

Elgin County Official Plan Review

Township of Malahide –
Council Meeting

March 21, 2024

Why Participate?

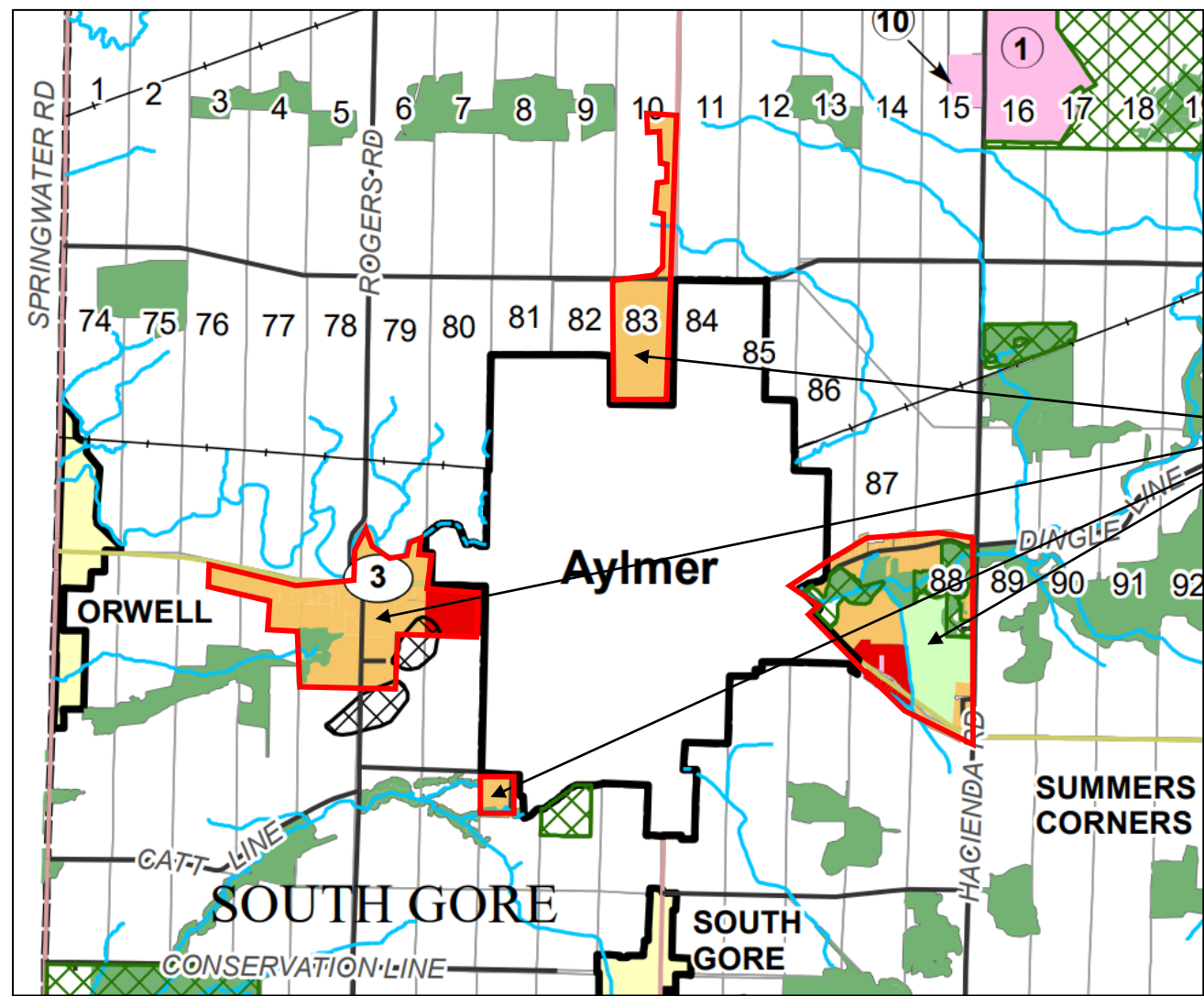
- County Official Plan provides direction to lower-tiers regarding key priorities including the location and direction of long-term growth, the provision of municipal services and infrastructure, as well as the protection and management of resources and the natural environment.
- Section 27 of the Planning Act requires that the Council of a lower-tier municipality amend its Official Plan and Zoning By-law to conform with a County Official Plan within one year of the County Official Plan coming into effect.
- The Planning Act also requires that no by-law may be passed for any purposes that does not conform to the upper or lower tier Official Plan.

