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Date	January 14 th , 2025
To	Council – January 22, 2025
From	Terry Koning, Director of Infrastructure Heather James, Manager of Planning and Development Tyler Hiemstra, CBO/Manager of Facilities Roxanne Lambrecht, Development and Planning Technician
Report No.	PLAN 03-25
Report Title	Development and Planning Activity Bi-Annual Update 2024

Recommendation

That Report PLAN 03-25 be received by the Council of the Town of Aylmer regarding Development Activity Bi-Annual Update 2024 for information purposes

Executive Summary

This report provides a development and building activity summary for the second half of 2024.

Background

The Development Department for the Town of Aylmer were busy for the first half of 2024, which has shown great productivity in the last half of 2024. There were numerous site plan applications that were finalized and started construction. Three subdivisions were fully serviced and ready for commencement of residential construction. The previous development update provided a projected increase of the issuance of building permits and construction of residential dwellings in the second

half of 2024. This proved to be accurate, as building permits for new residential construction in subdivisions and various townhouse sites has significantly increased.

Analysis

BUILDING PERMIT SUMMARY

Permits issued from July 1, 2024 – December 31, 2024	
Industrial Permits Issued	3
Commercial Permits Issued	6
Institutional Permits Issued	0
Residential Permits Issued	55
Demolition Permits Issued	0
<i>Total Permits Issued</i>	64



There were 92 total building permits issued in 2024. With 28 permits occurring in the first half and 64 in the second half. This is in line with the number of permits in 2023 (94). Our permit numbers continue to remain high compared to previous years. Willow Run was a large part of the permit numbers this year, with 21 permits issued for 57 total dwelling units (singles, semis, townhomes). In total, 115 new dwelling units were created in 2024 which is significantly higher than previous years. AIM Industrial Park had its first permit issued for a 24,000 square foot office/warehouse. Permit numbers are expected to continue to grow in 2025.

PLANNING AND DEVELOPMENT

Current Development

➤ **Cottonwood Subdivision Phase 2 & 3**

- Residential lots currently under construction for Phase 2 of the subdivision under individual building permits.
- Phase 3 is in the engineering design and review phase for the extension of Cottonwood Boulevard and Aspen Parkway.



➤ **Centennial Estates Subdivision Phase 2B**

- Residential lots currently under construction for Phase 2B of the subdivision under individual building permits.
- Engineered fill completed for complete subdivision phase.

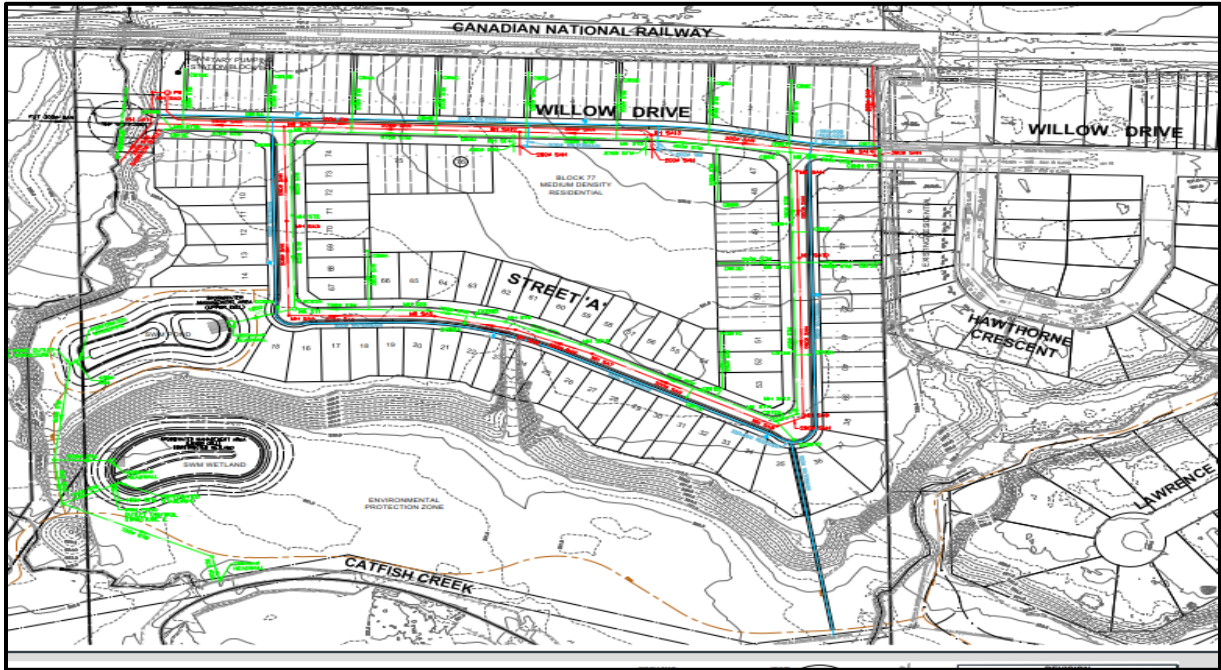


➤ **Willow Run Subdivision**

- The residential subdivision includes:
 - 55 single detached residential lots
 - 8 semi-detached lots
 - 13 townhouse residential lots
 - 44-unit vacant land condominium community
 - 9.87ha of dedicated parkland.
- The subdivision also includes over 1km of new multi-use pathways that were completed through a partnership with the Town from Rotary Park to the new SWM facility.
- Residential construction on the individual lots has commenced at a rapid pace with the issuance of 21 building permits for a total of 57 dwelling unit permits in 5 months.



Willow Run Subdivision continued



➤ **AIM Park - Industrial Development/Employment Lands**

- Project has been fully serviced including, watermain, SWM pond, storm sewers, sanitary sewers, utilities and over 1km of new road construction for the new road “AIM Park Way”.
- 14 lots of varying sizes fully serviced for industrial development
- Two lots have been sold, one lot has been approved for site plan.



➤ **335 John Street South**

- 34-unit townhouse condominium site.
- Condos currently being built under individual building permits.
- Landscaping, fencing and final grading of lots currently underway.



➤ **249 John Street South**

- 13-unit townhouse development with private road and parking.
- Currently under construction.
- Site plan agreement registered, anticipated completion spring 2025.



➤ **47 AIM Park Way (Block 3) -Southwest Color Plus**

- 2,238.04 m2 new manufacturing facility with associated parking and loading areas.
- Site plan agreement complete, currently under construction.
- Anticipated completion spring 2025.



➤ **25 Progress Drive – Restaurant Site (Phase 2)**

- 425 m2 building under construction, proposed drive through restaurant and a restaurant.
- Site plan has been completed.



Site Plan Approval

➤ 431 John Street South

- 76 Unit townhouse development with private road network.
- Engineering design and review complete.
- Site plan agreement has been signed.

➤ 69 White Street – REM-Tech Industries Inc.

- 1,807.7 m2 building addition to existing manufacturing/industrial, additional parking trucking route at this location.
- Site plan signed, anticipated commencement of construction spring 2025.

➤ 60 Willow Drive

- 30-unit townhouse condominium site.
- Servicing for the condo site has been completed and ready for issuance of individual building permits.
- Site plan agreement has been registered.

Zoning By-law Amendments

- 78 Spruce Street West – zoning by-law amendment in effect.
- 2024 housekeeping amendment to the zoning by-law – zoning by-law amendment in effect.

Minor Variances

- 187 John Street North – minor variance in effect
- 555 John Street North – public hearing to be held January 22, 2025

Severances

- 52 Warren Street – public meeting at Elgin County Land Division Committee to be held on February 26, 2025.

Pre-Consultations

Collectively, the Director of Infrastructure, Chief Building Official, Manager of Planning and Development and as well as the Director of Emergency Services/Fire Chief have been actively engaged in holding pre-consultation meetings for proposed site plan applications and other planning applications for the following:

- John Street North – three properties, proposed commercial and residential development
- South Street West – institutional expansion
- Talbot Street West – two properties, proposed commercial and institutional expansion
- Spruce Street East – proposed residential development
- White Street – proposed industrial development

Planning Policy Review:

Since the start of the year, the Planning and Development Department has been actively reviewing new and upcoming provincial and county planning policies:

- Amendment to Ontario Regulation 299/19 – Additional Residential Units
- Ontario Land Tribunal – change in submissions.
- Provincial Policy Statement, 2024
- Adopted County of Elgin Official Plan

Engineering/Development Activities:

- Review and coordinate various servicing activities as they relate to new development (i.e. replacement of main pump station water service to Town owned lands)
- Amend pavement management and sidewalk program as necessary with ongoing development activities.
- Review and provide comments on various development applications:
 - Storm water management calculation review
 - Low impact Development review (storage for 2-to-100-year storm capacity)
 - Sanitary design calculation review
 - Water modeling review
 - Development, roadway, and lot grading review
 - Servicing Easement requirements
 - Private and public parking requirements
 - Landscaping requirements
 - Lighting requirements as per RP-8-14
 - AODA requirements

- Issuance and receipt of Road Occupancy Permits and necessary documents (i.e., Utility contractors, Servicing in the Town ROW, etc.)
- Receipt and issuance of Site Alteration Permits
- Respond to various public and development concerns

Financial Impact

Not applicable

Strategic Priorities

This report supports the goals and objectives set out in [Council's Strategic Pillars](#).

The goal(s) it supports includes:

- Pillar One – Dynamic, Inclusive Community
- Pillar Two – Planning for the Future
- Pillar Three – Economic Vitality
- Pillar Four – Environmental Stewardship
- Pillar Five – Public Service Excellence

Conclusion

The second half of 2024 was very productive. In total, 115 new dwelling units were created, and 16 commercial/industrial building permits were issued in 2024. Staff anticipate building permits for both residential and industrial development to continue to grow in 2025. Staff will continue to work with developers to streamline the development process and fulfill the Town's Strategic Priorities.

Respectfully submitted,

Terry Koning, C.E.T
Director of Infrastructure

Tyler Hiemstra
Manager of Facilities/Chief Building Official

Heather James, MES (Pl.), RPP, MCIP
Manager of Planning and Development

Roxanne Lambrecht
Development and Planning Technician

Reviewed by Andy Grozelle, Chief Administrative Officer

Appendix

Attachments

Follow Up

In adopting this report, what follow up action is required?

By-law

Agreement(s)/document(s) to be signed by Mayor and/or Clerk

Social media/Website update or communication

Other communication – Specify: