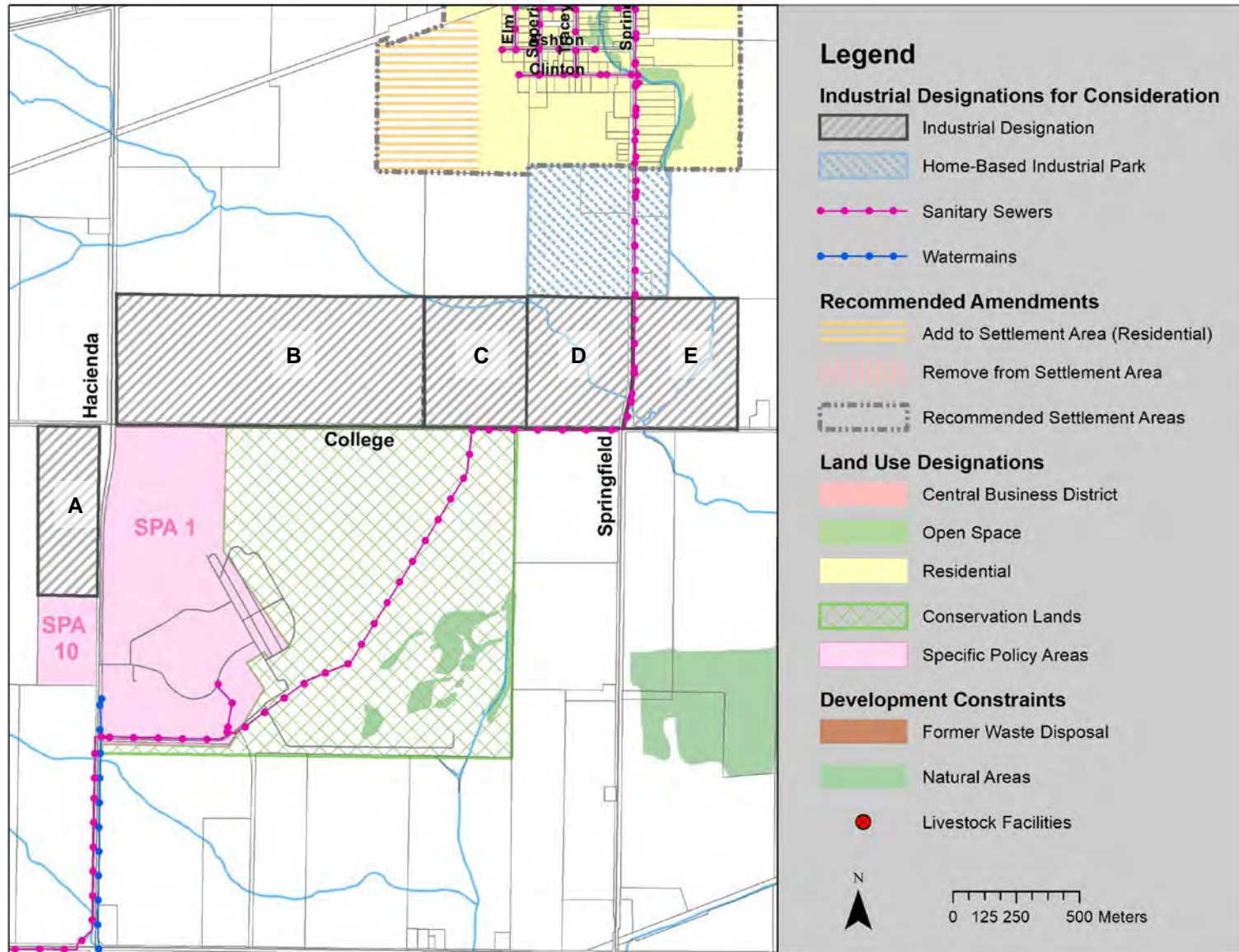
### **7.3 Recommended General Industrial Areas**

Based on a preliminary review of the eight locations noted above as potential areas for future industrial development and designation, consideration was given to the following:

- A. Part Lot 15, Concession VIII – Adjacent to Industrial Park
- B. Part Lot 16, 17, 18 Concession 9 S – North of Police College
- C. Part Lot 19 Concession 9 S - Northwest of Police College
- D. Part Lot 20 Concession 9 S – Northwest Corner of College Line and Springfield Road
- E. Part Lot 21, 22 Concession 9 S – Northeast Corner of College Line and Springfield Road

See Figure 44 below for a map of the 5 alternatives.