Recommended Changes to County Official Plan

- Land Supply – Industrial Designated Lands
 - As part of Township Official Plan Amendment 20, Township Council reallocated land to the Springfield Settlement area. This includes approximately 37.7 hectares of land designated for industrial uses.
 - Recommended this information be provided to the County to ensure this information is included in employment land supply for Malahide.
- Schedule A – Land Use – Mapping Changes
 - Lands surrounding the Town of Aylmer are designated “Suburban”, “Highway Commercial” and “Home-Based Industrial” in the Township Official Plan. These designations permit a range of industrial, commercial, and institutional uses, as well as some residential uses.
 - Currently designated as “Agriculture” in County Official Plan and it is recommended that these lands be recognized in the County Official Plan.



Township of Malahide Official Plan – Schedule “A” - Land Use



Suburban , Highway
Commercial, and Home-
Based Industrial
Designated Lands around
Aylmer



Recommended Comments Raising Concern/ Potential Objection

- Affordable Housing Target – The County is proposing to increase the target for affordable housing from 20% to 55%. While the Township should certainly support the development of affordable housing, this target may be challenging to achieve in rural communities, and it is recommended that comments be provided for this target be re-evaluated.
- Minimum Agricultural Lot Size – Proposal to now require a minimum lot area of 40 hectares, where the Township Official Plan and Zoning By-law currently permit 20 hectares. Recommended that comments be provided seeking additional rationale from the County for the proposed policy change.
- Natural Systems – Proposed policy requiring the retention of mature on-site vegetation regardless of whether it is part of the Natural System. Recommend that comments be provided to revise the policy to “shall encourage”.



Amendments to Township Planning Policies

- Intensification – County Official Plan includes target for 16% of all new development to be achieved through infill development and intensification. While the Township Official Plan has policies to encourage intensification, there is currently no set target.
- Development Phasing – Review of current policies relating to phasing of new development to ensure that new development logically extends from built-up areas, is appropriately serviced, and is orderly and efficient.



Amendments to Township Planning Policies

- Land Consumption Tracking – County policies require a 15-year supply of vacant residentially-designated lands, as well as monitoring of reserve capacity.
Recommended that the Township establish a formal process for tracking the current supply of vacant residential lands, as well as monitoring reserve capacity.
- Development Adjacent to Municipal Boundaries – Amendment to the Township Official Plan for policies requiring new development to be consistent with the character, design, and coordinated with adjacent municipalities.



Consideration of Additional Changes

- Additional Dwelling Units (ADUs) – The Township may further consider permitting two ADUs in settlement areas, subject to certain criteria, where current Township policies permit one ADU.
- Active Transportation – New Official Plan encourages local municipalities to develop walking and cycling infrastructure. Review of potential policies for further supporting the developing of the active transportation network within the Township.
- Waste Disposal Sites – Proposed policy to restrict new uses within 500 metres of a waste disposal site through Zoning By-laws, such as the application of holding zones.



Next Steps

- Recommended that the Township provide comments to the County of Elgin as part of the consultation process.
- Provide written request to the County of Elgin to be notified of the decision of the Ministry of Municipal Affairs.
- Public Meeting to be held on March 26th where the County will receive comments on the proposed Official Plan.

Questions

Thank You

302-219 Oxford Street West, London, Ontario N6B 2B9

www.mbpc.ca | 519.686.1300

