

FAQ: Aylmer’s Settlement Area Boundary Expansion – What You Need to Know

April 4, 2025 – UPDATE

1. What is the Aylmer Settlement Area Boundary Expansion?

This “boundary expansion” refers to adding land from outside the Town of Aylmer’s current municipal boundary. This means transferring lands from Malahide’s municipal jurisdiction to Aylmer.

2. Why does Aylmer want more land?

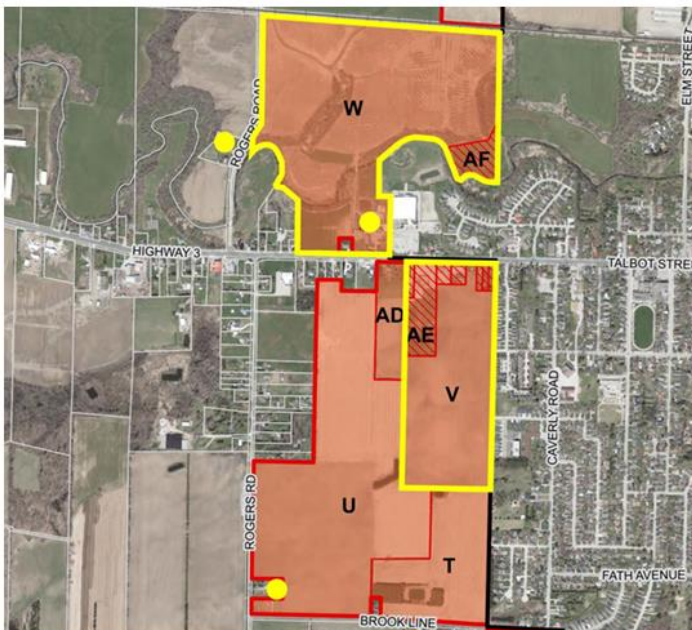
Aylmer is concerned that it will run out of land for new houses (35.6 hectares) and businesses. Accordingly, the Town intends to expand its settlement area boundary to meet projected future population and job growth.

- **Source:** [Stantec Final Report, Sections 1 & 4](#)

3. Which parcels of land are being considered?

According to Aylmer’s Consultant (Stantec Report), the parcels of land for consideration are:

- Highlighted with a yellow outline (not red), 44.6 hectares of Residential / Community Lands south of Talbot Line (Highway 3), and lands north of Talbot Line around Rogers Road. This is “Option 2” as per the Stantec Report.



However, it should be noted that the Aylmer Staff Report CAO 17-25 proposes a different set of parcels for consideration:

- Highlighted with a yellow outline, additional Residential / Community Lands south of Talbot Line and Rogers Road and Brook Line, and the removal of lands north of Talbot Line around Rogers Road.



Both the Stantec Report and Staff Report recommend including the following employment lands for consideration:

1. Highlighted with a yellow outline (not red), employment (industrial) lands north of the railway corridor.



The Aylmer Staff Report also mentions the potential for including lands near the East Elgin Community Complex (EECC) later, once the current livestock operation ends.

- **Sources:**
 - [Stantec Final Report, Section 4.2 & 4.3](#)
 - [Staff Report CAO 17-25](#)

4. How may this affect people on the newly added land?

1. Nobody forces you to move.
2. Your property would be part of Aylmer instead of Malahide.
3. Your property taxes might change, but Aylmer has proposed to install water/sewer lines to your property line at no cost to you, and you can choose if and when to connect.

- **Source:** [Staff Report CAO 17-25, “Analysis – Residential and Community Lands”](#)

5. Will farmland be protected?

Aylmer has stated it intends to minimize farmland loss by focusing development where roads and services already exist or can be extended easily. Providing services means that more homes can be built on less land. This approach is intended to preserve as much prime agricultural land as possible while trying to meet their residential land needs.

- **Source:** [Stantec Final Report, Section 4.4](#)

Malahide has noted a conflict with urban and rural land uses in the Aylmer reports. We are communicating those concerns to Aylmer. In particular, Malahide has noted that the boundary adjustment will negatively impact existing livestock operations in the area due to Minimum Distance Separation II (MDS) requirements near existing or approved development.

6. What is Malahide doing about the Aylmer Settlement Area Boundary Expansion?

- So far, we are listening and providing feedback to Aylmer. Malahide’s team of experts continues to carefully review information that Aylmer and their consultants provide. Malahide Staff and Council will also carefully consider our own Township needs and vision for the future every step of the way. At the moment, however, Malahide has not received an official request from Aylmer for the proposed parcels in their report, and negotiations have not started.

7. What are the next steps?

- Attend Aylmer’s Next Public Meeting.

Council of the Town of Aylmer is holding an in-person public meeting on **Wednesday, April 9th, 2025, at 7:00 p.m. at the East Elgin Community Complex Blueline Room, 531 Talbot Street West, Aylmer ON** , with a public livestream available at www.youtube.com/TownOfAylmer.

The purpose of this public meeting is for Aylmer Staff to inform the public and Aylmer Council of the finalized parcel scores and provide recommendations for inclusions within the Aylmer settlement area boundary.

Any person may attend the in-person public meeting and/or make written or verbal representation to share their comments on the recommended parcels in the Stantec Report and in the Aylmer Staff Report

Verbal comments may be provided in-person only. Written comments can be submitted by [email](#) to the Manager of Planning and Development or in-person to the Town Hall Office (46 Talbot Street West Aylmer, ON N5H 1J7) by no later than noon on April 9th, 2025.

- Negotiations: Depending on the direction Aylmer Council provides to Staff, Aylmer may approach Malahide to negotiate the final boundary lines as the next step.
- **Source:** [Town of Aylmer website](#)

8. How can I share my thoughts?

- Attend Aylmer's public meetings on April 9, at 7pm, at the EECC.
- Write letters/emails to your Council.
- Call Town or Township staff if your land is involved and you want more information.
- **Source:** [Town of Aylmer website](#)