**Figure 44 - Sites for Consideration of a New Industrial Park**



Source: Monteith Brown Planning Consultants, Township of Malahide, County of Elgin, 2021

All five of these areas are located along a logical route for municipal water services, near the existing sanitary sewer to Springfield, and in proximity to the Police College and exiting industrial park. There has been strong demand for industrial land in the area as demonstrated by the success of the industrial park to the west of the Police College. Other existing areas within the Suburban Areas designation provide opportunities for industrial uses in other parts of the community.

When considered in conjunction with the proposed changes to the Springfield Settlement Area, **it is recommended that a modified version of Option E be chosen as the preferred for the location of the Industrial designation** pending the results of the Environmental Assessment for the municipal watermain. In this location the industrial uses will be integrated with an expanded Village of Springfield and the services and amenities that will be available within the community. As an alternative, Option A – adjacent to the recently approved industrial park, would also be suitable location, however, it is preferred that the designation not be isolated from other urban land uses. Due to the number of livestock facilities to the west, northeast, and east of Springfield, there are limited alternative directions for growth that would minimize impacts on agricultural operations. For that reason, it is preferred to prevent industrial development on the lands to the west of Springfield Road and north of College Line, so as to limit possible future land use conflicts.

#### 7.4 Recommended Home-Based Industrial Park Locations to Consider

The following section will discuss potential locations for a designation with permits general industrial uses. It is preferable that the location has:

- Access to existing or planning municipal water and sewer services;
- Convenient access to the 400 series highways and other key transportation corridors;
- A logical extension to an existing built-up area with amenities and services to support residential dwellings;
- Nearby similar existing home based businesses uses;
- A sufficient buffer from intensive agricultural operations, including livestock and manure facilities; and
- A generally flat topography, and unencumbered by constraints to development such as natural environment features, flood plain, utility corridors, and natural resource areas; and.

#### 7.4.1 Part Lot 87 and 88, Concession NTR – north side of Talbot Line west of Hacienda Road

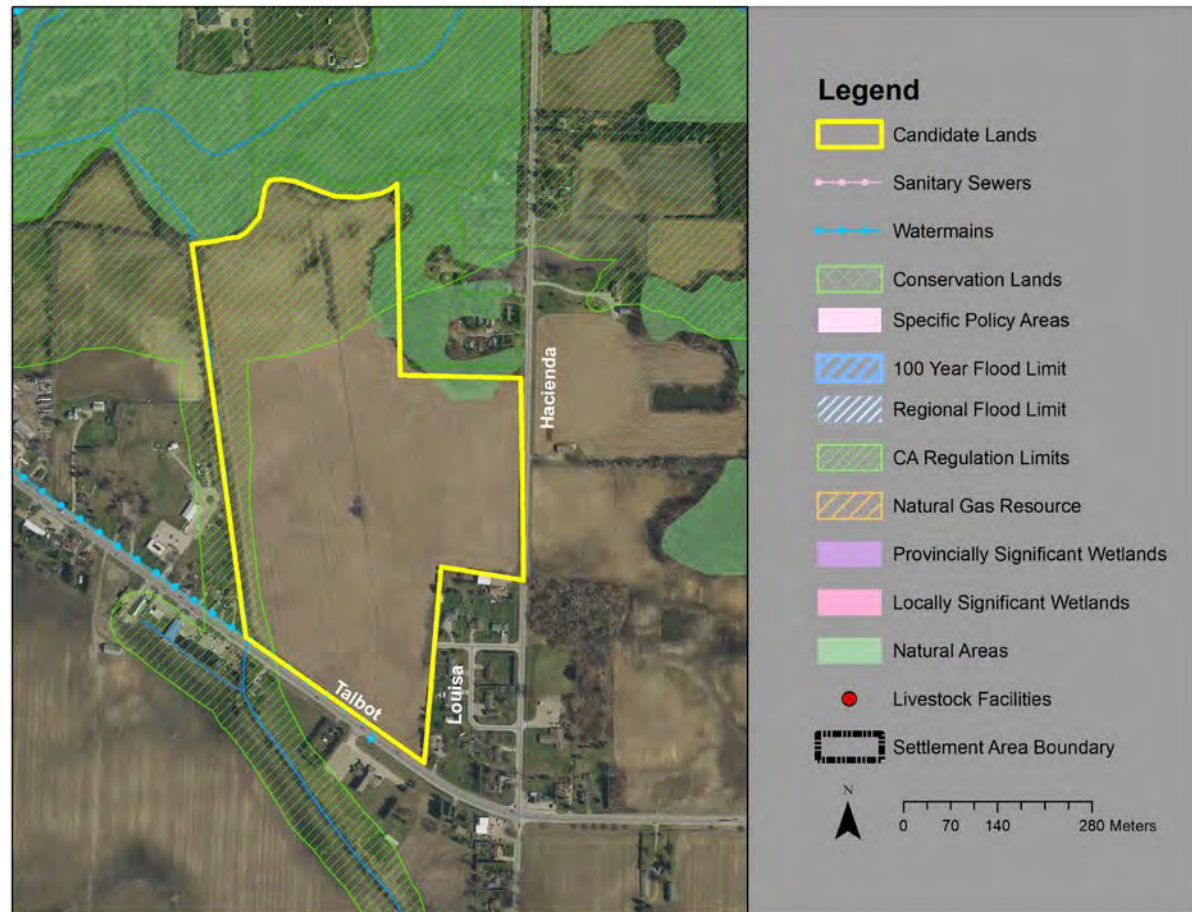
The Aylmer east suburban area is characterized by a mix of land use and small, fragmented agricultural parcels and may be a candidate for consideration as the location of a “soft” industrial subdivision similar to Silvermoon in Thames Centre. Silvermoon features a combination of industrial/residential uses in what otherwise has the outward appearance of a typical residential subdivision. Uses would be limited to only those which can mitigate all potential noise, vibration and odour impacts on site and ensure no negative impacts on surrounding residential land uses. Municipal water services are available.

