

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 A05-23 with a public livestream available at www.aylmer.ca. You are invited to participate in the Hybrid Public Hearing to provide verbal or written comments regarding this matter.

OWNERS/APPLICANTS: Gerhard and Maria Blatz
LOCATION: 57 Water Street, Aylmer
ROLL NO: 3411-010-0004-0900

Purpose and Effect of Application A05-23

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 2 (R2) in the Town of Aylmer Comprehensive Zoning By-law No. 57-99. The subject lands contain a four (4) unit residential building. The variance is a required condition for an associated severance file no. E28-22 for the proposed retained parcel in order to create a residential infill parcel. The variance will reduce the rear yard depth from 7.5 m (24.61 ft.) to 1.25 m (4.10 ft.) in order to recognize the existing duplex for the proposed retained parcel.

Location and Description of Subject Land

The subject lands are legally described Part of Town Hall Lot Plan 74, being Part 2 on Registered Plan 11R-10910, Town of Aylmer, and is known municipally as 57 Water Street, 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 5th, 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 April 5th, 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

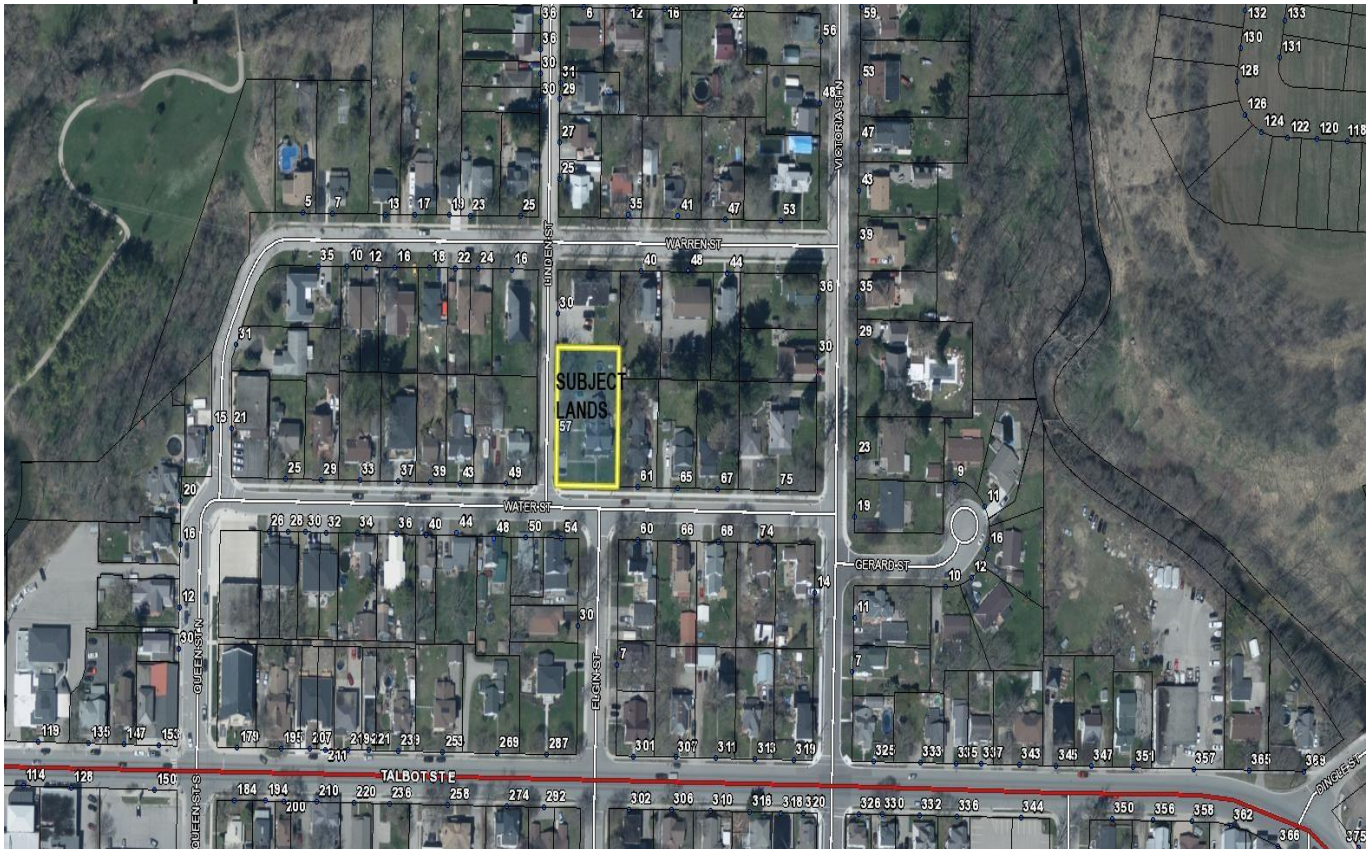
Adjustment before the minor variance is granted, the specified person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal (formerly the Local Planning Appeals Tribunal) unless, in the opinion of the Ontario Land Tribunal (formerly the Local Planning 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.

