

APPENDIX: B

Recommended Mapping Changes
Township of Malahide Official Plan Review



Village of Springfield

Current Area:

166.1 ha

Vacant Lands:

11 existing lots, and
75.6 ha of greenfield lands

Recommended Areas for Expansion:

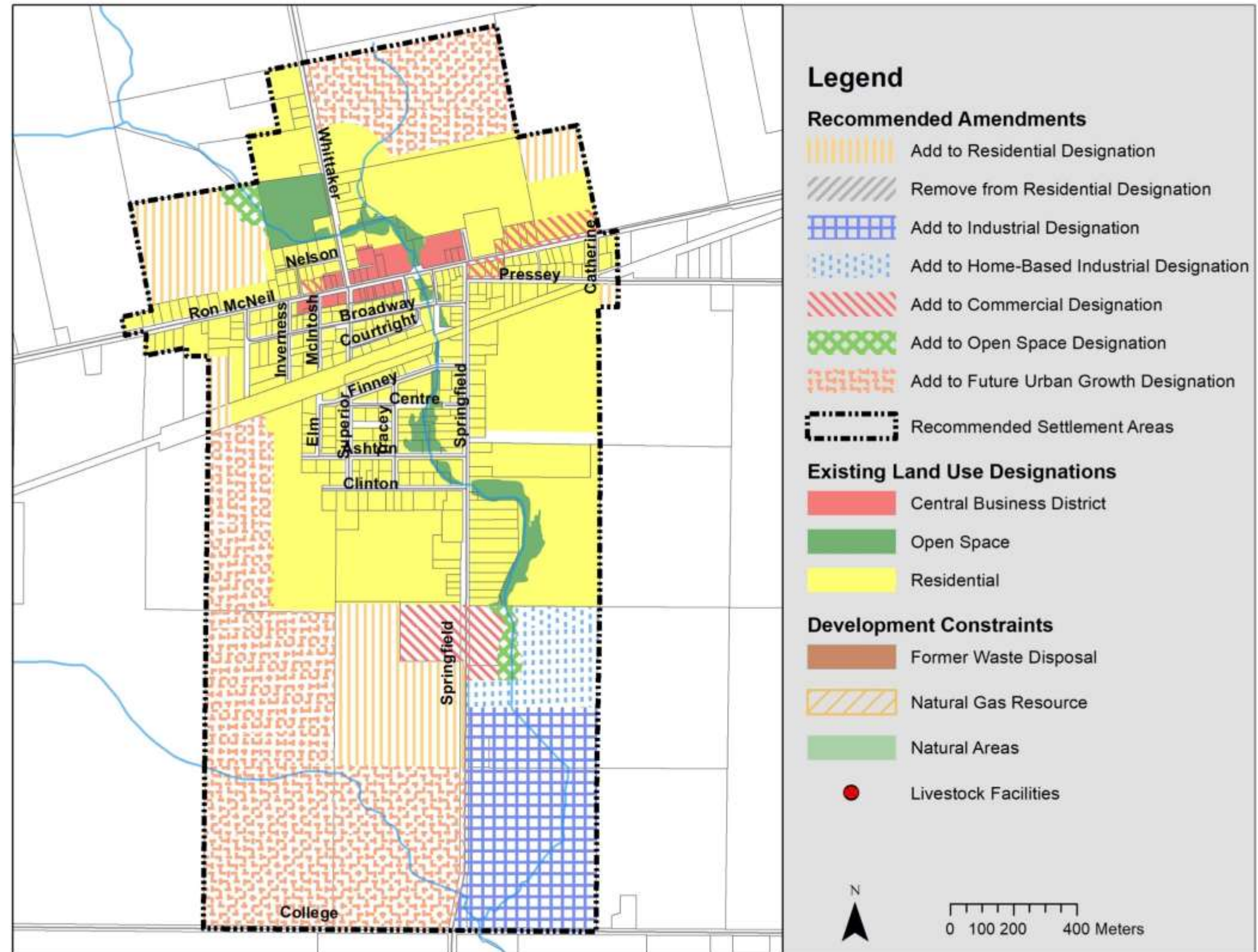
Residential:	35.5 ha
Central Business District:	6.2 ha
Industrial:	29.8 ha
Home Based Industrial:	9.6 ha
Future Urban Growth:	93.8 ha

Recommended Areas for Removal:

Minor adjustments, TBD

Recommended Area:

342.2 ha



1.1 Village of Port Bruce

Current Area:

191.2 ha

Recommended Areas for Residential Expansion:

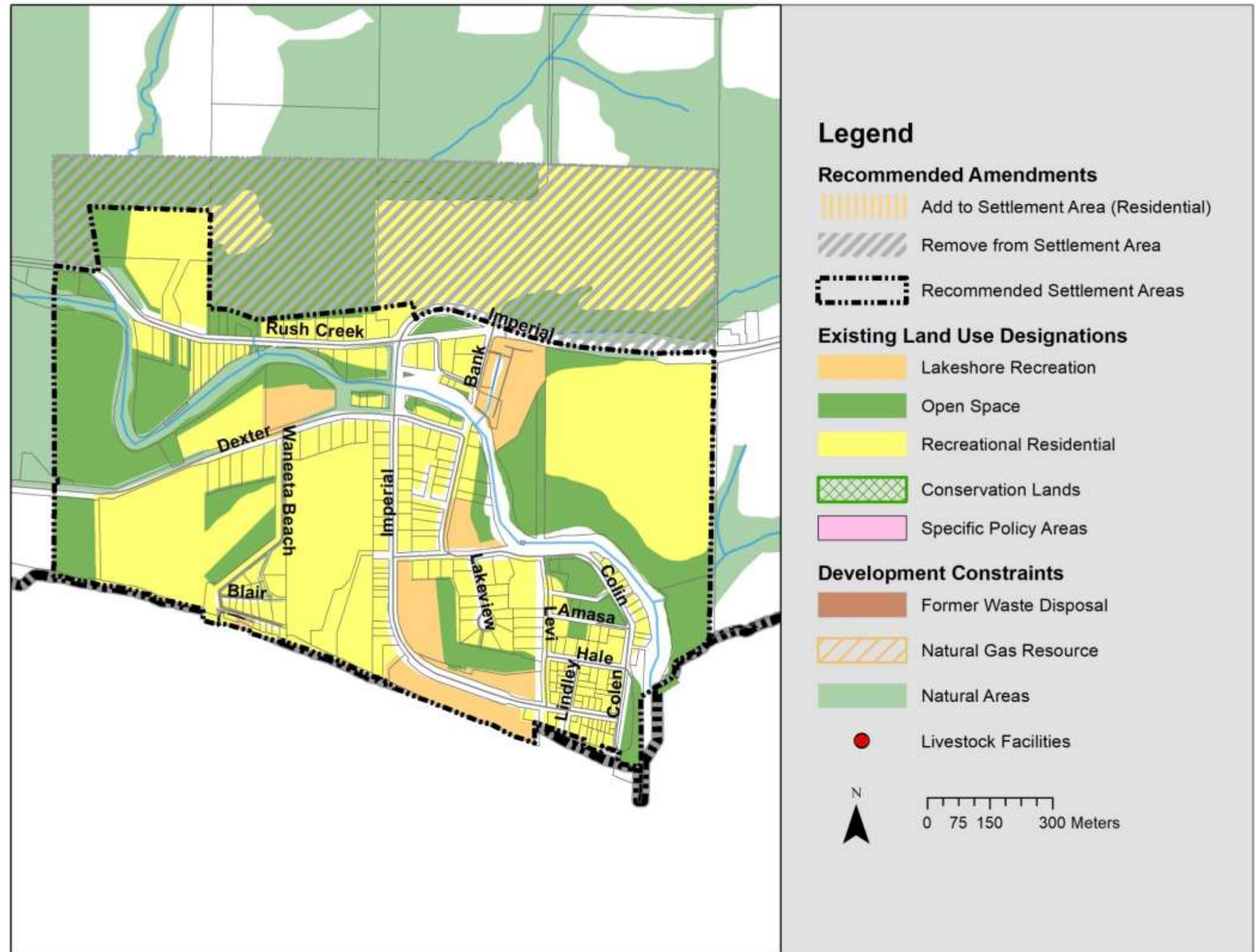
n/a

Recommended Areas for Removal:

53.9 ha

Recommended Area:

137.3 ha



Hamlet of Avon

Current Area:

37.6 ha

Recommended Areas for Residential Expansion:

