

**NOTICE OF DECISION**  
**Committee of Adjustment**  
**Application for Minor Variance A01-22**

Owners: Peter and Rosemary Jansen  
Legal Description: Part of Lot 85, Concession South of Talbot Road (Town of Aylmer)  
Civic Address: 140 Elk Street, Aylmer  
Roll No.: 3411-010-0000-8400

**Date of Decision: Wednesday, January 12, 2022**  
**Date of Notice: Thursday, January 13, 2022**  
**Last Day of Appeal: Wednesday, February 2, 2022**

Notice was given and a Public Hearing was held on January 12, 2022 as required by Section 45 of the *Planning Act*, R.S.O. c. P13, 1990.

**PURPOSE OF THE APPLICATION**

To seek relief from Sections 3(1)(c) Accessory Buildings and Structure Size Requirements within the Town's Zoning By-law in order to facilitate the construction of an accessory building with attached lean-to structure in the rear yard of the subject property.

**REQUESTED VARIANCE TO THE ZONING BY-LAW**

1. Proposed accessory building would have an area of approximately 107 m<sup>2</sup> (1,152 sq.ft) with an attached, unenclosed lean-to having an area of approximately 45m<sup>2</sup> (484 sq.ft), for a total building area of approximately 152 m<sup>2</sup> (1,636 sq.ft), whereas the provisions of the Zoning By-law permit a maximum gross floor area of 75 m<sup>2</sup> (807 sq.ft) for an accessory building.

**DECISION OF THE COMMITTEE:**

**CONDITIONAL APPROVAL**

**Approval is subject to the following condition:**

1. That eaves and trough be installed on the accessory building to direct stormwater away from lot lines, to the satisfaction of the Town.

**Reasons**

The requested variance is minor in nature, desirable and maintains the general intent and purpose of the Official Plan and Zoning By-law. The Application satisfies the four tests for Minor Variances as set out in Section 45 of the *Planning Act*.

**Effect of Written and Oral Submissions:**

- No written and oral submissions were received.

**TAKE NOTICE THAT** the applicant or any other person or public body who has an interest in the matter may within 20 days of the date of decision appeal to the Tribunal against the decision of the committee by filing with the Secretary-Treasurer of the Committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the secretary-treasurer of the fee charged by the Tribunal as payable on an appeal from a committee of adjustment to the Tribunal.

**AND FURTHER THAT** only individuals, corporations and public bodies may appeal a Committee of Adjustment decision to the Tribunal. A Notice of Appeal may not be filed by an unincorporated association or group. However, a Notice of Appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

If no Notice of Appeal has been received by the last day for filing an appeal, the Decision of the Committee becomes final and binding.

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**NOTICE OF DECISION – A01-22**

We, the undersigned, concur in the Decision and the Reasons of the Committee of Adjustment:



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M. French  
Chair, Aylmer Committee of Adjustment

Committee Member S. Andrews  
*In favour – Original to be signed*

Committee Member P. Barbour  
*In favour – Original to be signed*

Committee Member T. Charlton  
*In favour – Original to be signed*

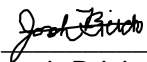
Committee Member J. Chapman  
*In favour – Original to be signed*

Committee Member M. Hamm  
*In favour – Original to be signed*

Committee Member A. Oslach  
*In favour – Original to be signed*

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I, Josh Brick, Secretary-Treasurer of the Committee of Adjustment of the Corporation of the Town of Aylmer, certify that the above is a true copy of the Decision.



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Josh Brick  
Secretary-Treasurer, Aylmer Committee of Adjustment