



March 16, 2026

*Via Email*

Township of Malahide Committee of Adjustment  
C/o Allison Adams, Secretary-Treasurer  
87 John Street South  
Aylmer, Ontario  
N5H 2C3

**Re: File No. D13-MV02-26, Part of Lot 86, Concession South of Talbot Road**

To Township of Malahide Committee of Adjustment Members and Secretary-Treasurer,

The Town of Aylmer is in receipt of a Notice of Public Hearing for file no. D13-MV02-26. It is the Town of Aylmer staff's understanding from the owner that the subject lands are split between the Town of Aylmer and the Township of Malahide. It is also Town staff's understanding that the owner intends to construct a dwelling on the lands within the Township of Malahide. Within the Aylmer lands of the lot, municipally known as 212 Elk Street, there are three dwelling units within the existing dwelling and an existing accessory building.

Aylmer staff provide the following comments on the file:

1. The lands subject to the minor variance are located in the Township of Malahide. Section 4.8 Entrance Regulations of the Township of Malahide's Zoning By-law No. 18-22 states "No person shall erect any building or structure or otherwise use any lot in any zone unless such lot abuts a road, or a reserve on the opposite side of which is located a road, or unless such lot has access to a road by means of a legally registered right-of-way or easement over an abutting lot, and unless the Ministry of Transportation, the County or the Township, as the case may be, has issued an entrance permit or otherwise granted permission to provide access for vehicular traffic from such lot or from such abutting lot, as the case may be, to the said road."  
The Malahide lands do not abut a Township Road or appear to have the ability to create an entrance to a Township Road.
2. The Town of Aylmer will not provide municipal waste collection to a residential dwelling unit located in another municipality.
3. There will be no cross-border servicing (i.e. sanitary, water, storm) provided from the Town of Aylmer for the residential dwelling unit.
4. There are related concerns around how Emergency Services, including Malahide Fire Services, would access without development of a roadway.



The Corporation of the Town of Aylmer  
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Aylmer staff are of the opinion that the application is premature as it would be in everyone's best interest for the entire lot to be within the Town of Aylmer. If the entire lot is within Aylmer, access, waste collection services and servicing would be provided by the Town. Proceeding with the minor variance as applied generates additional costs to the owner and creates confusion for emergency and waste collection services.

As Aylmer is currently undergoing a potential boundary adjustment, staff have advised the owner on the process of requesting for each municipal council to consider bringing the entire lot into Aylmer.

Based on the comments listed above, Town of Aylmer staff do not support minor variance file no. D13-MV02-26.

Sincerely,

**Terry Koning, C.E.T., PMP**

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