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Date	February 11, 2026
To	Council – February 18, 2026
From	Terry Koning, Director of Operations and Infrastructure Heather James, Manager of Planning and Development Tyler Hiemstra, CBO/Manager of Facilities Roxanne Lambrecht, Development and Planning Technician Adrian Aslani, Project Technician
Report No.	PLAN 05-26
Report Title	Planning and Development Activity Bi-annual Update 2025

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## Recommendation

**That Report PLAN 05-26 be received by the Council of the Town of Aylmer regarding Development Activity Bi-annual Update 2025 for information purposes.**

## Executive Summary

This report provides a development and building activity summary for the last half of 2025.

## Background

The Development Department for the Town of Aylmer has been continuously busy for the 2025 year. There were several site plan applications that were finalized and started construction. Three subdivisions are on-going with residential construction building. The next phase of Cottonwood Subdivision, Cottonwood Phase 3 also commenced with servicing and will be ready for the issuance of permits in 2026. Previous development updates have provided projected increases in the issuance of building permits and construction of residential dwellings. This continues to be accurate, as building permits for new residential construction in subdivisions and various townhouse sites has remained steady.

# Analysis

## **BUILDING PERMIT SUMMARY FOR YEAR OF 2025**

Permits issued from January 2025 – December 31, 2025	
Industrial	5
Commercial	9
Institutional	5
Residential	70
Demolition	3
<b><i>Total Permits Issued</i></b>	<b>92</b>

There were 47 total building permits issued in the second half 2025, which brings our total for 2026 at 92 building permits issued. This is the same number of permits issued in 2024.

Willow Run continues to be the busiest development with 27 permits issued for 73 new dwelling units. This includes a mix of single-family dwellings, semi-detached homes and townhouses.

On the other end of town, Centennial Estates grew with 10 single-family dwelling permits issued, 5 of which have basement ARUs (additional residential units). ARUs continue to grow with 16 total created in 2025.

In total, 109 new dwelling units will be created from permits issued in 2025. Permit numbers are expected to remain steady in 2026.

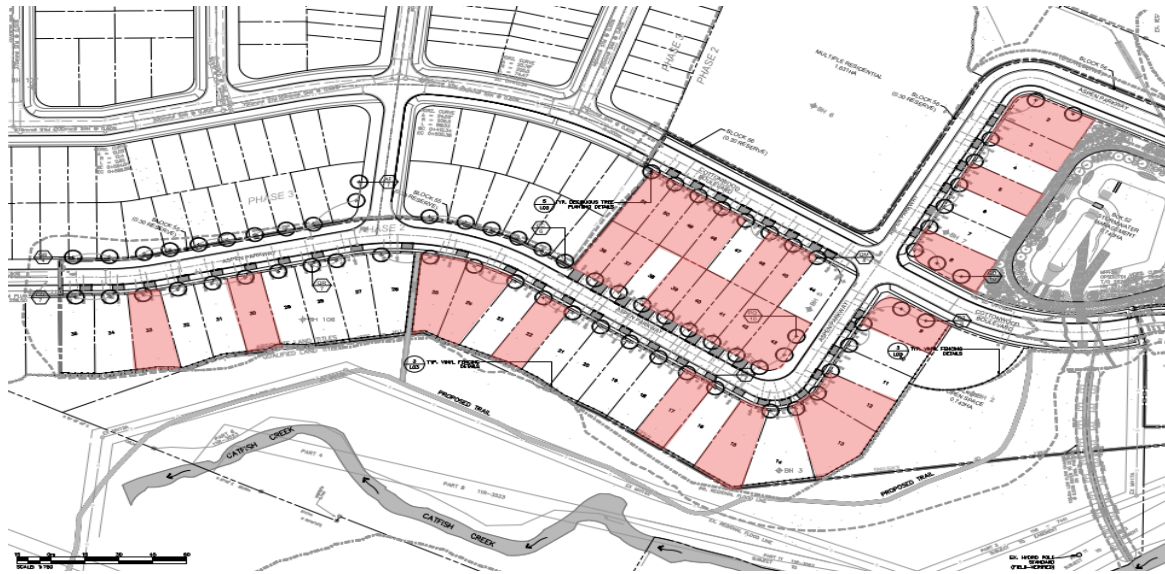
## **PLANNING AND DEVELOPMENT**

### **Current Development**

#### ➤ **Cottonwood Subdivision Phase 2 & 3**

- Residential lots currently under construction for Phase 2 of the subdivision under individual building permits.
- 74 single detached houses have been constructed or are under construction to date
- Phase 3 is the extension of Cottonwood Boulevard and Aspen Parkway and includes 19 single and 16 semi-detached lots.
- Phase 3 has been serviced and is complete to rough road grading. The phase will be ready for building permit issuance in early 2026.

# Cottonwood Subdivision Phase 2 & 3 cont'd

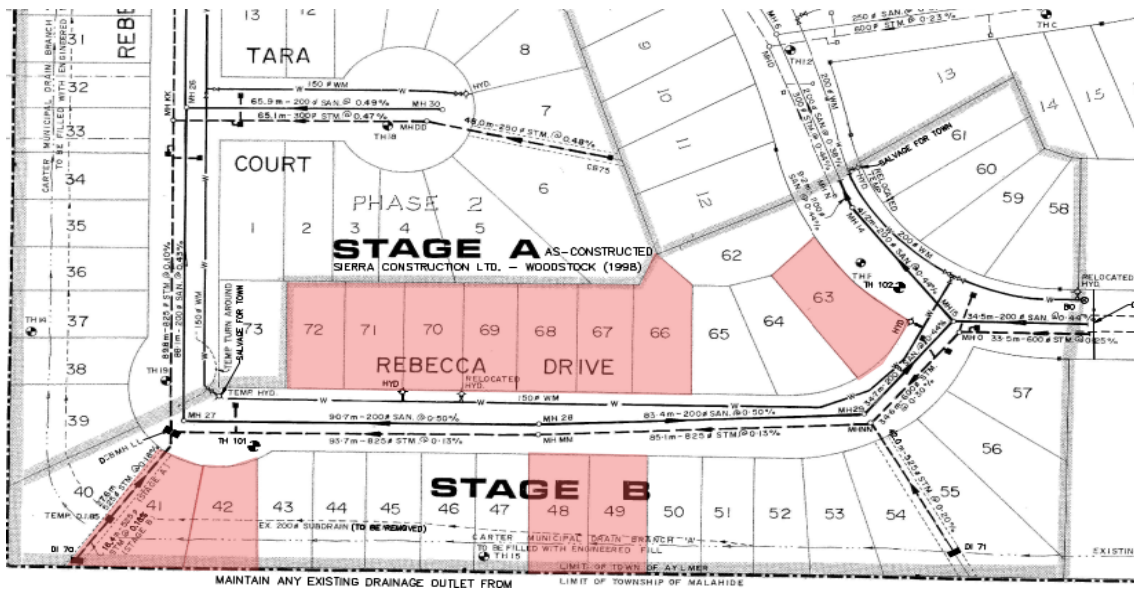


Cottonwood Phase 3 fully serviced, with road completed to rough grading.



➤ Centennial Estates Subdivision Phase 2B

- Residential lots currently under construction for Phase 2B of the subdivision under individual building permits 12 single detached houses are constructed or under construction