##### Site Data

**Description:** MALAHIDE CON NTR PT  
LOTS 87; AND 88

**Address:** 49824 Talbot Line

**Area:** 26.0 ha



As these lands are not planned for the extension of municipal sanitary services, it is **not recommended** that they be designated for a Home-Based Industrial Park.

#### 7.4.2 Part Lot 2, Concession IX – east side of Dorchester Road south of Ron McNeil Line

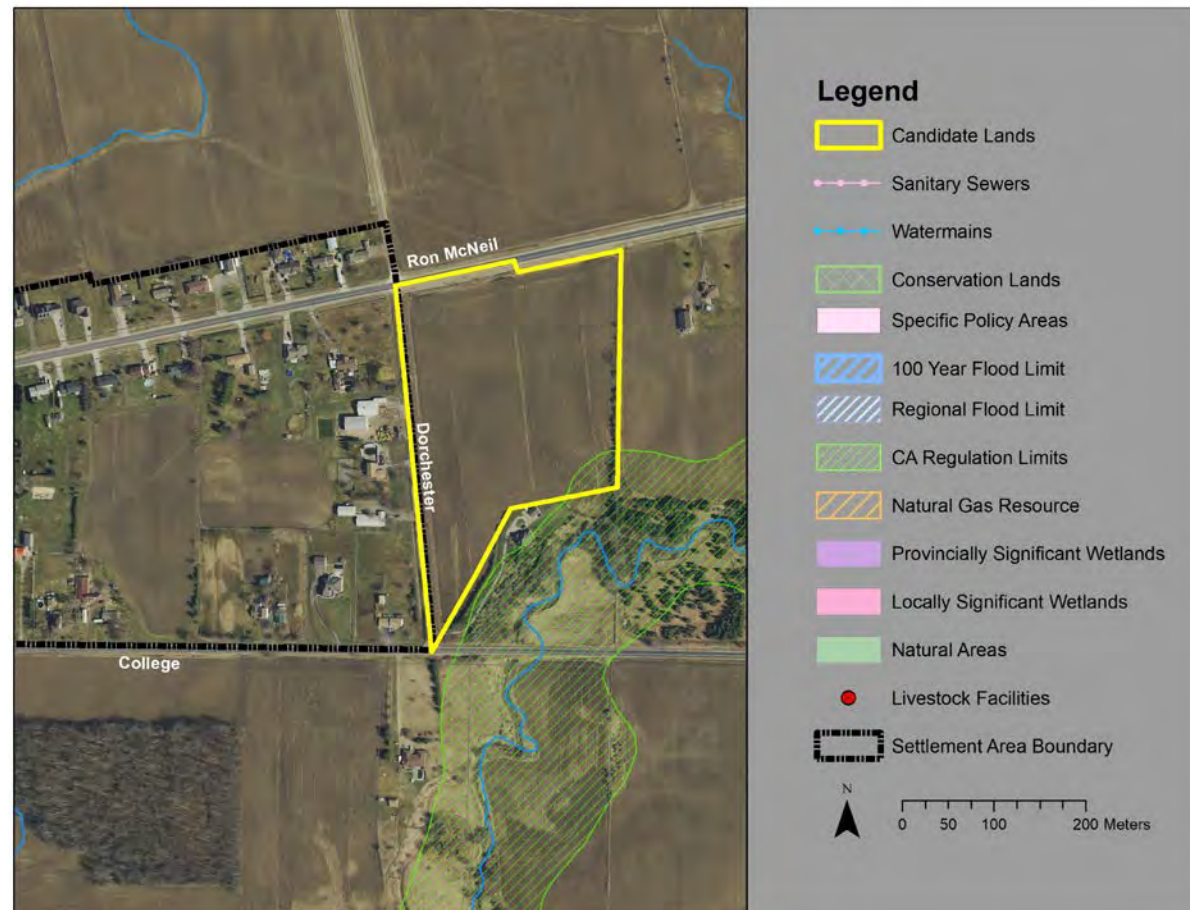
The area lying east of Dorchester Road and beyond the existing hamlet boundary of Kingsmill Corners, although identified as a location for potential residential development by the owner, may be (similar to the Aylmer East Suburban Area) more suited for consideration as a potential location for a “soft” industrial subdivision similar to Silvermoon in Thames Centre. Such industrial uses would be more compatible with an established industrial use, Berkelmans Welding And Manufacturing, which already commands a sizeable amount of street presence and activity on the west side of Dorchester Road. If these lands are not chosen for a home-based industrial use, it is recommended that they remain in the Agriculture designation.

##### Site Data

**Description:** CON 9 E PT LOT 2

**Address:** 12044 Dorchester Road

**Area:** 6.8 ha



Due to the lack of existing or planned services in the area, these lands are **not recommended** as a location for a home-based industrial park.

### 7.4.3 Part Lot 20, 21, 22 Concession 9 South - South of Springfield

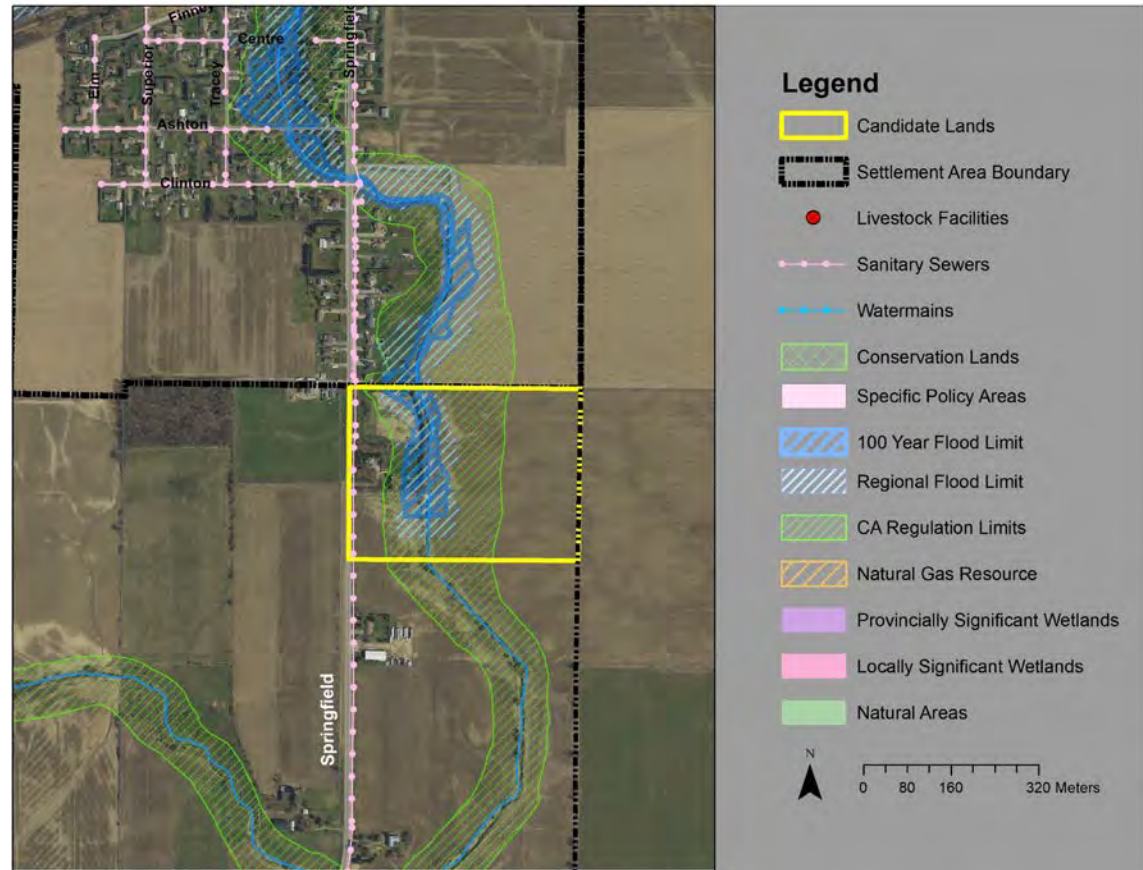
The area to the south of the existing boundary of the Village of Springfield may be suitable for consideration as a potential location for a “soft” industrial subdivision similar to Silvermoon in Thames Centre. Given the size shown here, a portion of these lands will likely be suitable. This located provide the opportunity for a much more integration with other urban land uses. Home based industrial uses would be compatible with an established industrial use, Northvent Sales & Service: Truck & Trailer Repair on Springfield Road. Consideration would need to be given to ensuring that there are no land use conflicts with residential uses currently with the village of Springfield. Development in this location could be provided with sanitary services and is located on a logical path of the potential municipal watermain.

#### Site Data

**Description:** CON 9 S PT LOT 20, 21, 22

**Address:** 11541 Springfield Road & 11215  
Springfield Road

**Area:** 13.3 ha



Upon review of the proposed changes to the Springfield Settlement Area, **it is recommended that** a portion of the lands to the **South of Springfield be chosen for the location of the Industrial designation**. This location is ideally located adjacent to the primary settlement area of Springfield, and with access to existing municipal sanitary and possible municipal water services.

## 8.0 Servicing

### 8.1 Existing Water and Wastewater Services

The Township of Malahide Official Plan sets out the basic parameters for sewage and water under Section 6.1.4 as summarized below:

- *Existing servicing scenarios in the settlement areas:*

	<u>Sanitary</u>	<u>Water</u>
Springfield (V)	Public	Private
Port Bruce (V)	Private	Public
Orwell (H)	Private	Public
Copenhagen (H)	Private	Public
Suburban Areas	Private	Public
Others	Private	Private

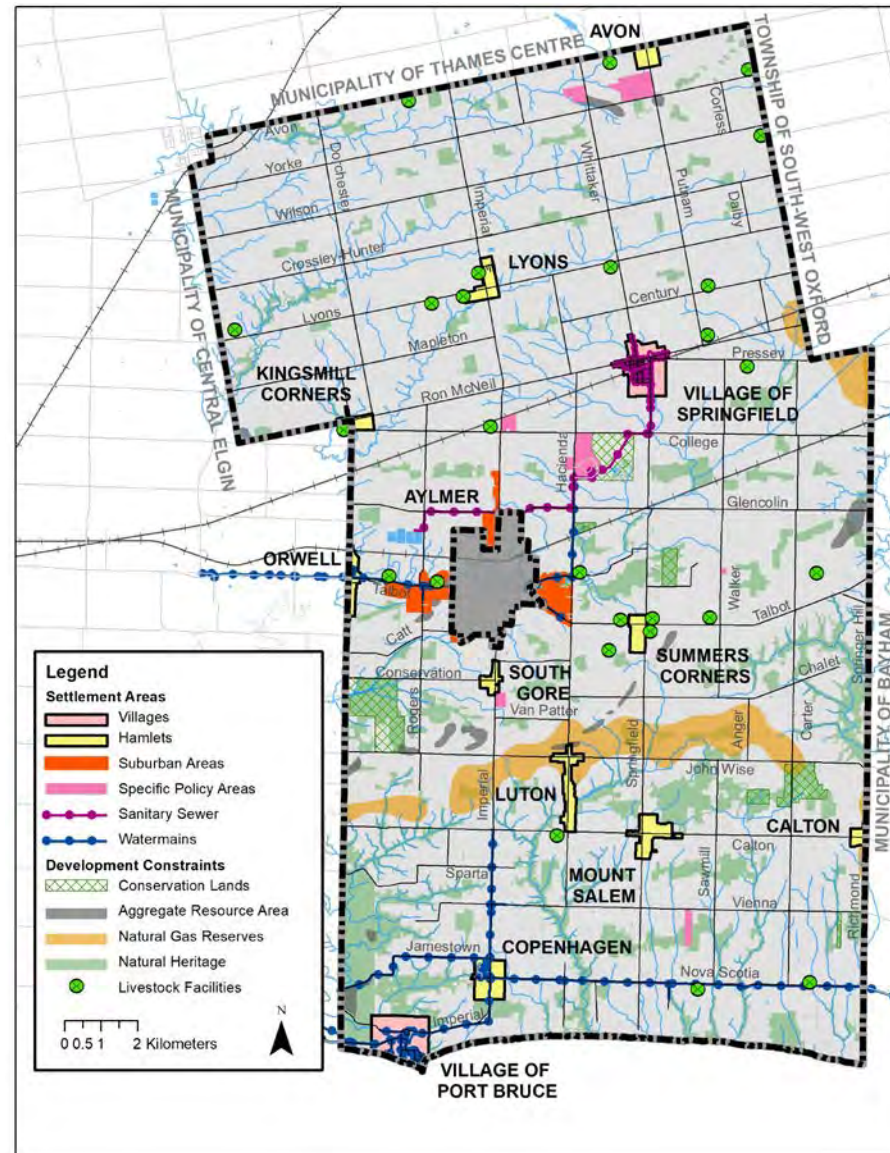
- *Discourage the use of partially serviced (municipal water and individual sewage) unless to address failed services, or to address infilling and rounding out of development;*
- *The Village of Springfield is serviced by municipal sewage and individual on-site water services and will therefore be the focus of growth within the Municipality. The Township will endeavor to extend municipal water services to the Springfield settlement area to allow for future multi-unit development and intensification opportunities;*
- *The Township will provide municipal sewage services and municipal water services in a manner that is financially viable, complies with all regulatory requirements; and protects human health and the natural environment.*

A relatively small portion of the Township of Malahide has limited infrastructure with respect to a municipal piped water supply and sanitary sewage system.

The Elgin Area Primary Water Supply System (EAPWSS), which has intake and treatment facilities located in the Municipality of Central Elgin to the west, serves portions of Malahide, Aylmer, Bayham, Central Elgin and Southwold. The existing water pipeline extends along Imperial Road and Jamestown Road serving the Village of Port Bruce and the Hamlet of Copenhagen, where the line turns north along Imperial Road to Calton Line and east along Nova Scotia Line to the Township limits. Another waterline enters the Township at the Hamlet of Orwell and extends along Talbot Line through the Town of Aylmer where it turns north along Hacienda Road and terminates at the Ontario Police College.

The existing sanitary sewage line extends from the Township's sewage lagoons north along Rogers Road, and then east along Glencolin Line to Hacienda Road. The line cuts across the Ontario Police College and east along College Line before swinging north along Springfield Road and into the Village of Springfield (See Figure 45).

**Figure 45: Settlement Areas and Servicing**



## 9.0 General Observations & Summary

### 9.1 Policy Review and Update

This section is intended to provide a brief overview of the recommended policy revisions to the existing Township of Malahide Official Plan. A detailed summary of the recommended policy revisions can be found in the attached Schedule “A”.

The list of recommendations is not intended to be exhaustive at this time. It is anticipated that the recommendations will evolve as the review process nears completion and with additional input from provincial agencies, the public and Council. The final recommendations will form the basis of an official plan amendment.

#### Updates Related to Current Projections & Planning Framework

Section 1.5 is recommended to be updated to reflect the current situation and the most recent population projections to the year 2045. In addition, updates were made Section 1.6 to acknowledge the hierarchy of the County of Elgin Official Plan.