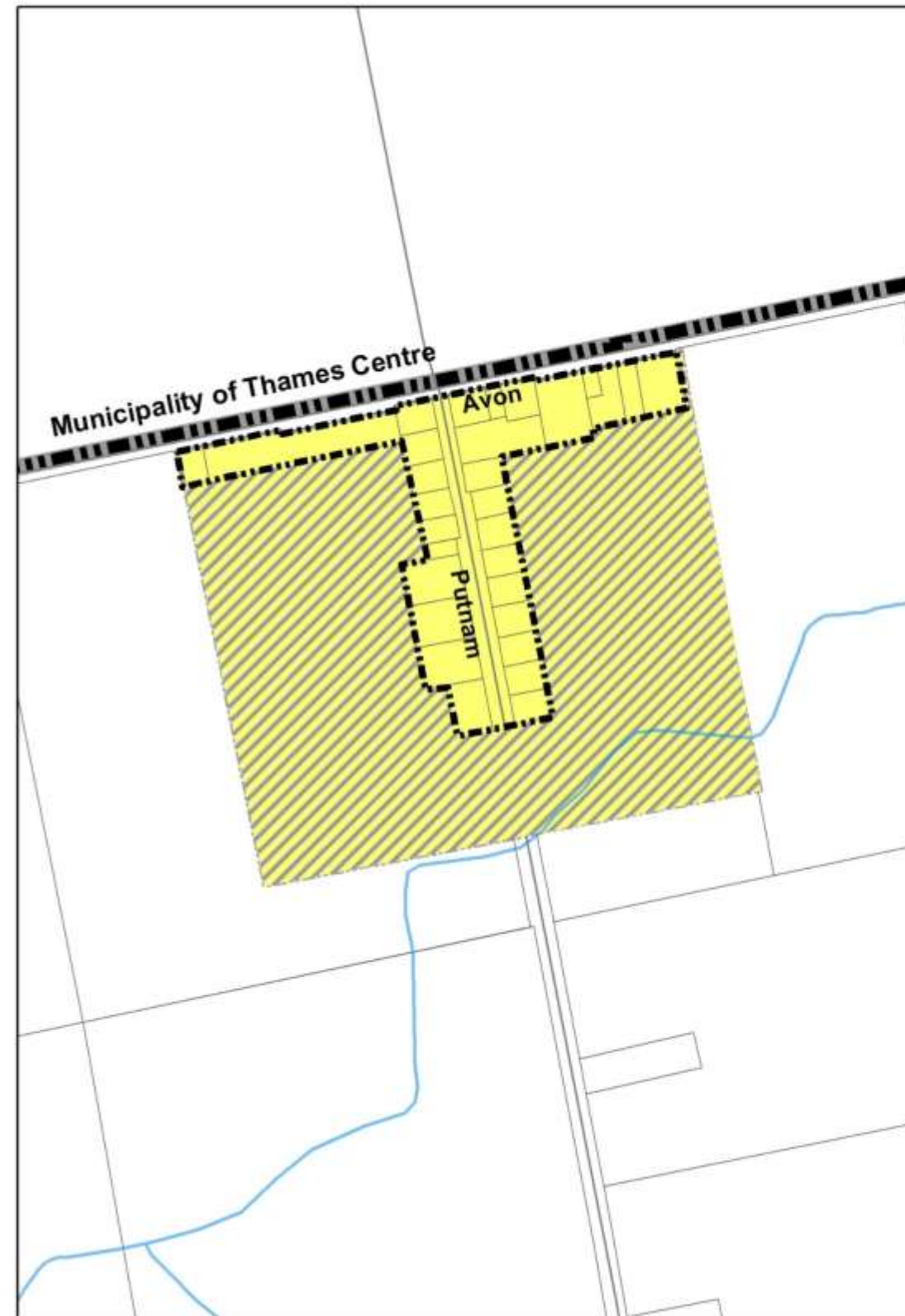
n/a

Recommended Areas for Removal:

28.6 ha




Recommended Area:

9.1 ha



Legend

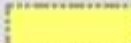


Recommended Amendments

-  Add to Hamlet Designation
-  Remove from Hamlet Designation
-  Recommended Settlement Areas

Alternatives Under Consideration

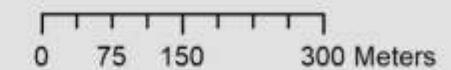
-  Industrial Designation
-  Home-Based Industrial Designation

Existing Land Use Designations

-  Hamlet Settlement Areas
-  Highway Commercial
-  Suburban Area

Development Constraints

-  Former Waste Disposal
-  Natural Gas Resource
-  Natural Areas
-  Livestock Facilities



Hamlet of Calton

Current Area:

20.9 ha

Recommended Areas for Residential Expansion:

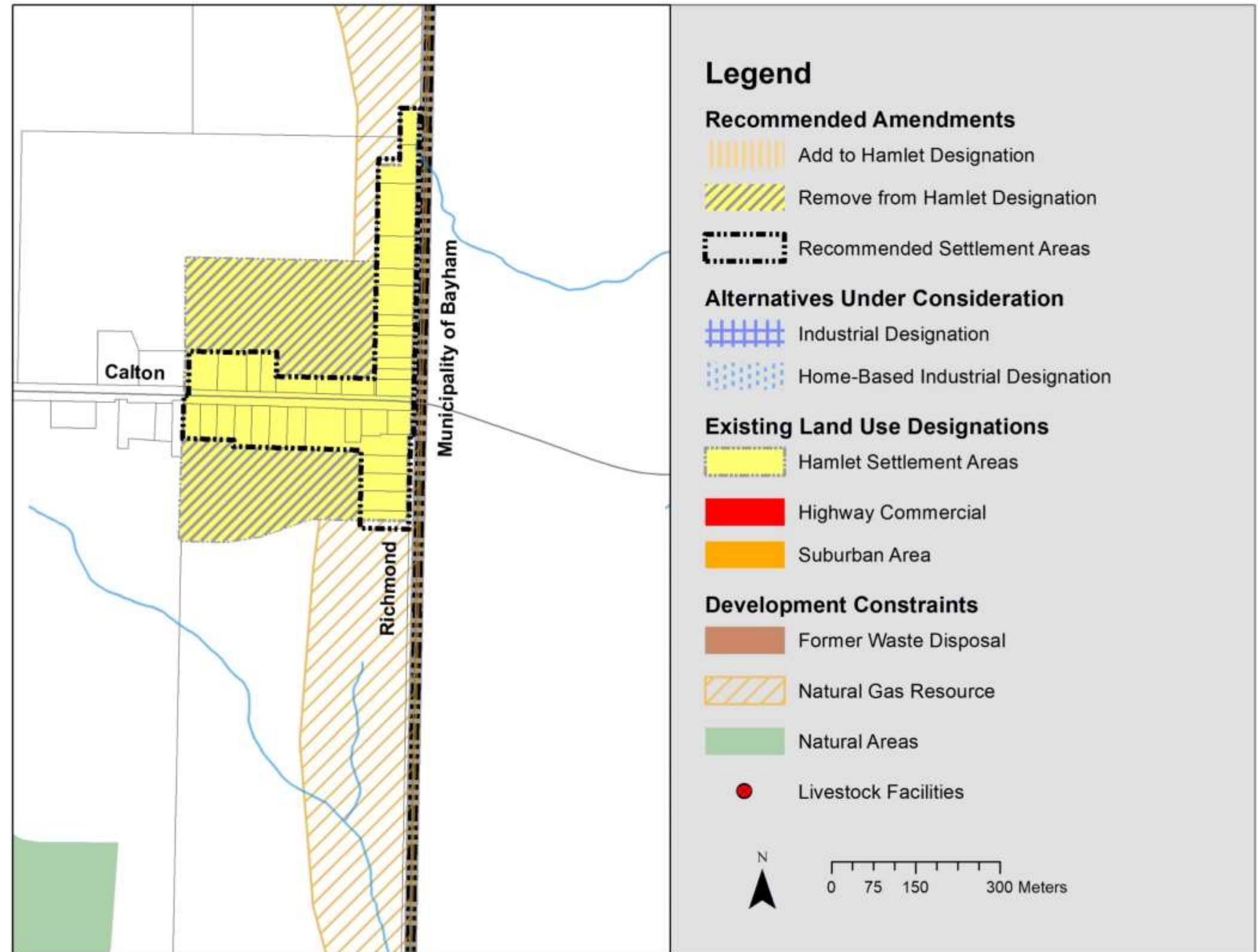
n/a

Recommended Areas for Removal:

11.2 ha




Recommended Area:

10.1 ha



Legend

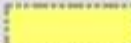


Recommended Amendments

-  Add to Hamlet Designation
-  Remove from Hamlet Designation
-  Recommended Settlement Areas

Alternatives Under Consideration

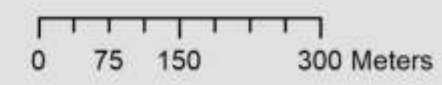
-  Industrial Designation
-  Home-Based Industrial Designation

Existing Land Use Designations

-  Hamlet Settlement Areas
-  Highway Commercial
-  Suburban Area

Development Constraints

-  Former Waste Disposal
-  Natural Gas Resource
-  Natural Areas
-  Livestock Facilities



1.2 Hamlet of Copenhagen

Current Area:

94.1 ha

Recommended Areas for Residential Expansion:

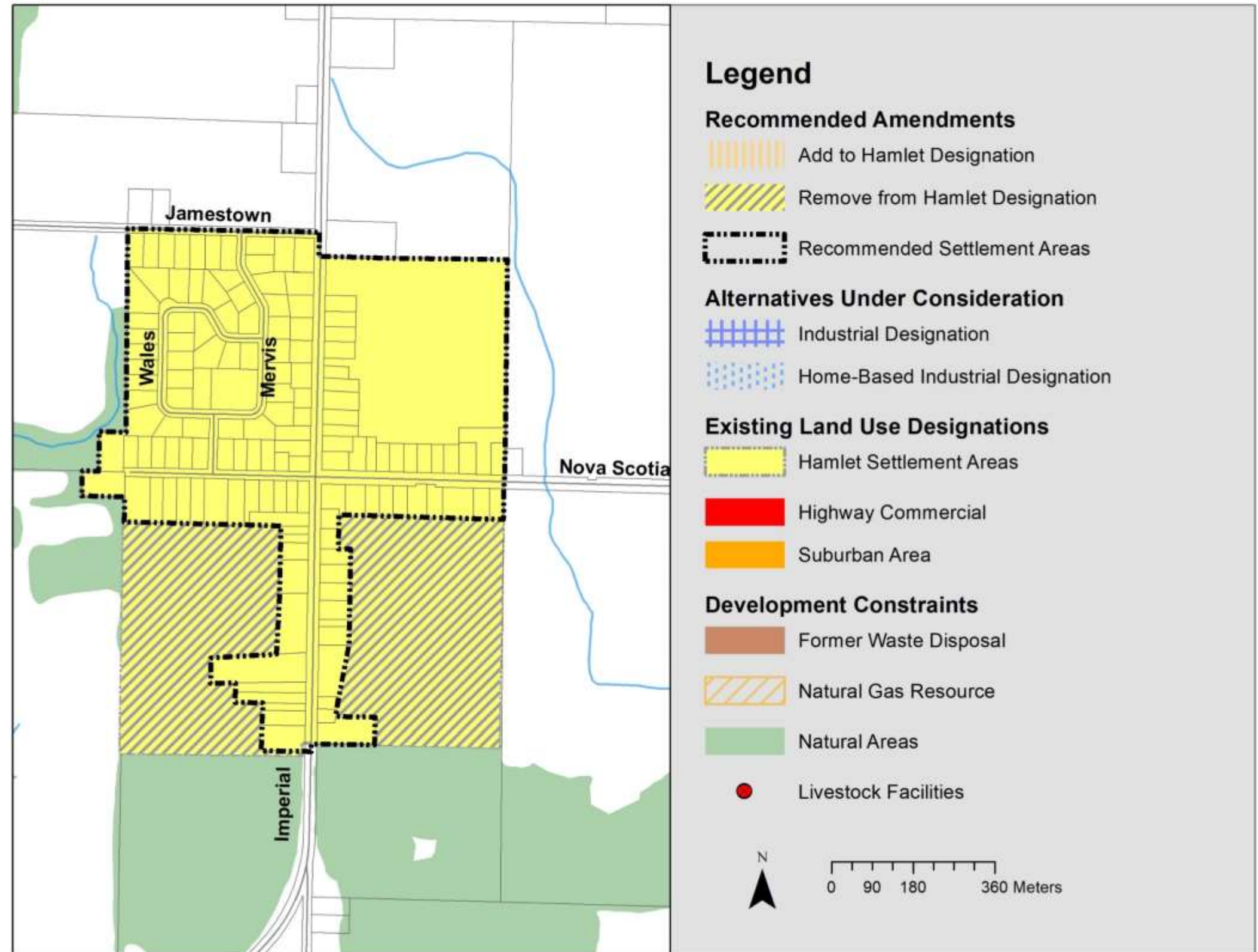
n/a

Recommended Areas for Removal:

32.8 ha

Recommended Area:

61.4 ha



Hamlet of Kingsmill Corners

Current Area:

30.0 ha

Recommended Areas for Residential Expansion:

n/a

Recommended Areas to Consider for Industrial-Residential Park:

6.8 ha

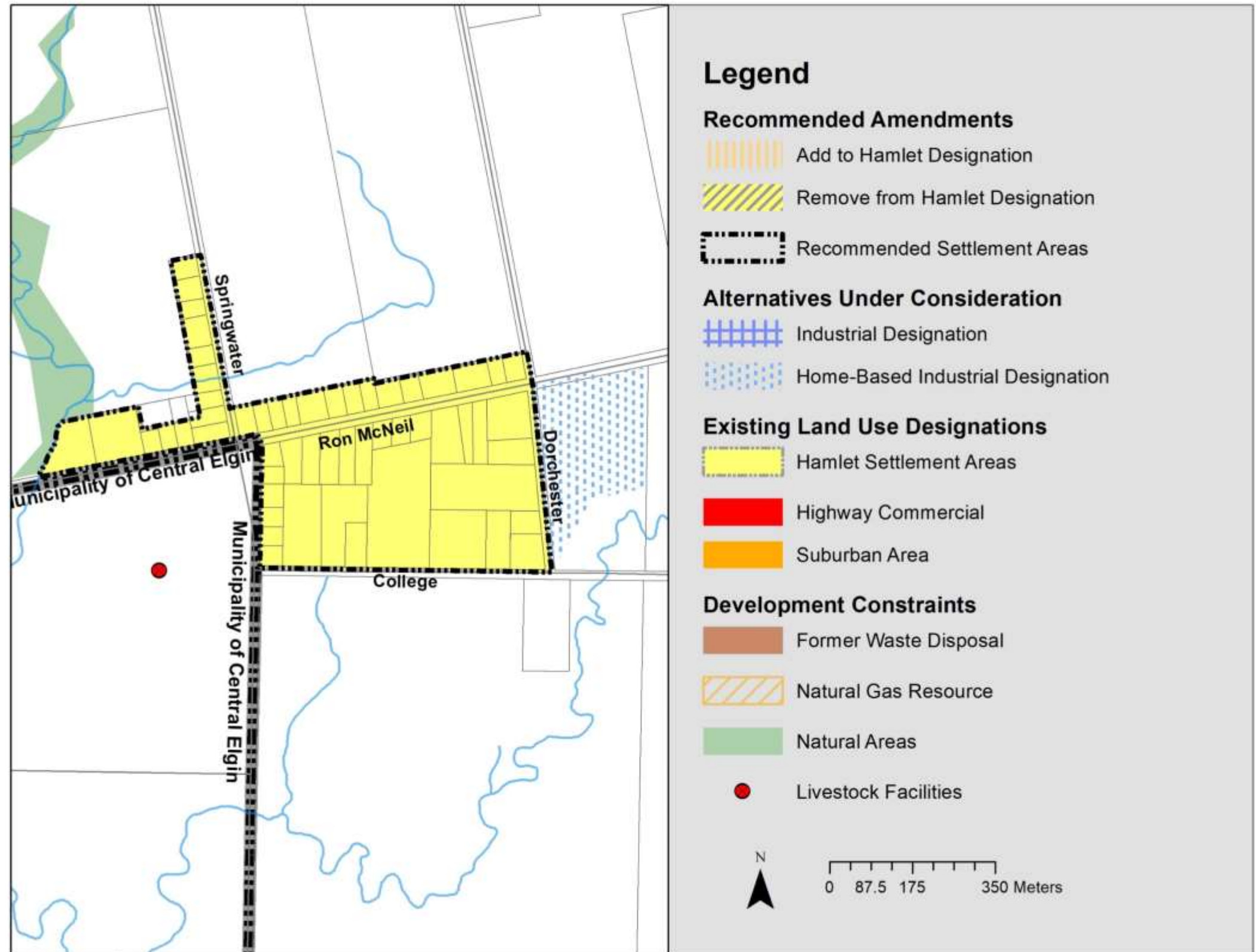
Recommended Areas for Removal:

n/a

Recommended Area:

30.0 ha

Note: the Home-Based Industrial Park is one of three locations recommended for consideration and further discussion. It has not shown as part of the Recommended Settlement Area as a final decision on the location and size of such a designation will only be made following further consultation with Council, Staff, and the public.



