

PLEASE TAKE NOTICE that the Town of Aylmer Committee of Adjustment will hold a virtual public hearing on **Wednesday, November 3, 2021 at 7p.m.**, in a public livestream available at www.aylmer.ca, to consider Application for Minor Variance A07-21.

APPLICANT: Johan Fehr
LOCATION: 29 Linden Street, Aylmer
ROLL NO: 3411-010-0004-6700

Purpose and Effect of Application A07-21

The purpose of the application is to seek relief from Section 9(3) – Zone Requirements of the Zoning By-law related to Lot Area (Minimum) and Lot Frontage (Minimum). Relief from these provisions of the Zoning By-law is required as a condition of approval for Application for Consent to Sever No. E62-21. The Application for Consent proposed to divide the existing lot so that each unit of the semi-detached dwelling is located on an individual lot.

The provisions of the Zoning By-law require a minimum lot area of 310m² and a minimum lot frontage of 9.5m for one-half of a semi-detached dwelling. The applicant is proposing:

- A lot area of 273.3 m² and frontage of 8.69m on the lot conditionally approved to be severed; and,
- A lot area of 275.6 m² and frontage of 8.69m on the lot conditionally approved to be severed.

The lands were previously subject to Application for Minor Variance A04-21, which sought relief from lot area and lot coverage provisions to facilitate the construction of the semi-detached dwelling.

Location and Description of Subject Land

The subject property is legally described as Part Lot 7 S/S North St. and Part of Lot 8 S/S North St, Plan 164, and is municipally known as 29 Linden Street, Aylmer.

The subject property is located within the Low Density Residential land use designation of the Town's Official Plan and the R2 – Residential Type 2 Zone of the Town's Zoning By-law. All other provisions of the R2 Zone would continue to apply on the subject property.

Other Information

Additional information relating to the application is available for inspection between 8:30a.m. and 4:30p.m. weekdays at Aylmer Town Hall. Those interested in additional information regarding this application may contact: Christie Kent, Manager of Planning and Development by phone: 519-773-3164 x4915 or by email at ckent@town.aylmer.on.ca

ALSO TAKE NOTICE that signed, written submissions shall be accepted by the Secretary-Treasurer prior to the hearing and such submissions shall be available for inspection by any interested party. If you do not attend or are not represented at the Hearing, the Committee may proceed in your absence, and you will not be entitled to any further notice of the proceedings. Copies of the decision are provided only to those persons making a written request for the Notice of Decision. There is a 20-day appeal period from the date of the decision, in which time the decision of the Committee may be appealed to the Ontario Land Tribunal.

DATED this 21st day of October, 2021.

Josh Brick
Director of Corporate and Legislative Services/ Clerk
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Location Map