Policies related to Settlement Areas are updated to mirror the policies in the PPS which permit the expansion of settlement boundaries at the time of a comprehensive review, and adjustments to settlement area boundaries outside a comprehensive review subject to sufficient planning justification being provided as is now permitted under the PPS 2020

#### Matter of Provincial Interest

Section 1.7 of the OP is recommended to be added to state the matters for which the Township must have regard to in reviewing any planning related applications and issues governed by the Planning Act. This provides Council with a level of policy “reinforcement” in dealing with planning related issues

#### Cannabis Production and Processing

A new Section 3.8 is intended to provide direction on the regulation of cannabis operations resulting from several inquiries received by the Township since the Federal government issued sweeping approvals for the industry. Cannabis Production and Processing is proposed to be permitted in Agricultural and Industrial designations where it can be demonstrated by applicants that the use will be compatible with existing and planned surrounding land uses.

#### Rural & Agricultural Development

Several amendments are recommended to address a variety of issues related to rural development in agricultural areas including:

- **Existing Vacant Lots (Section 2.1.8):** provides direction on the use and development of existing lots of record.
- **Animal Kennels (Section 2.1.10):** provides further direction and clarification for permitting animal kennels in agricultural areas.

- **Right To Farm (Section 2.1.12):** provides reinforcing policy as set out in the Provincial Policy Statement 2020 regarding the promotion and protection of normal farm practices.
- **On-Farm Diversified Uses (Section 2.1.4):** recommended policy regarding on-farm diversified uses will provide the Township with greater flexibility when assessing the types of uses permitted and the standards applying to such uses – an amendment to the Zoning By-law will be required to add the necessary standards applying to on-farm diversified uses

### Secondary Dwelling Units & Granny Flats

Two sections related to providing permanent and temporary dwelling units on current lots with dwellings:

- **Second Dwelling Units (Section 2.1.13):** Planning Act [Section 16(3)] permits the establishment of a second dwelling unit in a single detached, semi and townhouse dwelling or within an accessory building. The Act does not distinguish between agricultural areas or settlement areas as to where second dwelling units may be permitted. The current OP policy (Section 4.1.5) only addresses and permits second dwelling units in designated settlement areas.
- **Granny Flats (Section 3.9):** Granny flats or garden suites are not specifically addressed in the Official Plan although they are recognized in the Planning Act (Section 39) under a temporary use by-law. There is likely to be continued interest by property owners in the ability to provide for temporary accommodation for family members residing on the same lot in both agricultural and settlement areas

### Industrial Policies

- **3.4.1 Conversion of Employment Areas:** The new policy would permit the conversion of employment areas outside a comprehensive review subject to sufficient planning justification being provided and as now permitted under the PPS 2020 (Section 1.3.2.5)
- **3.4.5 Home Based Industrial Park:** A new designation is introduced to permit the development of a home-based industrial park following on a similar theme as the Silvermoon Innovation Park lying adjacent to Highway No. 401 in the Municipality of Thames Centre

### Future Urban Growth

Through the comprehensive review, a large amount of land is recommended to be reallocated from unserviced, or partially serviced hamlet settlement areas to the Village of Springfield. Within Springfield a higher density of residential development is anticipated due to the existing municipal sanitary services and planned extension of water services. It is recommended that some of the lands which are recommended to be removed from hamlets, be placed in a 'Future Urban Growth' designation. This designation will indicate the intent that these lands will eventually be developed for urban land uses. Including this land use will maintain flexibility for the municipality, as it is difficult to forecast what the demand for residential development will be once full municipal services are available. Many other similar communities in Southwestern Ontario have experienced rapid growth once services were extended. The confluence of full services being provided combined with a lack of affordability in larger urban centres like Toronto, Hamilton, Waterloo and London, and the shift towards work-from-home is anticipated to only accelerate the

demand for housing in communities like Springfield. The Future Urban Growth designation will help the Township maintain flexibility to address these shifting trends.

