

**PLEASE TAKE NOTICE** that the Town of Aylmer Committee of Adjustment will hold a Hybrid (in-person and virtual) Public Hearing on **Wednesday, April 5, 2023, at approximately 7:00 p.m.** to consider Application for Minor Variance A04-23 with a public livestream available at [www.aylmer.ca](http://www.aylmer.ca). You are invited to participate in the Hybrid Public Hearing to provide verbal or written comments regarding this matter.

**OWNERS:** Linda Martin  
**AGENT:** Penner Custom Building and Finishing c/o John Penner  
**LOCATION:** 21 Victoria Street South, Aylmer  
**ROLL NO:** 3411-010-0004-9000

### **Purpose and Effect of Application A04-23**

The subject lands are located within the Low-Density Residential land use designation of the Town of Aylmer Official Plan. The subject lands are also zoned Residential Type 1B (R1B) in the Town of Aylmer Comprehensive Zoning By-law No. 57-99. The subject lands contain a single detached dwelling. The owner is proposing an addition to the existing single detached dwelling. The owner is seeking relief from R1B Zone provisions for the following: 1) the exterior side yard width (minimum) provision from 7.0 m (22.97 ft.) to 5.88 m (19.29 ft.); the rear yard depth (minimum) provision from 7.5 m (24.61 ft.) to 1.42 m (4.66 ft.); and the lot coverage (minimum) from 35% to 42% to permit the addition to the existing single detached dwelling.

### **Location and Description of Subject Land**

The subject lands are legally described as North Part of Lot 36 Block 5 Plan 164 S/S Sydenham E/S Victoria, Town of Aylmer, and is known municipally as 21 Victoria Street South, Aylmer. The location and proposed development are shown on the Key Map and sketch attached to this notice.

**Any person or public body** may attend the Hybrid Public Hearing and/ or make written or verbal representation either in support of, or in opposition to the Minor Variance. If you wish to attend the Public Hearing virtually, please contact the Manager of Planning and Development by email or by phone by no later than noon on April 5<sup>th</sup>, 2023, to receive an invitation to the hearing. Verbal representation for the Hybrid Public Hearing 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 April 5<sup>th</sup>, 2023. Please note that comments and opinions submitted on these matters, including the originator's name and address, become part of the public record and may be viewed by the general public and may be published in a Planning Report, Council/Committee Agenda or Council/Committee Minutes.

If you rent your property to seven (7) or more tenants, please post a copy of this notice in a location on your property, which is visible to all the residents.

**If a specified person or public body** does not make oral submissions at the Hybrid Public Hearing or make written submissions to the Secretary-Treasurer of the Town of Aylmer Committee of Adjustment before the minor variance is granted, the specified person or public body is not entitled to appeal the decision of the Town of Aylmer to the Ontario Land Tribunal (formerly the Local Planning Appeal Tribunal).

