



**PLANNING ACT
NOTICE OF THE PASSING OF
ZONING BY-LAW Z805-2025 BY
THE CORPORATION OF THE MUNICIPALITY OF BAYHAM**

**APPLICANT: BANMAN, H & A
LOCATION: 55541 MAIN STREET, STRAFFORDVILLE**

TAKE NOTICE that the Council of the Corporation of the Municipality of Bayham passed By-Law No. Z805-2025 on the 1st day of May 2025 under Section 34 of the *Planning Act*.

AND TAKE NOTICE that any person or agency as described below 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 25th day of May 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 'Village Residential (R1)' Zone to a 'Site-Specific Village Residential (R1-23)' Zone to address the deficits of a split Lot created by Deed, and to permit a new detached dwelling; which requires relief from the following provisions:

- Section 10.3 to permit a Minimum Lot Area of 809m² for Part 1 of Plan 11R-11288, whereas 900m² metres is required in Straffordville with municipal sanitary servicing;
- Section 10.3 to permit a Minimum Lot Area of 565m² for Part 2 of Plan 11R-11288, whereas 900m² metres is required in Straffordville with municipal sanitary servicing; and
- Section 10.4 to permit a Minimum Lot Frontage of 18.8m for Part 2 of Plan 11R-11288, whereas 20 metres is required for a partially serviced Lot

The subject property is known as 55541 Main Street, south side, south of Heritage Line and west of Plank Road.

THE EFFECT of this By-law is to permit the development of a single residential dwelling on a Lot that was created by Deed that does not meet the minimum Lot Area or frontage requirements for the proposed Zone.

ANY PERSON may attend the public meeting and/or make a written or verbal representation in support of or in opposition to the proposed amendment.

ONLY THE APPLICANT, SPECIFIED PERSONS, PUBLIC BODIES, REGISTERED OWNERS OF LAND TO WHICH THIS BY-LAW WOULD APPLY, AND THE MINISTER 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 SPECIFIED PERSON PUBLIC BODY, OR REGISTERED OWNER OF LAND TO WHICH THIS BY-LAW WOULD APPLY SHALL be added as a party to the hearing of the appeal unless, before the by-law was passed, the specified person, public body, or registered owner of land to which the by-law would apply 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.

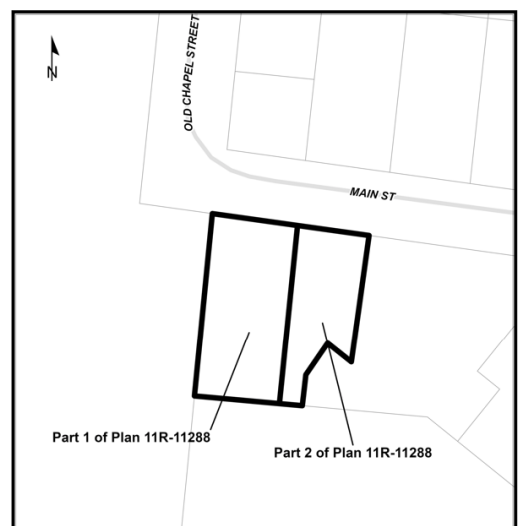
DATED at the Municipality of Bayham this 5th Day of May 2025.

Margaret Underhill
Planning Coordinator/Deputy Clerk
Municipality of Bayham
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KEY MAP

MUNICIPALITY OF BAYHAM



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.