

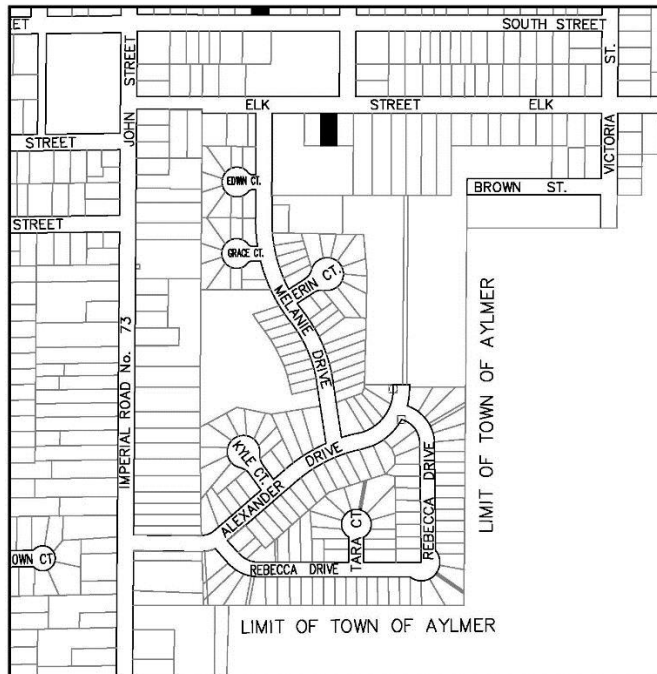
## NOTICE OF THE PASSING OF A ZONING BY-LAW BY THE TOWN OF AYLMER

**TAKE NOTICE** that the Council of the Corporation of the Town of Aylmer passed **By-Law No. 31-19** on the **6th day of May, 2019**, under Section 34 of the *Planning Act*, R.S.O. 1990.

**AND TAKE NOTICE** that any person or agency may appeal to the Local Planning Appeal Tribunal in respect of the By-Law by filing with the Clerk of the Town of Aylmer not later than the 4th day of June, 2019, 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 Local Planning Appeal 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 Local Planning Appeal Tribunal. 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 provided below. The complete By-Law is available for inspection in my office during regular office hours.

**DATED** at the Town of Aylmer this 15 day of May, 2019.



 SUBJECT LANDS

Josh Brick  
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Talbot Street West Aylmer,  
Ontario, N5H 1J7  
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## **EXPLANATORY NOTE**

The subject lands are located on the south side of Elk Street east of Melanie Drive, being part of Lot C, Block L, Registered Plan 164 and known municipally as 48 Elk Street. The By-law permits the conversion of an existing single detached dwelling into a converted dwelling to a maximum of three dwelling units. The subject lands comprise an area of 809.3 square metres (8,712 sq. ft.), a frontage of 20.1 metres (66 ft) and a depth of 40.2 metres (132 ft). The proposed conversion would include a three-bedroom apartment on the main floor and two, one-bedroom apartments in the basement.

The Amendment to the Zoning By-Law changes the zoning on the subject lands from Residential Type 1B (R1B) to 'site-specific' Residential Type 3 (R3-4). Permitted uses of the R3 zone include a duplex dwelling, converted dwelling, quadruple dwelling, semi-detached dwelling, triplex dwelling, home occupation and an accessory use. The 'site-specific' (R3-4) zoning restricts the permitted uses to a converted dwelling to a maximum of three dwelling units.

The Zoning By-law Amendment would implement Official Plan Amendment No. 18.