

**NOTICE OF DECISION  
Committee of Adjustment  
Application for Minor Variance A06-22**

Owners: Catherine Williamson  
Legal Description: East Part of Lot 39 W/S Cedar N/S Chestnut, Plan 164 (Town of Aylmer)  
Civic Address: 2 Cedar Street  
Roll No.: 3411-030-0000-8900

**Date of Decision: Wednesday, November 2, 2022**

**Date of Notice: Tuesday, November 8, 2022**

**Last Day of Appeal: Tuesday, November 22, 2022**

Notice was given and a Public Hearing was held on Wednesday, November 2, 2022 as required by Section 45 of the *Planning Act*, R.S.O. c. P13, 1990.

**PURPOSE OF THE APPLICATION**

To seek relief from Section 9(3) – Zone Requirements of the Residential Type 2 (R2) Zone as it relates to minimum front yard depth, minimum exterior side yard width, and minimum rear yard depth in order to construct a new single detached dwelling to replace the former dwelling on the lot that was destroyed due to fire.

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

1. Minimum front yard depth of 4.11 m (13.48 ft.);
2. Minimum exterior side yard width of 1.2 m (3.94 ft.); and,
3. Minimum rear yard depth of 4.98 m (16.34 ft.)

**DECISION OF THE COMMITTEE:**

**APPROVED**

**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:**

Public comments were received in support of the application, the effect of which resulted in a decision to approve the application.

**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.

**NOTICE OF DECISION – A06-22**

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 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*

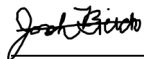
Committee Member T. Charlton  
*In favour - Original to be signed*

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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