

PLEASE TAKE NOTICE that the Council of the Corporation of the Town of Aylmer has received a complete Application for a Zoning By-law Amendment for **62 Pine Street West, Aylmer**, and is hereby notifying the public in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended.

AND FURTHER TAKE NOTICE that the Council of the Corporation of the Town of Aylmer will hold a hybrid (in-person and virtual) public meeting on **Wednesday, January 25th, 2023, at approximately 7:00 p.m.** with a public livestream available at www.aylmer.ca. The public is invited to participate in the hybrid meeting and to provide verbal and written comments regarding the Application for Zoning By-law Amendment.

The application relates to the subject lands described as Part of Lot 13, Plan 74 and known municipally as 62 Pine Street West, Town of Aylmer. A key map showing the location of the subject lands, outlined in yellow can be found attached to this notice. The subject lands are designated Low Density Residential, as shown on Schedule "A" Land Use Plan in the Town of Aylmer Official Plan and zoned Residential Type 2 (R2), as shown on Schedule 'A' Map 9 in the Town of Aylmer Comprehensive Zoning By-law No. 57-99.

The purpose and effect of the Application for Zoning By-law Amendment is to rezone the subject lands from Residential Type 2 (R2) to Residential Type 3 Special Provision 10 (R3-10) to permit four (4) residential dwelling units and to permit one (1) parking space to be located in the exterior side yard. The Zoning By-law Amendment will also recognize an existing undersized exterior side yard width, recognize an existing undersized rear yard depth and recognize an existing building height. The building on the subject lands was formally a place of worship and is now being used as a legal residential duplex. The proposed additional two dwelling units will be located in the basement of the building.

Any person or public body may attend the Hybrid Public Meeting and/ or make written or verbal representation either in support of, or in opposition to the proposed Zoning By-law Amendment. If you wish to attend the Public Meeting virtually, please contact the Manager of Planning and Development by email at hjames@town.aylmer.on.ca or by phone by no later than noon on January 25th, 2023, to receive an invitation to the meeting. Verbal representation for the Hybrid Public Meeting may be provided electronically or by phone. Written comments can be submitted by email to the Manager of Planning and Development or in-person to the Town Hall Office by no later than noon on January 25th, 2023.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Town of Aylmer to the Ontario Land Tribunal (formerly Local Planning Appeal Tribunal) but the person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the Town of Aylmer before the by-laws are passed, the person or public body is not entitled to appeal the decisions.

If a person or public body does not make oral submissions at the Public Meeting or make written submissions to the Council of the Town of Aylmer before the by-laws are passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal (formerly Local Planning Appeal Tribunal) unless, in the opinion of the

Tribunal, there are reasonable grounds to do so.

Additional information relating to the application is available for inspection between 8:00 a.m. and 5:00 p.m. weekdays at Aylmer Town Hall. Those interested in additional information regarding this application, including information about appeal rights, may contact: Heather James, Manager of Planning and Development Phone: 519-773-3164 x4915 or Email: hjames@town.aylmer.on.ca.

DATED this 21st day of December 2022
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Key Map (not to scale)



