

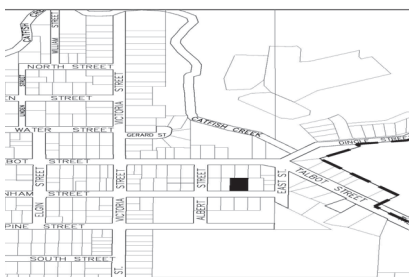
## Notice of the Passing of a Zoning By-Law by the Town of Aylmer

**TAKE NOTICE** that the Council of the Corporation of the Town of Aylmer passed By-Law No. 20-17 on the **12th day of June, 2017**, under Section 34 of the Planning Act.

**AND TAKE NOTICE** that any person or agency may appeal to the Ontario Municipal Board in respect of the By-Law by filing with the Clerk of the Town of Aylmer not later than the 3rd day of July, 2017, notice of appeal setting out the objection to the By-Law and the reasons in support of the objection and must be accompanied by the \$300.00 fee prescribed under the Ontario Municipal Board Act in the form of a cheque or money order payable to the Minister of Finance. Only individuals, corporations and public bodies may appeal a Zoning By-Law to the Ontario Municipal Board. A notice of appeal may be filed in the name of an individual who is a member of the association or the group.

An explanation of the purpose and effect of the By-Law describing the lands to which the By-Law applies, and a key map showing the location of the lands to which the By-Law applies are attached. The complete By-Law is available for inspection in my office during regular office hours.

**DATED** at the Town of Aylmer this 14th day of June, 2017.



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### EXPLANATORY NOTE

The lands affected by the Zoning By-Law Amendment are located on the north side of Sydenham Street East between Albert Street and East Street and are known municipally as 269 Sydenham Street East in the Town of Aylmer. The subject lands comprise two lots recently created by the County of Elgin Land Division Committee (Application for Consent E 18/17), each lot having an area of approximately 588 square metres (6,329 sq. ft.), frontage of 13.6 metres (44.6 ft) and depth of 43.3 metres (142 ft). It is intended that a single detached dwelling be erected on each of the lots.

The Amendment to the Zoning By-Law, as a condition of the above-noted consent, changes the zoning on the subject lands from "Residential Type 1B (R1B) Zone" to "Residential Type 1 (R1) Zone". Permitted uses of the R1 zone include a single detached dwelling, home occupation and an accessory use. The proposed dwellings would be subject to minimum standards as set out in Section 5(3) of the Zoning By-law.

The lands are designated 'Low Density Residential' in the Town of Aylmer Official Plan. The By-law is considered to be in conformity with the relevant policies of the Official Plan.