### Conforming and Non-Conforming Uses

Two Sections, 8.4.2 Conforming Uses and 8.4.3 Non-Conforming Uses are revised to simplify and consolidate the conforming use and non-conforming use policies of the Plan

### Implementation Policies

Several amendments are proposed to the implementation policies to update and provide more options to the municipality for the implementation of the Official Plan:

- **8.4.4 Minor Variances and Permission:** expands upon the reasons or “tests” for granting a minor variance or permission by the Committee of Adjustment under Section 45 of the Planning Act and the ability to impose conditions. A list of supporting documentation is included to provide proponents with the information required to submit a complete application
- **8.5.3 Pre-Consultation:** requires applicants to arrange a meeting with Township staff prior to submitting applications for an Official Plan and/or Zoning By-law amendment, plan of subdivision or condominium, consent, or minor variance or permission .
- **8.6.2 Deeming By-laws:** recognizes the deeming provision of the Planning Act [Section 50(4)]
- **8.6.3 Part Lot Control:** recognizes the part lot control provisions of the Planning Act and the ability of Council to pass a part lot control by-law [Section 50(5)(7)]
- **8.15 Temporary Use By-laws:** the current Official Plan policies limit temporary use by-laws to those which permit either mobile homes or travel trailers; under the Planning Act [Section 39(1)], temporary use by-laws may be passed for any purpose which is otherwise prohibited by the Zoning By-law

## 9.2 Mapping Review and Update

Based on the analysis in Section 6 of this report, changes to Schedule A1, B, & C are recommended to reflect the redistribution of vacant residential land from the smaller hamlets to Springfield in order to support the planned extension of municipal water services. Maps showing these recommended changes are provided in Appendix B. In addition, updates to Schedule A2 are recommended to address comments from the Conservation Authorities to show the boundaries for each of the three CA's within the Township.

## 9.3 Overview of Changes to Settlement Areas

Based on the supporting documentation provided, it is respectfully submitted that the recommended changes in land use designations are consistent with the Provincial Policy Statement, are in conformity with the County of Elgin Official Plan and represent a logical and critical step in the Township's efforts to build and maintain a sustainable community which adheres to sound land use planning principles.

The following provides a summary of the respective changes in land use designations:

- a) lands re-designated **FROM** Hamlet Settlement Areas **TO** Agriculture 114.5 ha (282.9 ac);
- b) lands re-designated **FROM** Village of Port Bruce **TO** Agriculture 53.9 ha (133.2 ac);
- c) lands re-designated **FROM** Suburban Areas **TO** Agriculture 8.9 ha (22.0 ac);
- d) lands re-designated **FROM** Agriculture **TO** Hamlet Settlement Areas 3.6 ha (9.0 ac);
- e) lands re-designated **FROM** Agriculture **TO** Village of Springfield 172.8 ha (427.0 ac):
  - i. lands re-designated **FROM** Agriculture **TO** Residential 33.5 ha (82.8 ac)
  - ii. lands re-designated **FROM** Agriculture **TO** Central Business District 5.7 ha (14.1 ac)
  - iii. lands re-designated **FROM** Agriculture **TO** Industrial 35.0 ha (86.5 ac)
  - iv. lands re-designated **FROM** Agriculture **TO** Home-Based Industrial 4.9 ha (12.1 ac)
  - v. lands re-designated **FROM** Agriculture **TO** Future Urban Growth 93.8 ha (231.8 ac)
- f) lands re-designated **FROM** Residential **TO** Central Business District within Springfield 3.8 ha (9.4 ac)
- g) lands re-designated **FROM** Agriculture **TO** Open Space within Springfield 2.8 ha (6.9 ac)

The amount of land designated for urban land uses is recommended to remain approximately the same, with just a 0.8 ha decrease in lands designated for residential or other urban land uses.

## **9.4 Where to From Here?**

This background report represents the initial research undertaken to identify the opportunities and constraints for future growth and development in the Township of Malahide. Through an examination of population and housing trends, it is possible to achieve a better understanding of the factors that will ultimately lead to the “re-allocation” of land use designations in the Township, particularly those which will result in changing the settlement area boundaries of Springfield, Port Bruce, the established hamlet areas and the suburban areas lying adjacent to the Town of Aylmer.

The recommendations contained herein represent a land use planning response to the issues and opportunities that have been identified through the background research and consultation process undertaken to date. To that end, these recommendations may evolve and change over time as further consultation occurs in early 2021. The consultation process is expected to continue with a series of meetings in the spring of 2021 to obtain feedback on these recommendations and lead to changes to the Official Plan to enable the Township to move forward with its vision for growth.

Following this public and stakeholder input, a revised report will be presented to Council for consideration and discussion. It will form the basis of an amendment to the Township of Malahide Official Plan which is adopted and approved in accordance with the requirements of the Planning Act.