

**TAKE NOTICE** that the Council of the Corporation of the Town of Aylmer provided a third reading and passed By-law No. 12-23 on the 15<sup>th</sup> day of March 2023, passing a Zoning By-law Amendment to the Town of Aylmer Comprehensive Zoning By-law 57-99, pursuant to Section 34 of the Planning Act, R.S.O. 1990, as amended.

The subject lands are legally described as Part of Lot 81, Concession North of Talbot Road East, Town of Aylmer, as shown on the key map on the **back** of this notice.

**The purpose and effect** of the Application for Zoning By-law Amendment is to implement the proposed Plan of Subdivision and Plan of Condominium by rezoning the subject lands to the following:

- Residential Type 2 Special Provision (R2-20) to permit semi-detached dwellings with special regulations (Lots 39 to 46);
- Residential Type 3 Special Provision (R3-11) to permit single detached dwellings with special regulations (Lots 10 to 38, 47, 48 and 51-74);
- Residential Multiple Second Density Special Provision (RM2-1) to permit row townhouse units with special use regulations (Lots 1 to 9, 49, 50, 75 and 76);
- Residential Multiple Second Density Special Provision (RM2-2) to permit vacant land condominium townhouse units (Block 77); and,
- Environmental Protection (EP) to permit stormwater management area, open space and a temporary turnaround area (Blocks 80, 82-83 and 88 and 89))

Block 84 will remain zoned Environmental Protection (EP) and will be used for a park. A locational map of the property, including the zoning by-law amendment is attached on the Key Map.

The Written and Oral Submissions are summarized in the Planning Staff Report PLAN 08-23 and in the Statutory Public Meeting portion of the Council Meeting minutes of March 1, 2023; and were considered as part of the effect on the decision-making process.

**TAKE FURTHER NOTICE** that any person or public body may appeal to the Ontario Land Tribunal (Formerly Local Planning Appeal Tribunal) with respect to the By-law by filing with the Clerk of the Corporation of the Town of Aylmer, **no later than April 6<sup>th</sup>, 2023**, a notice of appeal setting out the objection to the by-law and the reasons in support of the objection, accompanied by the fee required by the Tribunal in the amount of \$1100.00 which must be in the form of a certified cheque, money order or credit card made payable to the Ministry of Finance and in Canadian funds. An Appellant may request a reduction of the filing fee to \$400, if the Appellant is a private citizen or eligible community group. The request for a reduction in the fee must be made at the time of filing the appeal. If you wish to appeal, a copy of an appeal form is available from the Ontario Land Tribunal (Formerly Local Planning Appeal Tribunal) website at: <https://olt.gov.on.ca/forms-submissions/>.

Only individuals, corporations and public bodies may appeal a zoning by-law to the Ontario Land 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 group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the By-law was passed, the person or body made oral submissions at a public meeting or written submissions to the Council, or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

This Notice and the By-law are available for inspection between 8:00 a.m. and 5:00 p.m. weekdays at Aylmer Town Hall. Those interested in additional information regarding these applications, 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** at the Town of Aylmer, this 17<sup>th</sup> day of March 2023.

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**Key Map (not to scale)**



**Zoning By-law Amendment Schedule**