Hamlet of Luton

Current Area:

80.5 ha

Recommended Areas for Residential Expansion:

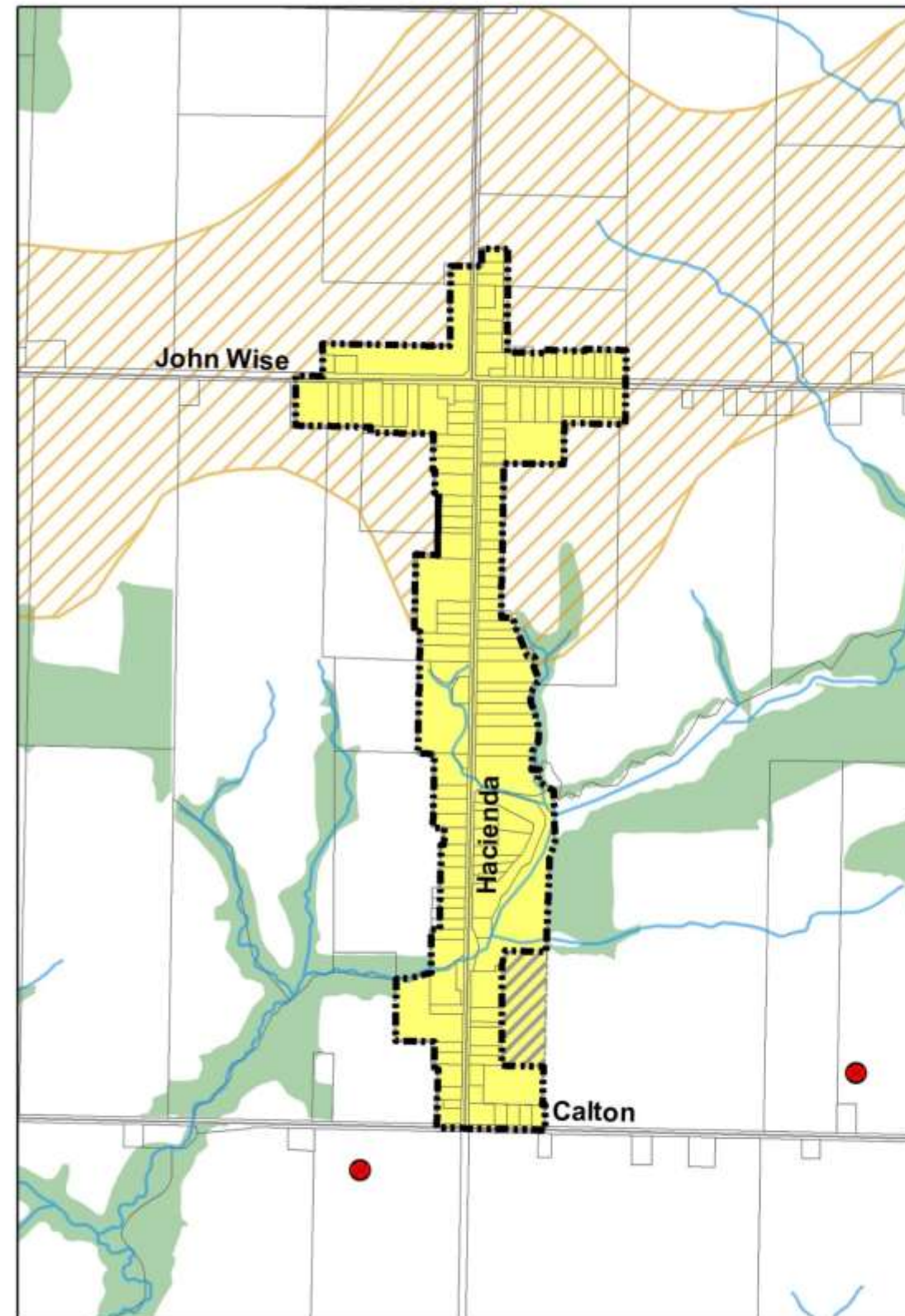
n/a

Recommended Areas for Removal:

3.7 ha

Recommended Area:

76.8 ha



Legend

Recommended Amendments

- Add to Hamlet Designation
- Remove from Hamlet Designation
- Recommended Settlement Areas

Alternatives Under Consideration

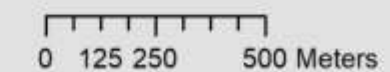
- Industrial Designation
- Home-Based Industrial Designation

Existing Land Use Designations

- Hamlet Settlement Areas
- Highway Commercial
- Suburban Area

Development Constraints

- Former Waste Disposal
- Natural Gas Resource
- Natural Areas
- Livestock Facilities



Hamlet of Lyons

Current Area:

59.0 ha

Recommended Areas for Residential Expansion:

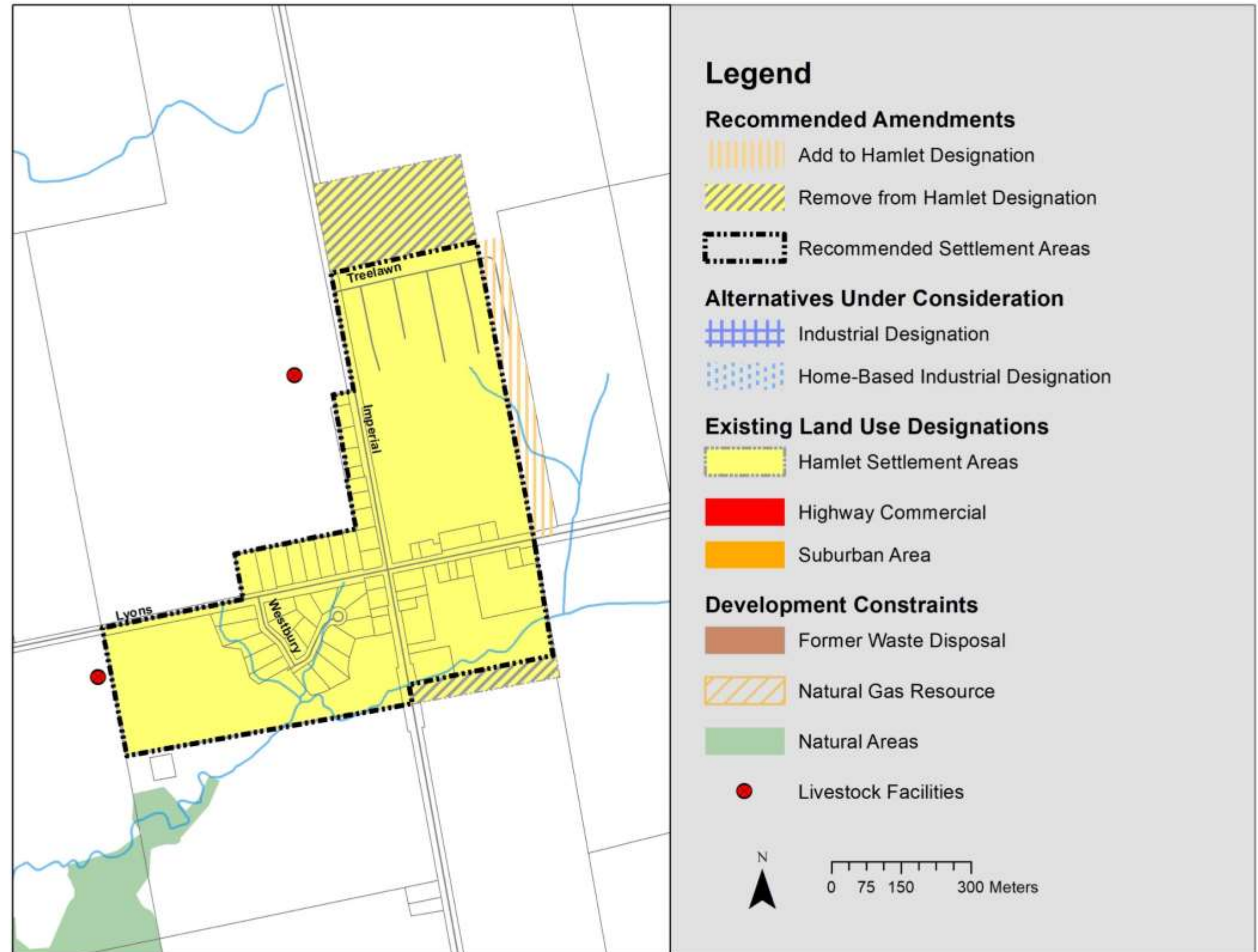
n/a (approximately 3.6 ha to be added to due to minor adjustments to the boundary to reflect current conditions and parcel fabric)