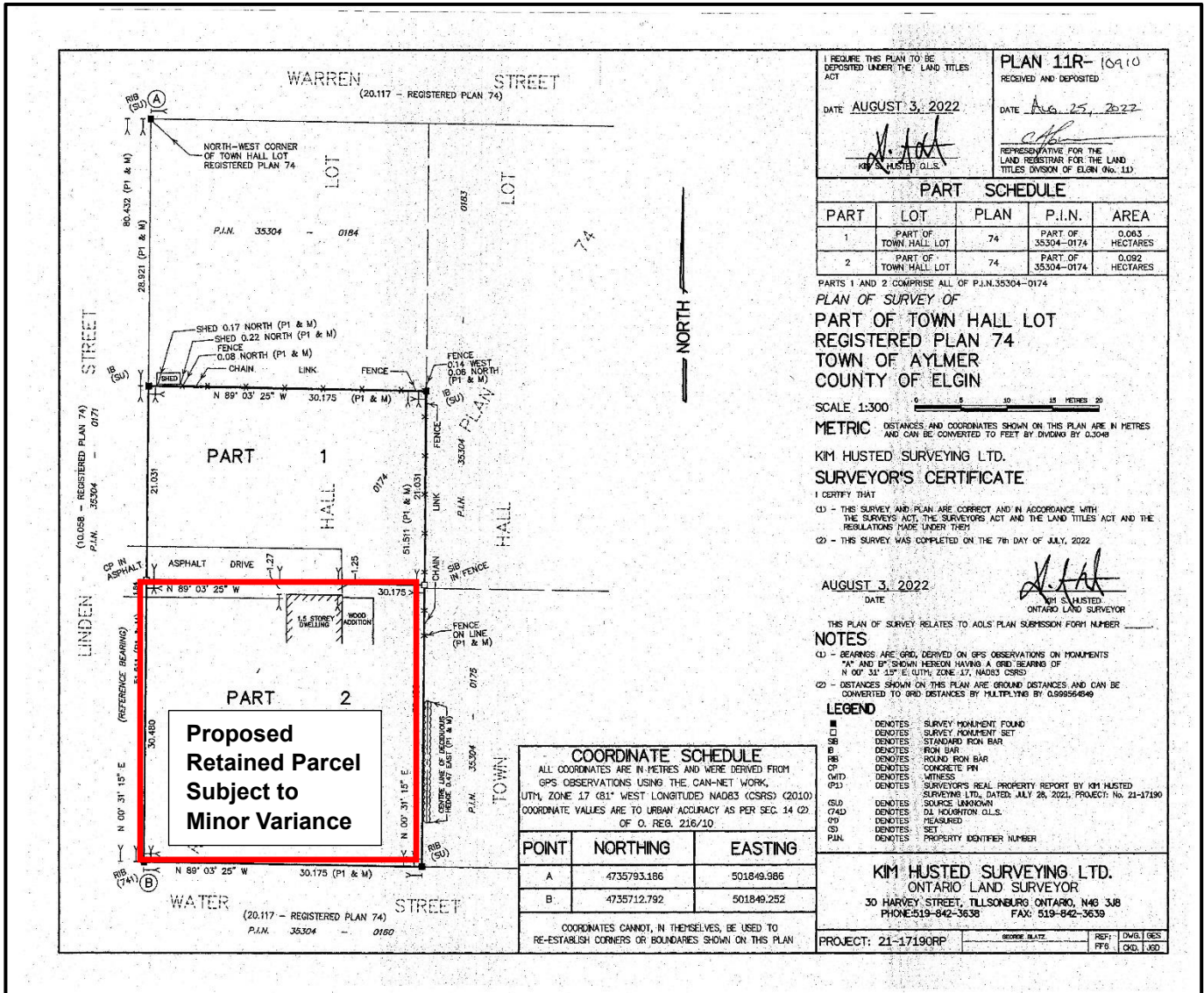
DATED this 17th day of March 2023.

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

Location Map – 57 Water Street



Minor Variance Application Sketch



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT
 DATE **AUGUST 3, 2022**
 PLAN 11R-10910
 RECEIVED AND DEPOSITED
 DATE **AUG 25, 2022**
 REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF ELGIN (No. 11)

PART SCHEDULE

PART	LOT	PLAN	P.I.N.	AREA
1	PART OF TOWN HALL LOT	74	PART OF 35304-0174	0.083 HECTARES
2	PART OF TOWN HALL LOT	74	PART OF 35304-0174	0.092 HECTARES

PARTS 1 AND 2 COMPRISE ALL OF P.I.N. 35304-0174
PLAN OF SURVEY OF PART OF TOWN HALL LOT REGISTERED PLAN 74 TOWN OF AYLMER COUNTY OF ELGIN

SCALE 1:300
 METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

KIM HUSTED SURVEYING LTD. SURVEYOR'S CERTIFICATE

I CERTIFY THAT
 (1) - THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM
 (2) - THIS SURVEY WAS COMPLETED ON THE 7th DAY OF JULY, 2022

AUGUST 3, 2022
 DATE
 KIM HUSTED, ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER _____
NOTES

- (1) - BEARINGS ARE GRID, DERIVED ON GPS OBSERVATIONS ON MONUMENTS 1" AND 6" SHOWING HEREON HAVING A GRID BEARING OF N 00° 31' 15" E (UTM, ZONE 17, NAD83 CSRS)
- (2) - DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY 0.99956649

LEGEND

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
SB	DENOTES STANDARD IRON BAR
B	DENOTES IRON BAR
RB	DENOTES ROUND IRON BAR
CP	DENOTES CONCRETE PIN
WITD	DENOTES WITNESS
(P1)	DENOTES SURVEYOR'S REAL PROPERTY REPORT BY KIM HUSTED SURVEYING LTD. DATED JULY 28, 2021, PROJECT No. 21-17190
(SU)	DENOTES SURVEYOR'S REAL PROPERTY REPORT BY KIM HUSTED SURVEYING LTD. DATED JULY 28, 2021, PROJECT No. 21-17190
(74D)	DENOTES DL HOUGHTON O.L.S.
(P)	DENOTES MEASURED
(S)	DENOTES SET
P.I.N.	DENOTES PROPERTY IDENTIFIER NUMBER

COORDINATE SCHEDULE
 ALL COORDINATES ARE IN METRES AND WERE DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET WORK, UTM, ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010) COORDINATE VALUES ARE TO URBAN ACCURACY AS PER SEC. 14 (2) OF O. REG. 216/10

POINT	NORTHING	EASTING
A	4735793.186	501849.986
B	4735712.792	501849.252

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

KIM HUSTED SURVEYING LTD. ONTARIO LAND SURVEYOR
 30 HARVEY STREET, TILLSBURG ONTARIO, N4G 3J8
 PHONE: 519-842-3638 FAX: 519-842-3639
 PROJECT: 21-17190RP