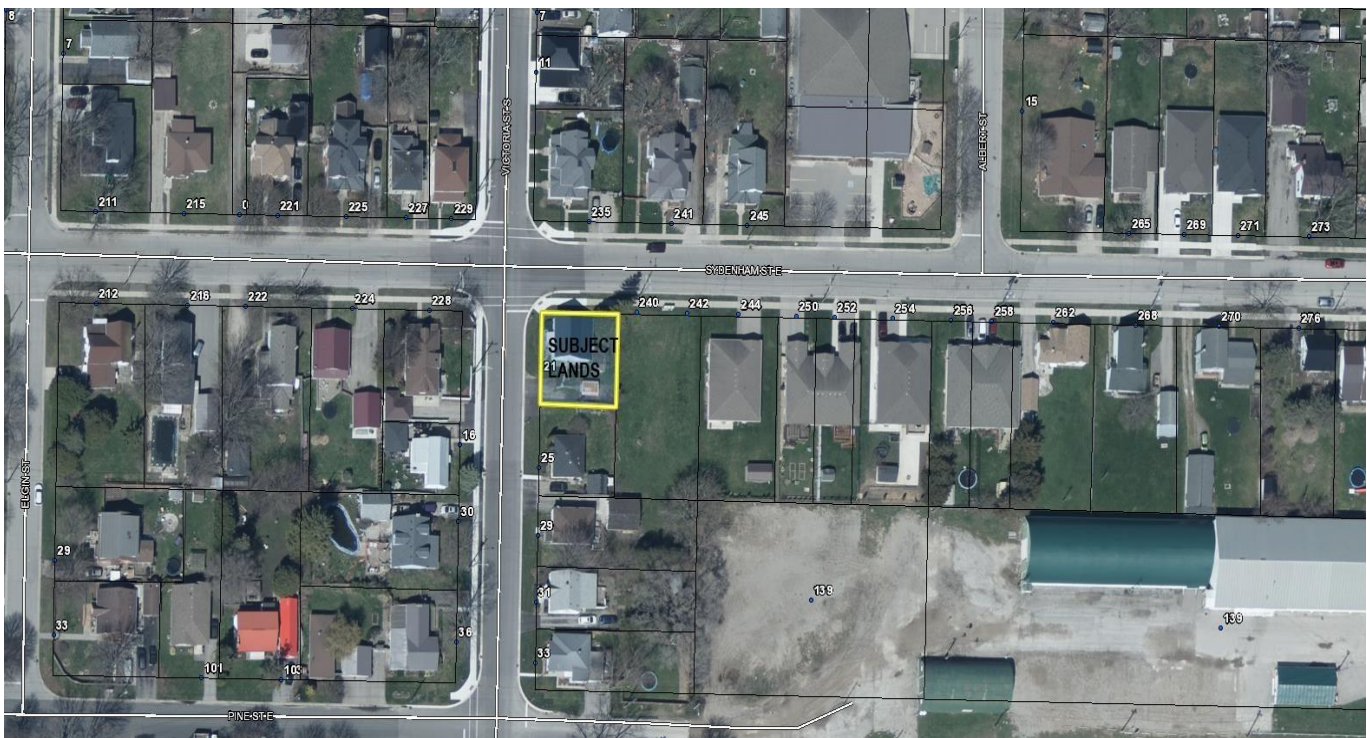
If a specified person or public body does not make oral submissions at the public hearing or make written submissions to the Secretary-Treasurer of the Town of Aylmer Committee of Adjustment before the minor variance is granted, the specified person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal (formerly the Local Planning Appeals Tribunal) unless, in the opinion of the Ontario Land Tribunal (formerly the Local Planning Appeals Tribunal), there are reasonable grounds to do so.

**Additional information** related 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, may contact: Heather James, Manager of Planning and Development, Phone: 519-773-3164 x4915 or Email: [hjames@town.aylmer.on.ca](mailto:hjames@town.aylmer.on.ca).

**DATED** this 17<sup>th</sup> day of March 2023.

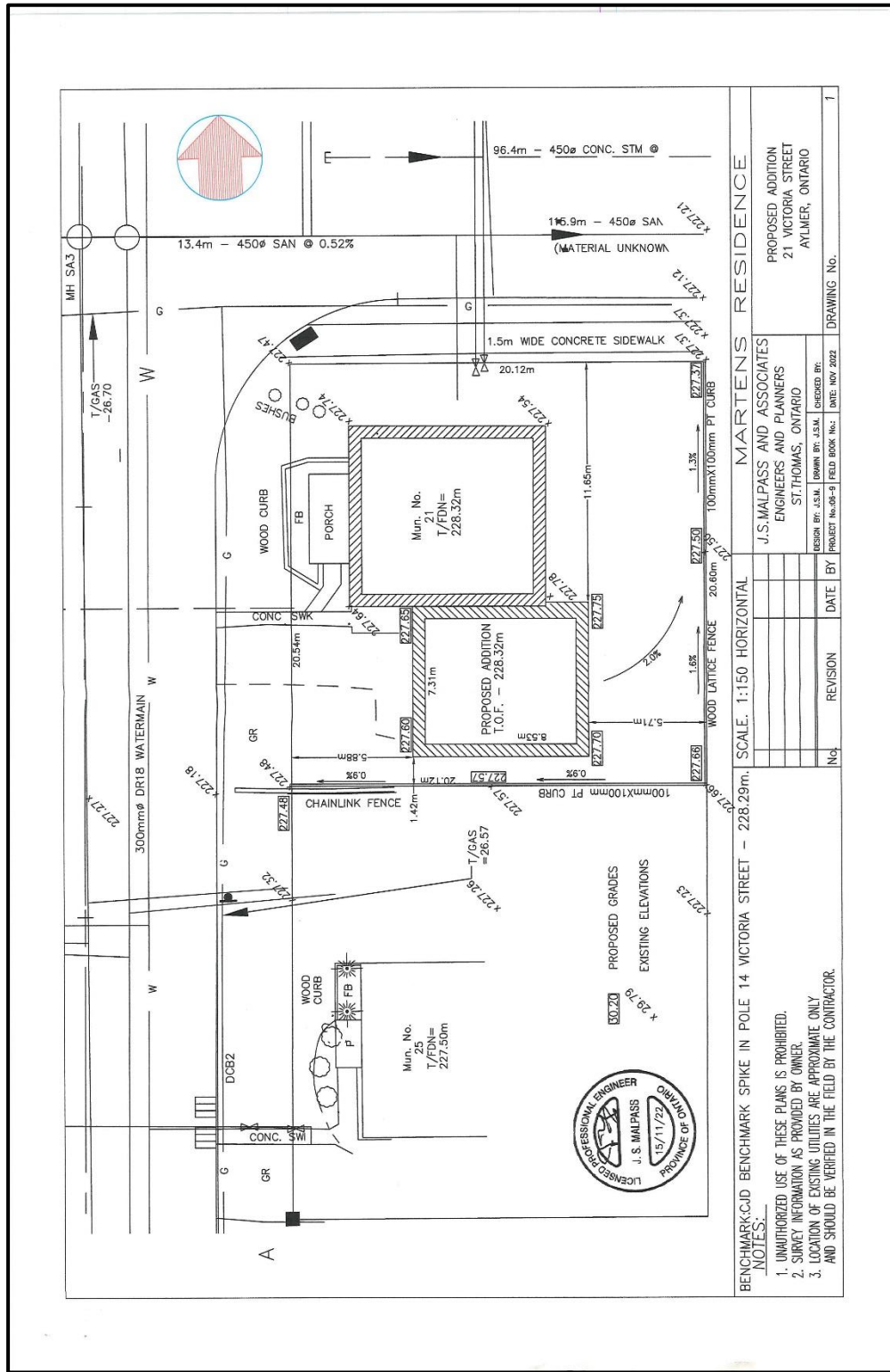
Josh Brick  
Secretary-Treasurer of the Committee of Adjustment  
Town of Aylmer  
46 Talbot Street West  
Aylmer ON N5H 1J7  
Ph: 519-773-3164  
Fax: 519-765-1446  
[www.aylmer.ca](http://www.aylmer.ca)

### Location Map – 21 Victoria Street South



**Minor Variance Application Sketch**

**NOTICE OF PUBLIC HEARING**  
 Pursuant to Section 45(1) of the Planning Act  
**APPLICATION FILE NO.: A04-23**



**MARTENS RESIDENCE**

PROPOSED ADDITION  
 21 VICTORIA STREET  
 AYLMER, ONTARIO

J.S. MALPASS AND ASSOCIATES  
 ENGINEERS AND PLANNERS  
 ST. THOMAS, ONTARIO

DESIGN BY: J.S.M. | DRAWN BY: J.S.M. | CHECKED BY: [ ]  
 PROJECT No.: 08-9 | FIELD BOOK No.: [ ] | DATE: NOV 2022

No.	REVISION	DATE	BY

SCALE: 1:150 HORIZONTAL

BENCHMARK: CUD BENCHMARK SPIKE IN POLE 14 VICTORIA STREET - 228.29m.

NOTES:  
 1. UNAUTHORIZED USE OF THESE PLANS IS PROHIBITED.  
 2. SURVEY INFORMATION AS PROVIDED BY OWNER.  
 3. LOCATION OF EXISTING UTILITIES ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED IN THE FIELD BY THE CONTRACTOR.

LICENSED PROFESSIONAL ENGINEER  
 J.S. MALPASS  
 15/11/22  
 PROVINCE OF ONTARIO

DRAWING No. 1