Recommended Areas for Removal:

7.6 ha

Recommended Area:

51.4 ha



Hamlet of Mount Salem

Current Area:

81.3 ha

Recommended Areas for Residential Expansion:

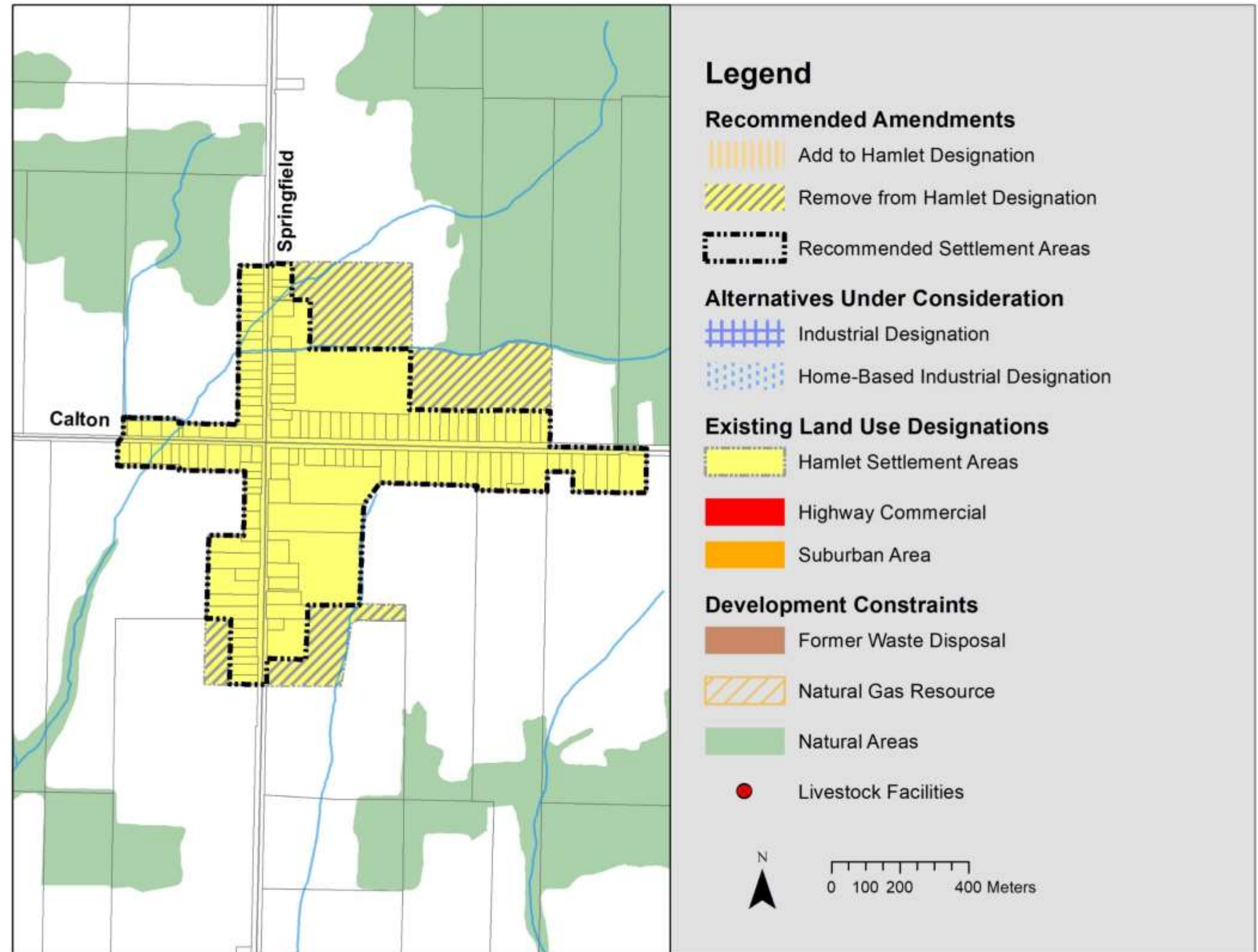
n/a

Recommended Areas for Removal:

20.9 ha

Recommended Area:

60.4 ha



Hamlet of Orwell

Current Area:

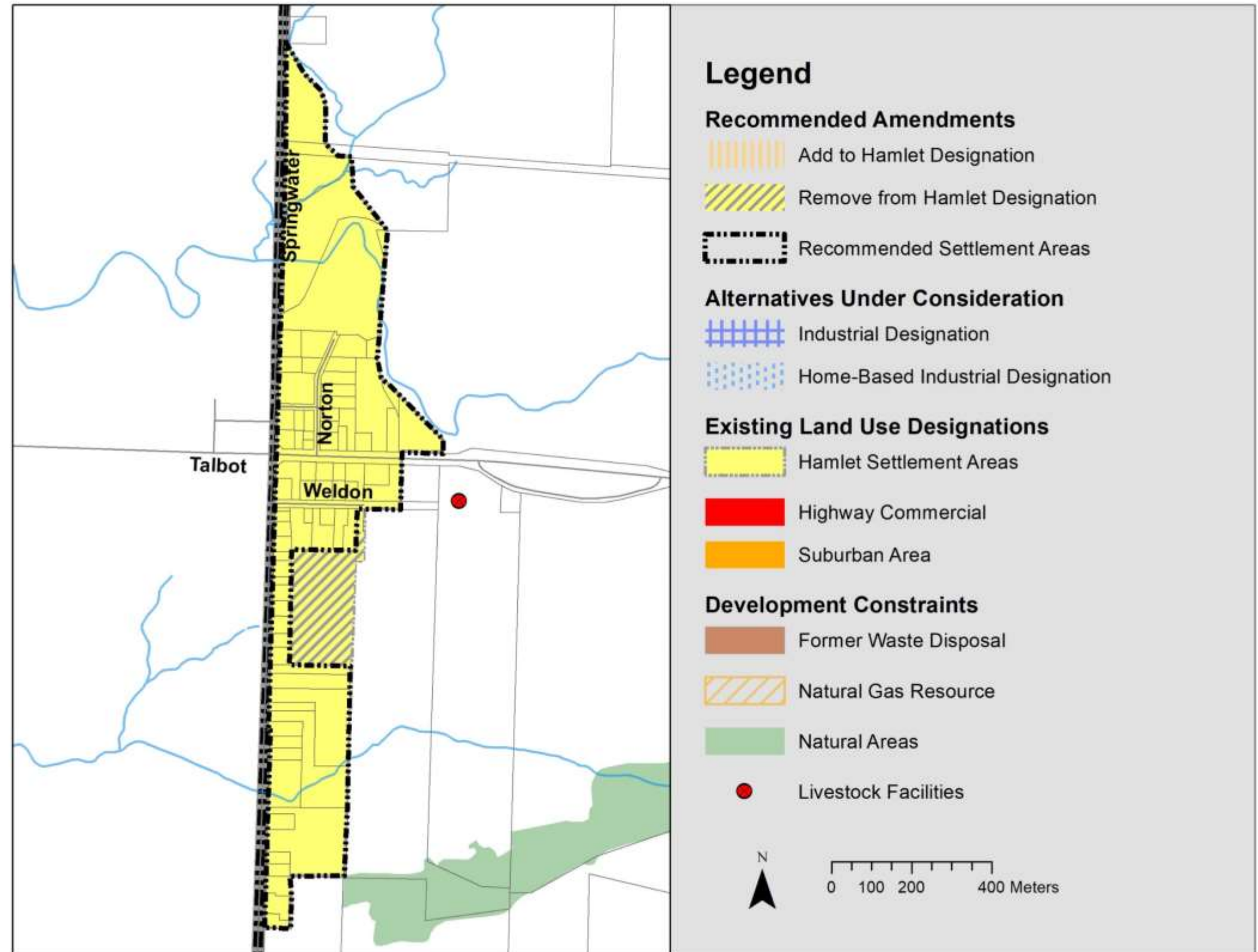
45.4 ha

Recommended Areas for Removal:

4.6 ha

Recommended Area:

40.8 ha



Hamlet of South Gore

Current Area:

33.2 ha

Recommended Areas for Expansion:

