



**PLANNING ACT
NOTICE OF THE PASSING OF
ZONING BY-LAW Z796-2025 BY
THE CORPORATION OF THE MUNICIPALITY OF BAYHAM**

**APPLICANT: B. & K. ABELL
54437 VIENNA LINE**

TAKE NOTICE that the Council of the Corporation of the Municipality of Bayham passed By-Law No. Z796-2025 on the 16th day of January 2025 under Section 34 of the *Planning Act*.

AND TAKE NOTICE that any person or agency may appeal to the Ontario Land Tribunal in respect of the By-law by filing with the Clerk of the Municipality of Bayham not later than the **6th day of February 2025** a notice of appeal setting out the objection to the By-law and the reasons in support of the objection.

THE PURPOSE of this By-law Amendment is to rezone the subject property from 'Agricultural (A1)' Zone to a 'Site-Specific Agricultural (A1-50)' Zone to facilitate the development of a detached accessory building for an Additional Residential Unit (ARU), seeking relief from the following provisions:

- Section 4.59.e) to permit an ARU with a Maximum Gross Floor Area that is 74% (139.4 m² or 1,500.5 ft² in size) of the primary dwelling unit (188.0 m² or 2,023.6 ft² in size), whereas 40% (75.2 m² or 809.4 ft²) is required; and,
- Section 4.59.f) to permit an ARU that is located 61.1 metres (200.1 ft) from the primary dwelling unit, whereas 40.0 metres (131.2 ft) is required.

The subject property is known as 54437 Vienna Line, south side, and east of Woodworth Road.

THE EFFECT of this By-law is to facilitate the development a detached accessory building for an ARU that exceeds the maximum permitted floor area and the maximum distance from the primary dwelling unit.

ONLY INDIVIDUALS, CORPORATIONS AND PUBLIC BODIES may appeal a by-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

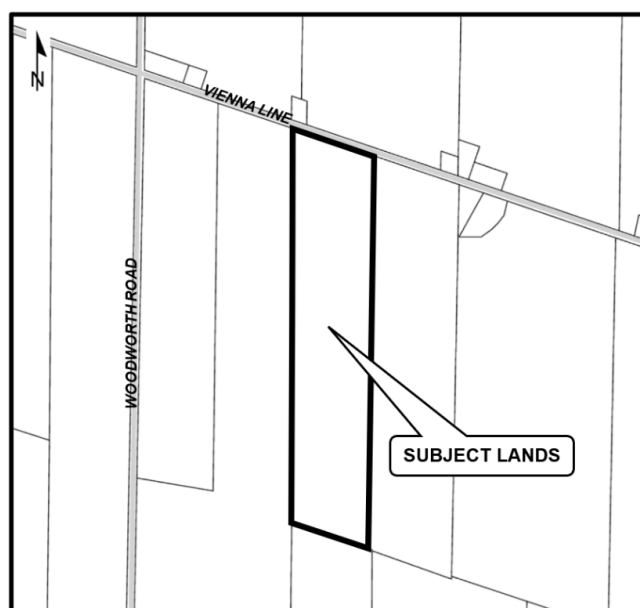
NO PERSON OR PUBLIC BODY SHALL be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

The complete By-law is available for inspection by contacting the municipal office.

DATED at the Municipality of Bayham this **17th day of January 2025**.

KEY MAP

MUNICIPALITY OF BAYHAM



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NOTE: For information regarding the fees associated with an appeal to the Ontario Land Tribunal, please see the following link: <https://olt.gov.on.ca/appeals-process/fee-chart/> or contact the Municipality.