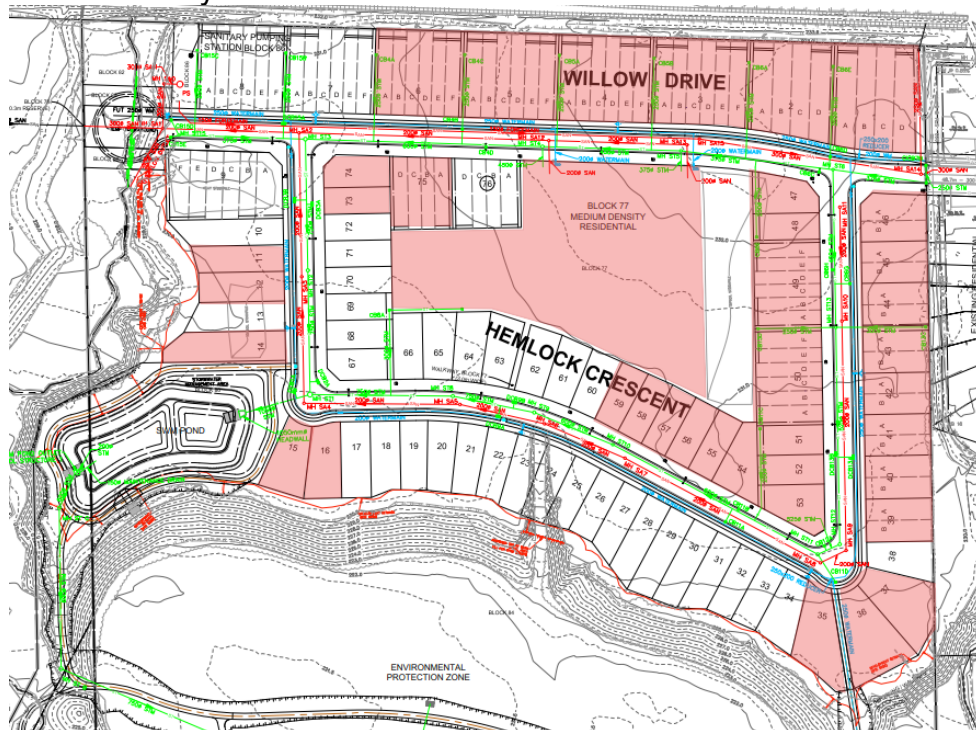


## Centennial Estates Subdivision Phase 2B cont'd



### ➤ 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.



**Willow Run Subdivision cont'd**



**Willow Run Subdivision cont'd** - Residential construction on the individual lots has commenced at a rapid pace over 60% of this development has had permits issued in 2025



➤ **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 and developed



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

- 2,238.04 m<sup>2</sup> new manufacturing facility with associated parking and loading areas.
- Site plan complete



➤ **123 White Street (Block 1) – Stubbe’s Concrete**

- New Redi-mix concrete facility with associated parking and loading areas.
- Site plan complete
- Phase 1 includes a temporary Redi-mix plant. Phase 2 will include a permanent facility and building.



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

- 425 m<sup>2</sup> building with a drive thru restaurants, site plan complete



➤ **60 Willow Drive**

- 30-unit rental townhouse site.
- 6 residential townhouse buildings consisting of 4 to 6 rental units per building currently under construction. Site is nearing completion



➤ **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.



➤ **69 White Street – REM-Tech Industries Inc.**

- 1,807.7 m<sup>2</sup> building addition to existing manufacturing/industrial, additional parking and trucking route at this location.
- Site currently under construction.



➤ **555 John Street North – Wendy's Restaurant**

- 188 m<sup>2</sup> 1 storey drive through restaurant; development nearing completion



➤ **657 John Street North – Shoppers Drug Mart**

- 17056sqft (1584 m<sup>2</sup>) commercial addition for a new Shoppers Drug Mart store; development currently under construction



## **Site Plan Applications**

- 78 Spruce Street West – 29 townhouse units, site plan approval in process

## **Zoning By-law Amendments**

- 22 Wellington Street OPA and ZBA – OPA & ZBA in effect
- 448 Talbot St W / 215 South St W, OPA and ZBA – OPA has been adopted, ZBA has been passed

## **Minor Variances**

- 9 Rebecca Drive – minor variance in effect
  - 45 & 47 Forest Street – minor variance in effect
  - 95 Queen St South – minor variance in effect
  - 71 Rebecca Drive
  - 11 & 13 Pierce Street
  - 104 Aspen Parkway
- All minor variance listed above are in force and effect

## **Severances**

- 11 & 13 Pierce Street – semi-detached residential lots have been approved and created
- Menno Lodge Phase 2 – severances have been conditionally approved

## **Pre-Consultations**

Collectively, the Director of Operations & 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 possible future site plan applications and other planning applications for the following:

- Cherry St Affordable housing multi residential, 103 Sydenham St W
- Expansion of commercial uses EIC – 516 John St N
- New seniors Apt building – Caverly Road

## **Planning Policy Review:**

The Planning and Development Department has been actively reviewing new provincial planning policies:

- Fighting Delays, Building Smarter Act, 2025 (Bill 60, not in effect yet)
- Updates to the Ontario Heritage Act

## **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**

2025 was a busy and productive year. Staff anticipate building permits for both residential and industrial development to continue at a steady pace in 2026. Staff will continue to work with developers to streamline the development process and fulfill the Towns Strategic Priorities.

Respectfully submitted,

Terry Koning, C.E.T, PMP  
Director of Operations and 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

Adrian Aslani  
Project Technologist

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: