

## **NOTICE OF DECISION**

### **Zoning By-law Amendment ZBA02-21**

**TAKE NOTICE THAT** the Council of the Corporation of the Town of Aylmer (the “Town”) passed the By-law No. 75-21, under Section 34 of the *Planning Act*, to amend comprehensive Zoning By-law No. 57-99. Notice is given by the Town per subsection 34(18) of the *Planning Act*.

Application:	Zoning By-law Amendment ZBA02-21
Owner:	C. and T. Blatz
Legal Description:	Part of Lot 29 N/S Sydenham, Plan 74
Civic Address:	215 Sydenham Street East, Aylmer
Roll No.:	3411-010-0002-7600

**Date of Decision:** Wednesday, December 15, 2021  
**Date of Notice:** Thursday, December 16, 2021  
**Last Day of Appeal:** Wednesday, January 5, 2022

**AND TAKE NOTICE** that under the provisions of Section 17 and Section 34(19) of the *Planning Act*, the applicant, any person or public body who, before the by-law was passed made oral submissions at a public meeting or written submissions to Council may appeal to the Ontario Land Tribunal (OLT) in respect of the Amendment to the Zoning By-law by filing a notice of appeal with the Town Clerk at the address set out below not later than the 5<sup>th</sup> day of January, 2022. A notice of appeal must set out the reasons for the appeal along with the land use planning ground or grounds upon which the appeal is based and be accompanied by the fee required by the OLT. A notice of appeal to the OLT must be filed with the Town Clerk after the date of the passing of the by-law and not later than the date set out in this paragraph. The decision of Council is final if no notice of appeal is received.

If you wish to appeal to the OLT, you must use the OLT appeal form. A copy of the appeal form is available from the OLT website at <https://olt.gov.on.ca>.

The complete By-Law is available for inspection during regular office hours.

**DATED** at the Town of Aylmer this 16<sup>th</sup> day of December, 2021.

Josh Brick  
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Corporation of the  
Town of Aylmer  
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Aylmer, Ontario N5H  
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#### **EXPLANATORY NOTE IN RESPECT TO BY-LAW NO. 75-21**

The subject lands are located on the north side of Sydenham Street East, lying between Elgin Street and Victoria Street South, comprising Part of Lot 29 N/S Sydenham, Plan 74 and known municipally as 215 Sydenham Street East. The lands have an area of approximately 862 m<sup>2</sup> (0.21 ac) with approximately 20.7 m (68 ft) of frontage along Sydenham Street East. The lands are used for residential purposes and contain an existing single detached dwelling.

The amendment to the Zoning By-Law would change the zoning on the subject lands from “Residential Type 1B (R1B) Zone” to “Residential Type 2 (R2) Zone”. This zoning would permit and facilitate the construction of a two-unit (semi-detached or duplex) dwelling.

By-Law No. 75-21 is in conformity with the Town of Aylmer Official Plan and is not subject to an amendment to the Official Plan. The recommendation of Administration was to approve the general housekeeping amendment for the reasons outlined in report PLAN14-21, dated December 1, 2021. There were no written or oral submissions received with respect to the application prior to the decision of Council.

#### **KEY MAP**

