



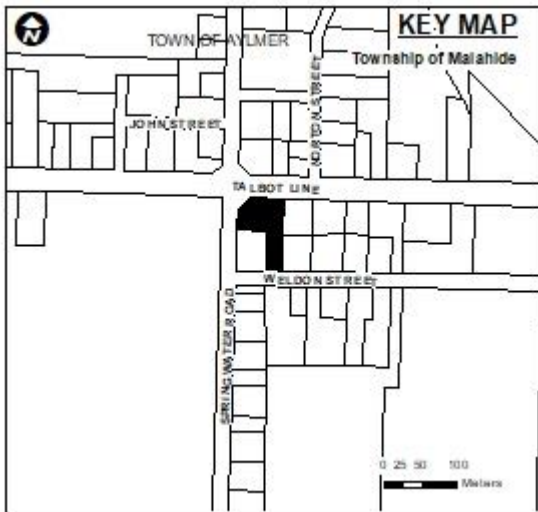
NOTICE OF PUBLIC MEETING

CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT

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

Date: January 30th, 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-Z14-24
Owner(s): Arnold & Joanna Baertsoen,
Applicant: Civic Planning Solutions (c/o David Roe)
Location of Property: PLAN 15 PT LOTS 1,2,3 PLAN;15 LOT 3 S/S TALBOT, (47323 and 47325 Talbot 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 subject lands consist of two properties located at 47323

Talbot Street and 47340 Weldon Street. The owner is proposing to reconfigure the property boundaries to create two new residential lots. The subject property (1.35 acres) in area, has approximately 46 metres (150.91 feet) of frontage along Talbot Line. The proposed severed parcel is approximately 0.4 ha (0.99 ac) in size and has 29 metres (75 feet) of frontage along Talbot Line. The proposed retained parcel is approximately 0.25 hectares (0.62 acres), has 46.97 metres of frontage along Talbot Line. The purpose of this application is to rezone a portion of the currently-zoned "General Industrial (M1)" to Hamlet Residential – Holding (HR-H)" in order to permit two additional lots to be severed with lot areas of 1462.3 m² and 1461.7 m².

Notice of Decision: If you wish to be notified of the decision of the Council of the Township of Malahide in respect of this application, you must submit a written request to the Township's Clerk as per below. This will also entitle you to be advised of a possible Ontario Land Tribunal meeting in the event that the decision on this application is appealed.

How can I get involved?

- Send written comments by email to the Township at malahide@malahide.ca; and/or Mail/Fax written comments to:
Allison Adams, Manager of Legislative Services/Clerk
Township of Malahide
87 John Street South, Aylmer, Ontario, N5H 2C3
Fax: (519) 773-5334
Please note that comments sent by regular mail delivery should be mailed early so that the Township receives them before the Public Meeting date.
- Attend the Public Meeting in-person: If you plan to attend the Meeting in-person, it is preferred that you contact the Clerk as per the above before noon on January 29th, 2025..
- Attend the Virtual Public Meeting: Pre-registration is required to speak at the meeting. To participate in the virtual meeting via phone or by video online using 'Zoom', contact the Clerk via email at malahide@malahide.ca before noon (12:00 p.m.) on January 29th, 2025. Please provide your name, phone number, and the application number(s) and/or municipal address of the application that you wish to speak to. The Township Staff will provide you with details of how participants will be able to join the meeting.

Submitting written comments is strongly encouraged. Written comments must include your full name, address, and the application number for this application: D14-Z14-24.

To view the live stream meeting proceedings, please visit Malahide's YouTube Channel: <https://www.youtube.com/channel/UC2WWxGHYoaNBixWD8viFIGw>.

Additional Information: Additional information relating to this Application, including information about appeal rights, 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.

Failure to Attend or Provide Comments: If you do not attend the public meeting, it may proceed in your absence and, except as otherwise provided in the Planning Act R.S.O 1990, you will not be entitled to any further notice of the proceedings.

If a person or public body would otherwise have the ability to appeal the decision of the Township of Malahide to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the

Township of Malahide before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Malahide before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Personal Information: Personal information from those that make either an oral or written submission on the subject application is collected under the authority of the Planning Act R.S.O. 1990 and the applicable implementing Ontario Regulation, and will become part of the public record for this application. Questions about the collection of personal information should be directed to the Clerk.

DATED AT THE TOWNSHIP OF MALAHIDE, THIS 10th DAY OF JANUARY, 2025

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