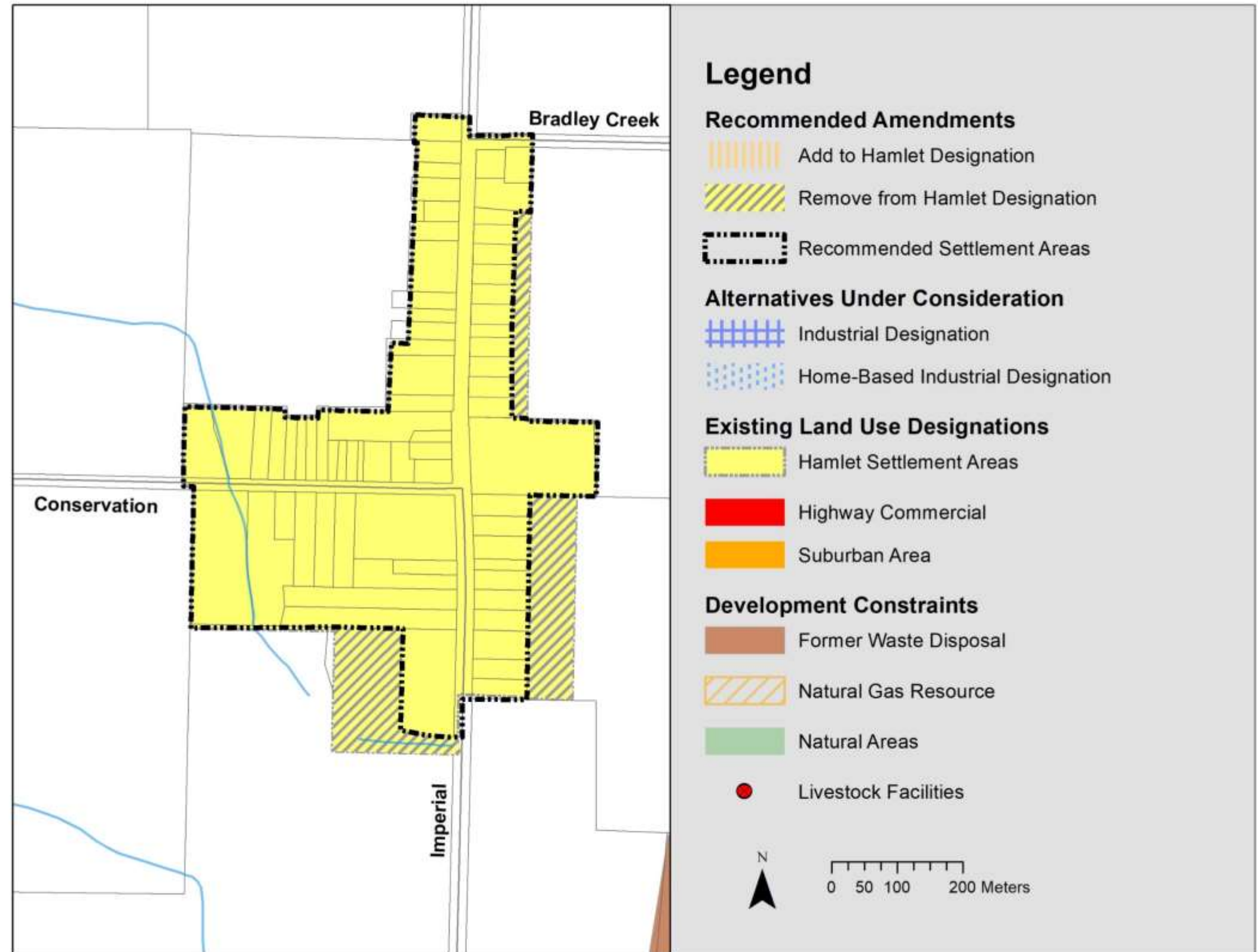
n/a

Recommended Areas for Removal:

2.9 ha

Recommended Area:

30.4 ha



Hamlet of Summers Corners

Current Area:

48.1 ha

Recommended Areas for Expansion:

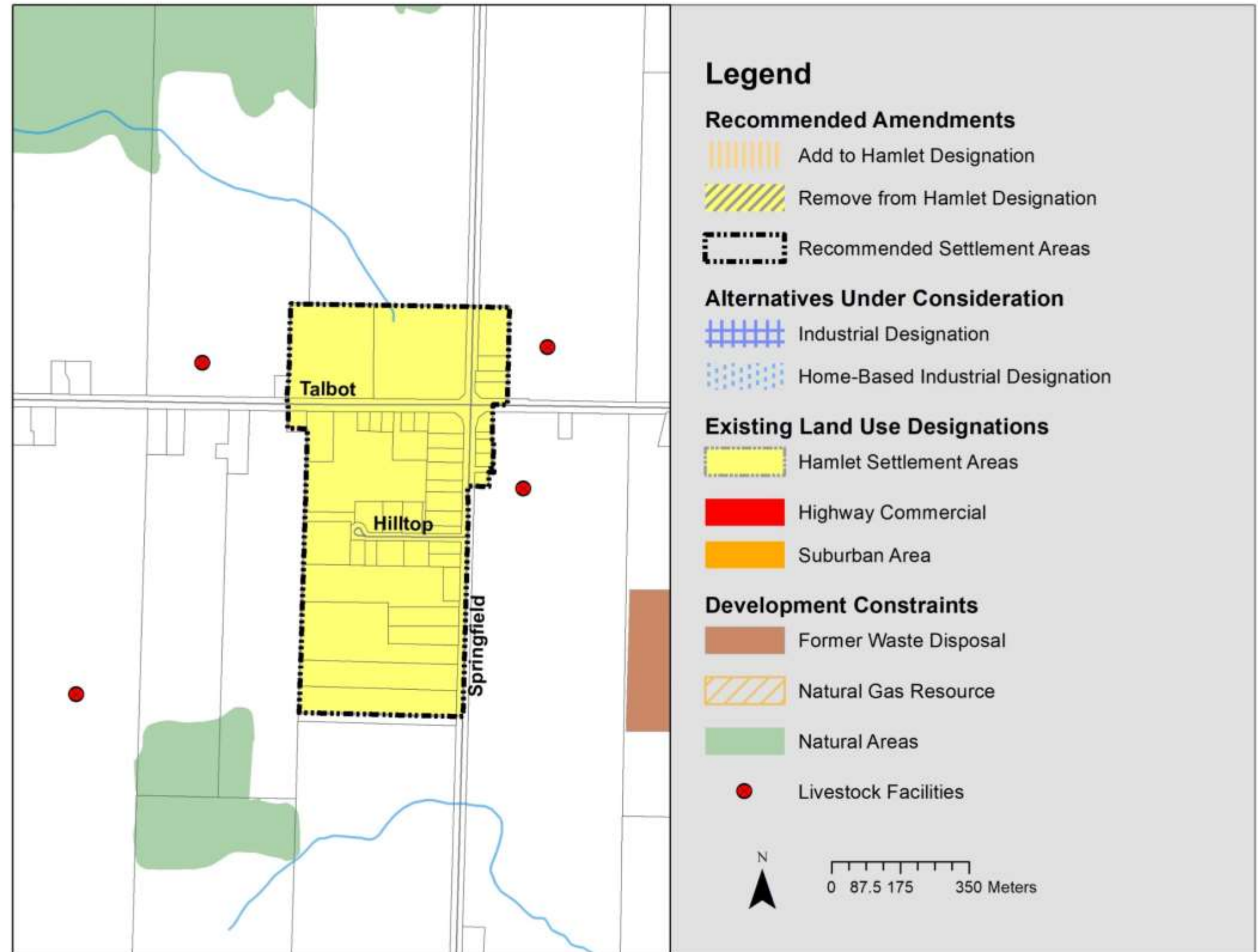
n/a

Recommended Areas for Removal:

n/a

Recommended Area:

48.1



Aylmer North Suburban Area

Current Area:

No current "Settlement Area Boundary"

Recommended Areas for Expansion:

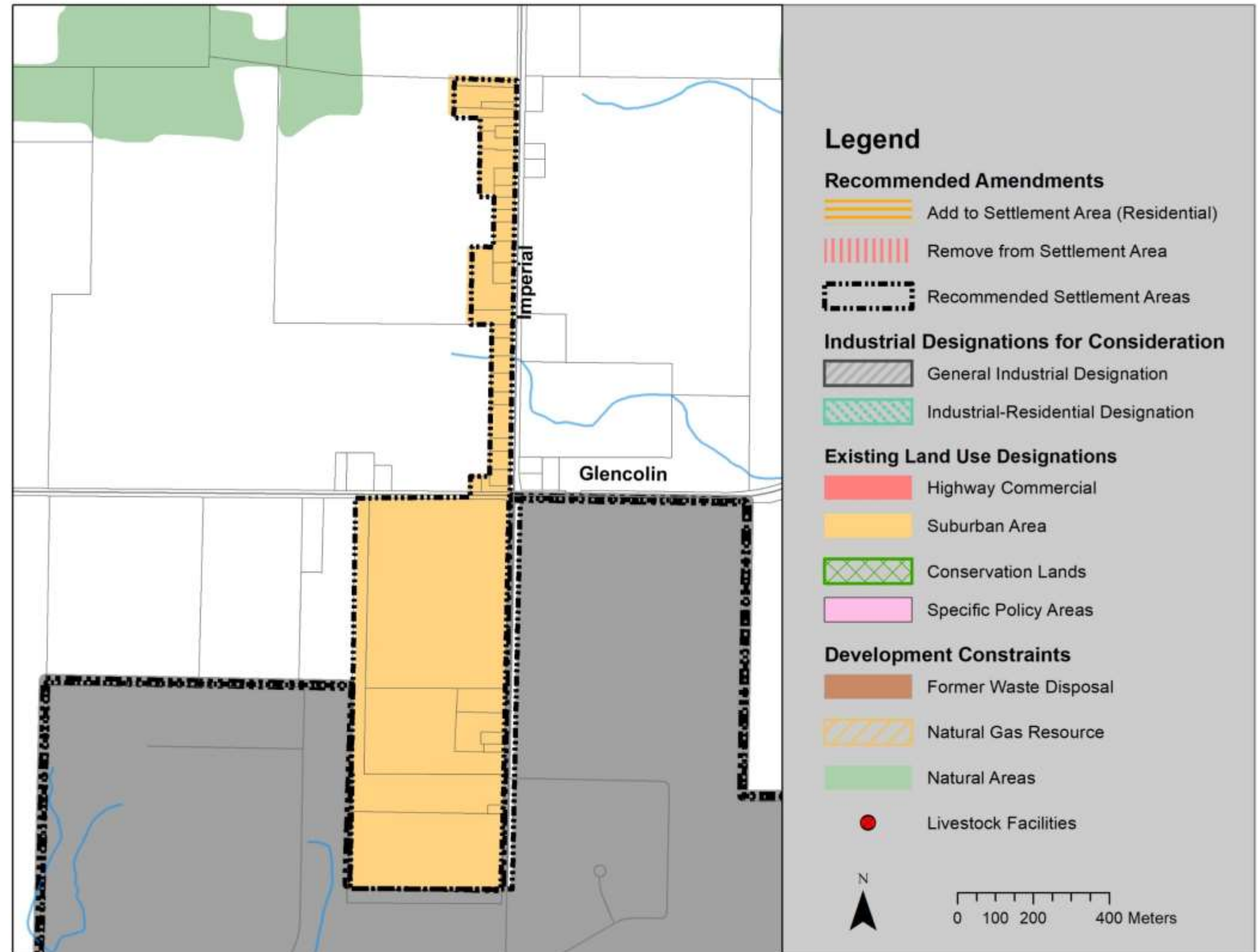
n/a

Recommended Areas for Removal:

n/a

Recommended Area:

51.0 ha



Aylmer East Suburban Area

Current Area:

No current "Settlement Area Boundary"

Recommended Areas for Expansion:

n/a

Recommended Areas to Consider for Industrial-Residential Park:

26.0 ha

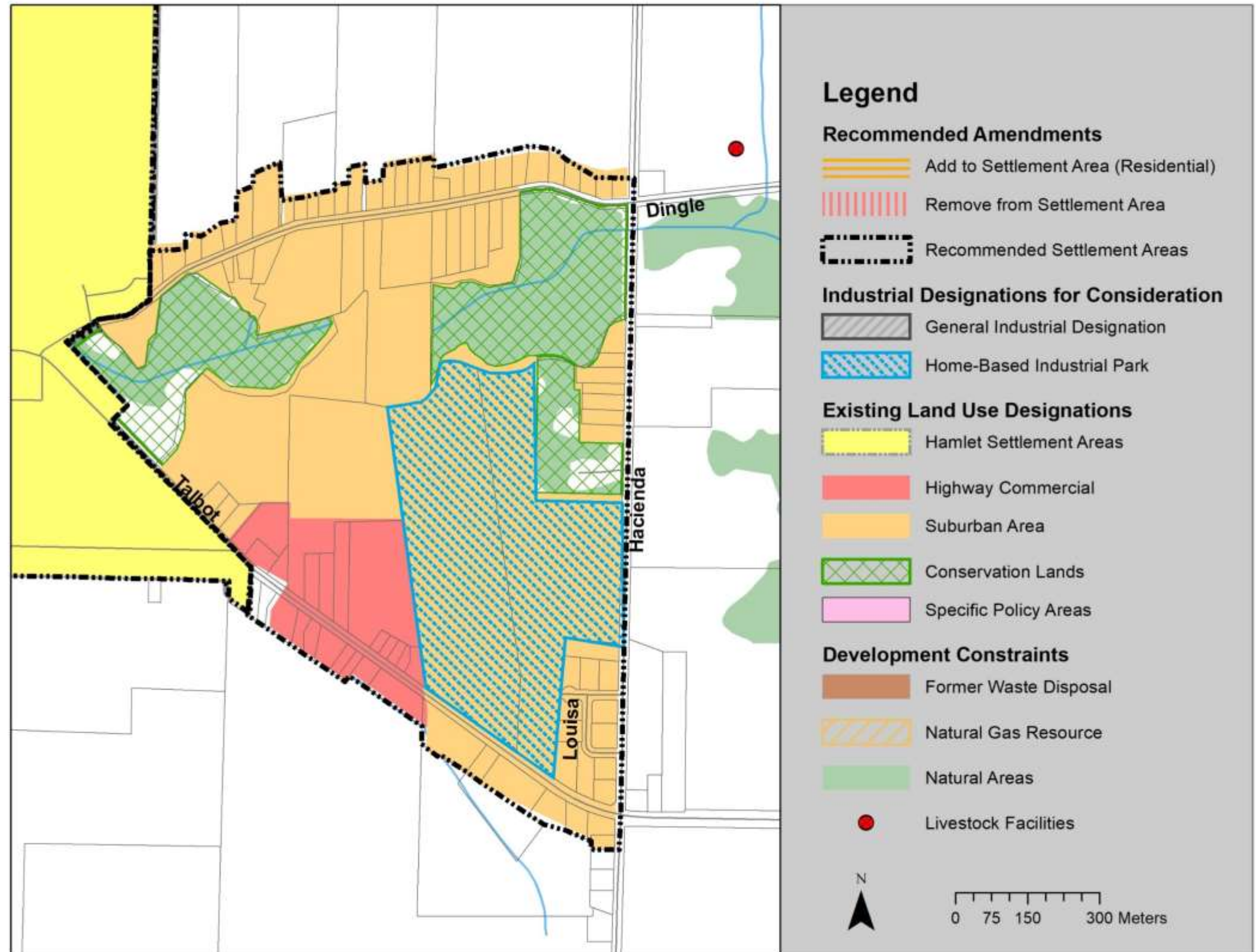
Recommended Areas for Removal:

n/a

Recommended Area:

109.5 ha

Note: the Home-Based Industrial Park is one of three locations recommended for consideration and further discussion. A final decision on the location and size of such a designation will only be made following further consultation with Council, Staff, and the public.



3 Suburban Settlement Areas

Recommended Mapping Changes

Township of Malahide Official Plan

Aylmer South & West Suburban Areas

Aylmer South Suburban Area

Current Area:

No current "Settlement Area Boundary"

Recommended Areas for Expansion:

n/a

Recommended Areas for Removal:

n/a

Recommended Area:

6.8 ha

Aylmer West Suburban Area

Current Area:

No current "Settlement Area Boundary"

Recommended Areas for Expansion:

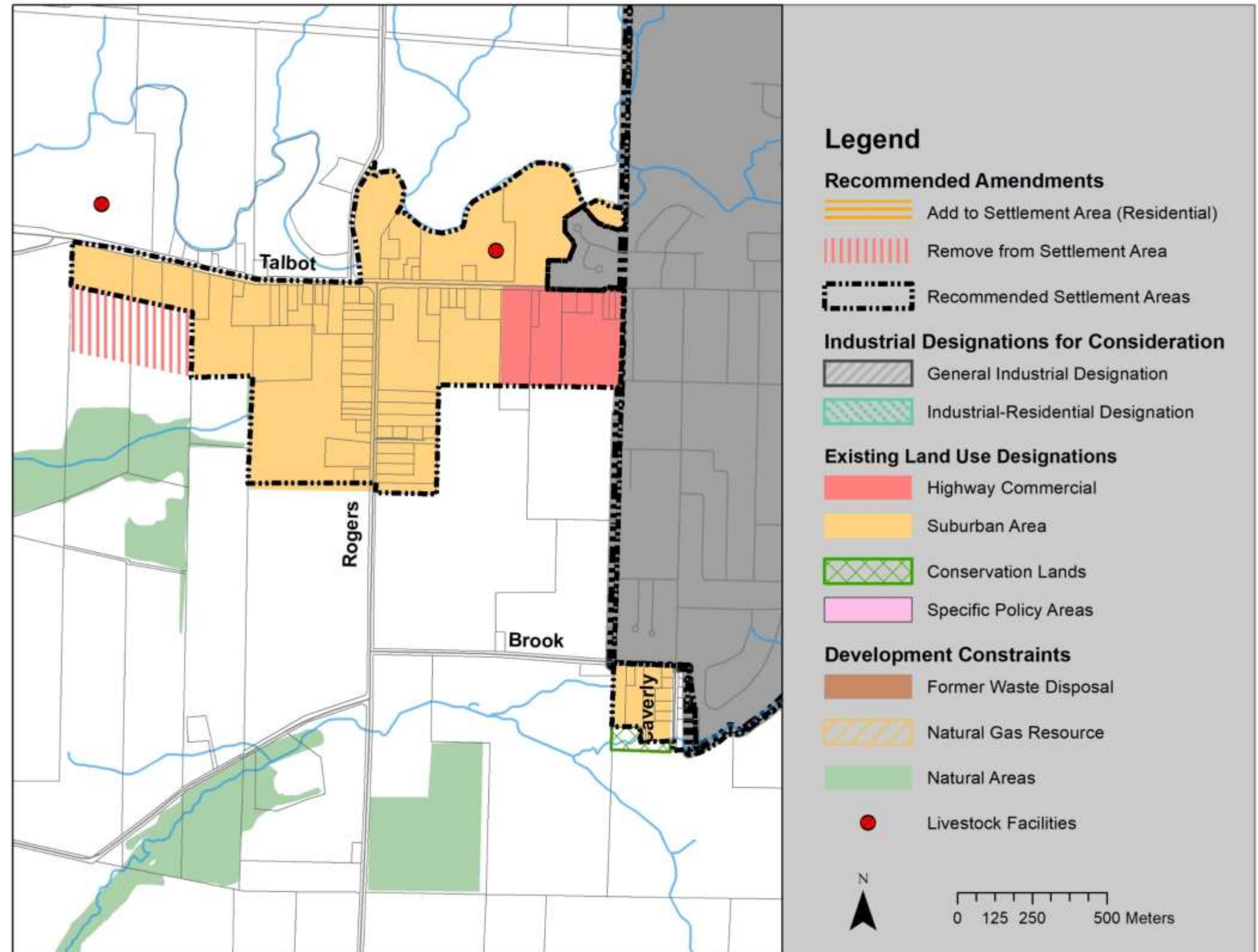
n/a

Recommended Areas for Removal:

8.9 ha

Recommended Area:

99.3 ha



Recommended Areas to Consider for Industrial Designation

5 Areas are Recommended for Consideration:

- No decision on a preferred location or size has been made.
- All of the selected location are located on or near exiting municipal sanitary services
- All locations are located on the possible route for municipal water services

Recommended Location:

Site E) 21.9 ha

Site is constrained by a drain which crosses it and limits the size of potential industrial uses, has available sanitary services, on the route of possible municipal water services.

Alternative Sites:

Site A) 15.8 ha

Located adjacent to existing industrial park, potential to expand in the future, would require small extension to municipal water and sanitary services.

Other Candidate Sites:

Site B) 62.6 ha

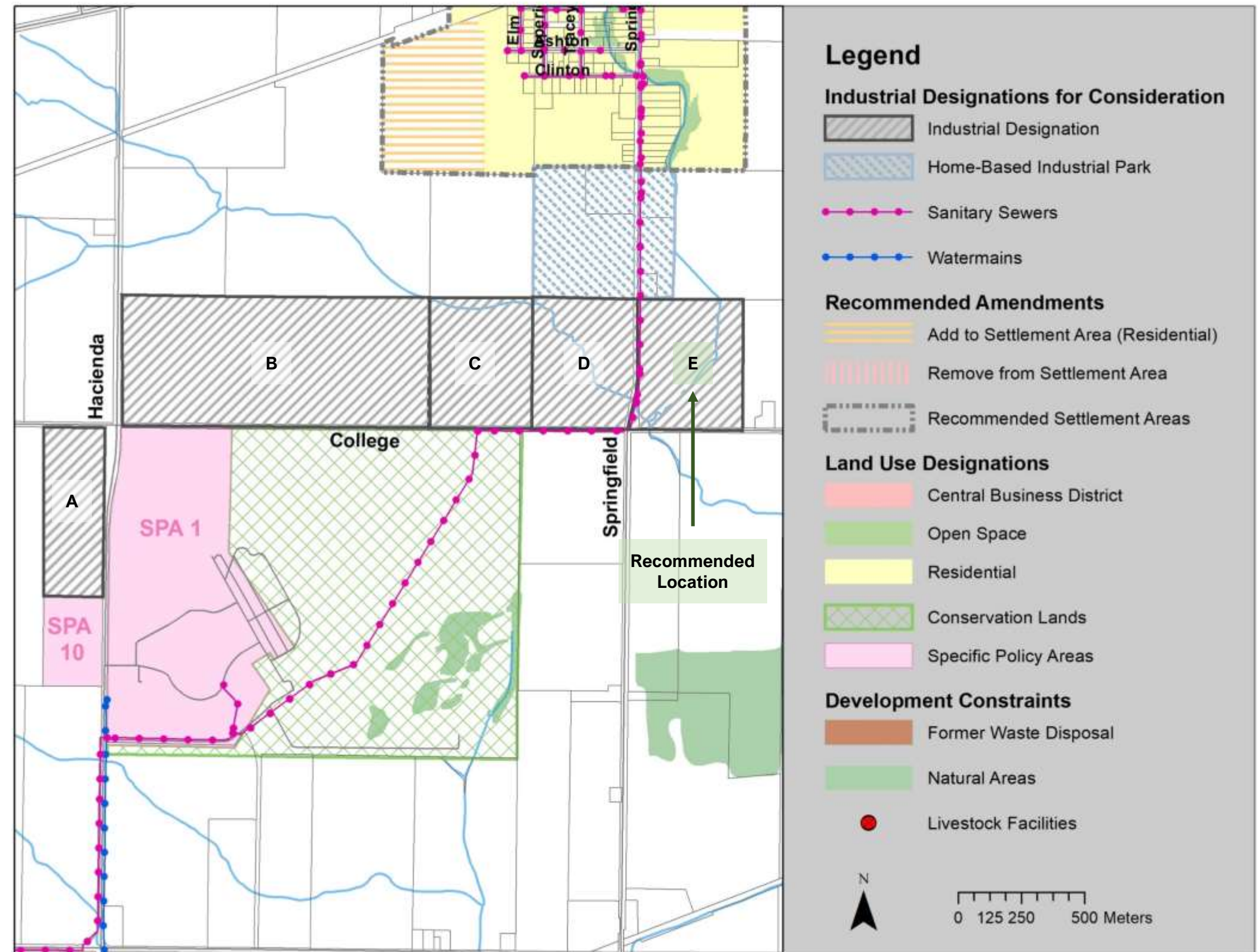
Large site with lots of potential for future expansion, would require a small extension to sanitary services, on the possible route for the extension of municipal water services.

Site C) 21.4 ha

Smaller site with an existing farm dwelling, and drain limiting future expansion to the north, has available sanitary services, on the route of possible municipal water services.

Site D) 21.2 ha

Site is constrained by a drain which crosses it and limits the size of potential industrial uses, has available sanitary services, on the route of possible municipal water services.



Option A) South of Springfield – Recommended Location

Possible Area:

Up to 13.3 ha

Adjacent Land Uses:

North: existing residential
 East: agricultural uses
 South: trucking service business, agricultural field crops
 West: agricultural field crops

Services:

Sanitary: municipal sanitary sewer
 Water: possible extension of municipal water services

