



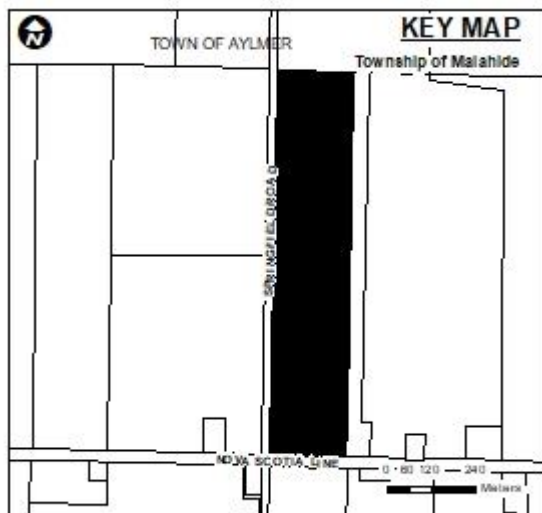
## NOTICE OF PUBLIC MEETING

### CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT

**Date:** May 15<sup>th</sup>, 2025  
**Time:** 7:00 PM  
**Location:** Malahide Township Council Chambers at the Springfield & Area Community Service Building, 51221 Ron McNeil Line, Springfield  
The Meeting can also be attended and/or viewed virtually:  
(<https://www.youtube.com/channel/UC2WWxGHYoaNBixWD8viFIgw>)

**File No.:** D14-Z07-25  
**Owner(s):** Ingrid Van Den Borre and Lino Couto,  
**Applicant:** Zelinka Priamo Ltd. c/o Matt Litwinchuk  
**Location of Property:** PT LOT 21, CON 2, (51038-51048 Nova Scotia Line, Malahide)  
(see map below)

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



#### We value your input

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

**Purpose and Effect:** The Owner/applicant has applied to the Elgin County Land Division Committee (Application No. E25-25) for provisional consent to sever a surplus farm dwelling as a result of farm consolidation.

If Application No. E25-25 is provisionally approved, the lands will be required for the severed and retained lands to be rezoned as per the requirements of the Provincial Policy

Statement and the Official Plans for the County of Elgin and the Township of Malahide.

The subject Zoning By-law Amendment has been submitted concurrently with the Consent application and will place the retained/remnant farm property into the “Special Agricultural – Site Specific (A2-XX) Zone” to prohibit the establishment of any future dwelling. Additionally, the proposed zoning would include special provisions to permit a reduced lot area of 19 hectares, whereas the By-law requires a minimum of 20 hectares, and a reduced lot frontage of 116 metres, whereas the By-law requires a minimum lot frontage of 150 metres. The Amendment will also place the severed dwelling property into the “Small Lot Agricultural – Site Specific (A4-XX) Zone”. The zoning will include a site-specific provision to recognize the increased size of an existing accessory building.

**Additional Information:** Additional information relating to this Application is available by contacting the Township’s Assistant Planner, Karsten Brix, by phone at (519) 773-5344, ext. 239 or by email at [kbrix@malahide.ca](mailto:kbrix@malahide.ca)

**DATED AT THE TOWNSHIP OF MALAHIDE, THIS 25<sup>th</sup> DAY OF APRIL, 2025.**

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