



NOTICE OF COMPLETE APPLICATIONS AND PUBLIC MEETING

Pursuant to Sections 16 & 34 of the Planning Act
APPLICATION FILE NOS: OPA03-25 & ZBA04-25

PLEASE TAKE NOTICE that the Council of the Corporation of the Town of Aylmer has received complete Applications for a local Official Plan Amendment and Zoning By-law Amendment for **516 John Street North, Aylmer**, and is hereby notifying the public in accordance with Sections 16 and 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended.

AND FURTHER TAKE NOTICE that the Council of the Corporation of the Town of Aylmer will hold a hybrid (in-person at 25 Centre Street, Aylmer ON and virtual) public meeting on **Wednesday, February 4th, 2026, at approximately 7:00 p.m.** with a public livestream available at www.youtube.com/TownofAylmer. The public is invited to participate in the hybrid meeting and to provide verbal and written comments regarding the Applications for local Official Plan Amendment and Zoning By-law Amendment.

The applications relate to the subject lands described as Part of Lot 83, Concession North of Talbot Road and Part of Block 13 West of John Street Plan 164 and known municipally as 516 John Street North, Aylmer. A key map showing the location of the subject lands, outlined in yellow is attached to this notice. The subject lands are designated Employment, as shown on Schedule "A" Land Use Plan in the Town of Aylmer Official Plan and zoned Heavy Industrial Special Provision 2 (M2-2), as shown on Schedule 'A' Map 2 in the Town of Aylmer Comprehensive Zoning By-law No. 57-99.

The purpose and effect of the Application for local Official Plan Amendment is to redesignate a portion of the subject lands, 9,600.0 m² (2.37 ac.) in area from Employment to Employment Special Policy Area 1 to permit an existing farmers' market and to permit Arterial Commercial Area designation uses in addition to Employment designation uses.

The purpose and effect of the Application for Zoning By-law Amendment is to rezone a portion of the subject lands, 9,600.0 m² (2.37 ac.) in area from Heavy Industrial Special Provision 2 (M2-2) to Heavy Industrial/Support Commercial Special Provision (M2/C2-X) to permit the existing farmers' market and restaurant (café) with an outdoor patio, to permit complimentary uses to the farmers' market, to permit three (3) mobile food trucks/carts and to reduce parking requirements from 252 spaces to 126 spaces (using the most restrictive parking regulation). Two new definitions, farmers' market and microbrewery are proposed.

The lands subject to the proposed redesignation and rezoning contain a portion of an existing building subdivided into four units with one unit used for a farmers' market with a restaurant (café) and the other unit to be used for the proposed uses and parking areas. No changes proposed for the existing building and parking area. No changes proposed for the balance of the lands.

Any person or public body may attend the Hybrid Public Meeting and/ or make written or verbal representation either in support of, or in opposition to the proposed Local Official Plan Amendment and Zoning By-law Amendment. If you wish to attend the Public Meeting virtually, please contact the Manager of Planning and Development by email at hjames@town.aylmer.on.ca or by phone by no later than noon on February 4th, 2026, to receive an invitation to the meeting. Verbal representation for the Hybrid Public Meeting may be provided in-person, electronically or by phone. Written comments can be submitted by email to the Manager of Planning and



NOTICE OF COMPLETE APPLICATIONS AND PUBLIC MEETING

Pursuant to Sections 16 & 34 of the Planning Act
APPLICATION FILE NOS: OPA03-25 & ZBA04-25

Development or in-person to the Town Hall Office by no later than noon on February 4th, 2026. If you rent your property to seven (7) or more tenants, please post a copy of this notice in a location on your property, which is visible to all the residents.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Town of Aylmer to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the Town of Aylmer before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at the public meeting or make written submissions to the Council of the Town of Aylmer before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

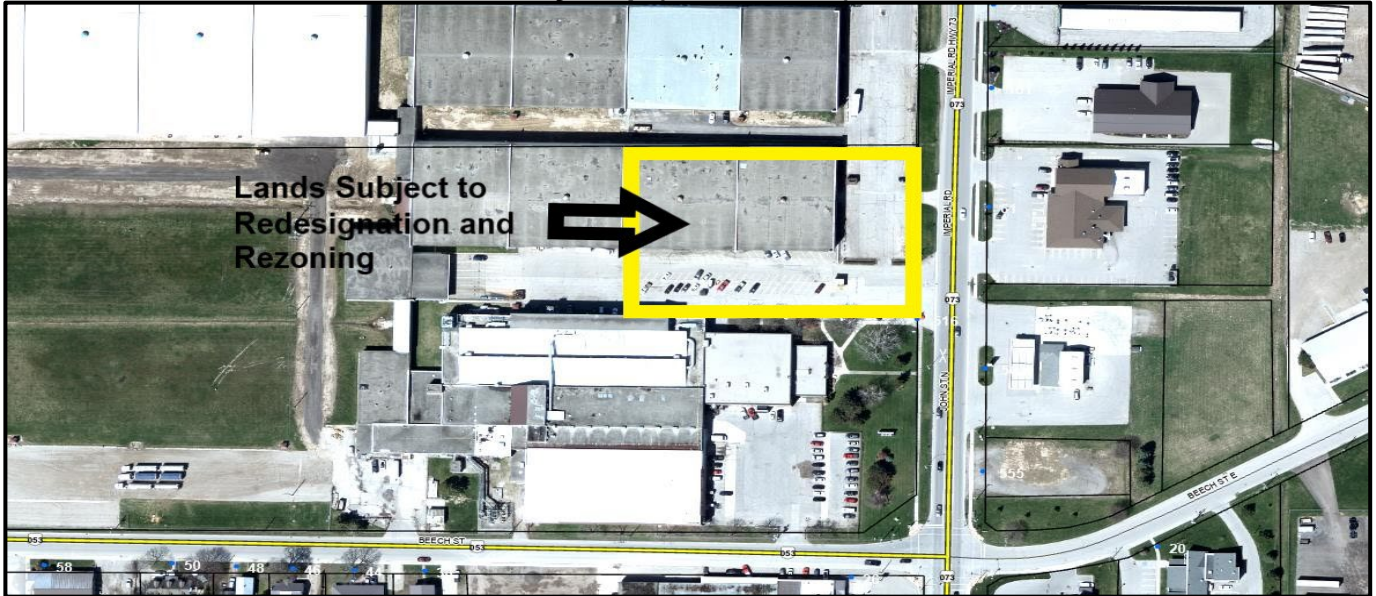
Additional information relating to the application is available for inspection between 8:00 a.m. and 5:00 p.m. weekdays at Aylmer Town Hall. Those interested in additional information regarding this application, including information about appeal rights, may contact: Heather James, Manager of Planning and Development Phone: 519-773-3164 x4915 or Email: hjames@town.aylmer.on.ca.

DATED this 13th day of January 2026.

Heather James, MES (Pl.), RPP, MCIP
Manager, Planning and Development, Town of Aylmer
46 Talbot Street West
Aylmer ON N5H 1J7
Ph: 519-773-3164
Fax: 519-765-1446

**NOTICE OF COMPLETE APPLICATIONS
 AND PUBLIC MEETING**
 Pursuant to Sections 16 & 34 of the Planning Act
APPLICATION FILE NOS: OPA03-25 & ZBA04-25

Key Map (not to scale)



Local Official Plan and Zoning By-law Amendment Sketches



NOTICE OF COMPLETE APPLICATIONS AND PUBLIC MEETING

Pursuant to Sections 16 & 34 of the Planning Act

APPLICATION FILE NOS: OPA03-25 & ZBA04-25

