



REVISED
NOTICE OF A PUBLIC MEETING
CONCERNING A PROPOSED
ZONING BY-LAW AMENDMENT
IN THE MUNICIPALITY OF BAYHAM

APPLICANT: COUNTRYSIDE COMMUNITIES INC.
LOCATION: LOTS 22-30 EAST OF UNION STREET, LOTS
25-29 WEST OF JOHN STREET, LOTS 22-24 WEST OF SNOW
STREET, LOT 20 NORTH OF CHESTNUT STREET,
REGISTERED PLAN 54, VILLAGE OF VIENNA

TAKE NOTICE that the Municipality of Bayham has received a complete application for a proposed Zoning By-law Amendment (ZBA-14/25).

AND TAKE NOTICE that the Council of the Corporation of the Municipality of Bayham will hold a public meeting on **Thursday, July 17th, 2025, at 7:30 p.m.** in the Municipal Council Chambers, 56169 Heritage Line, Straffordville, to consider a proposed Zoning By-law Amendment under Section 34 of the *Planning Act*. Public Planning Meetings may be viewed virtually through the live-stream on the [Municipality of Bayham's YouTube Channel](#)

THE PURPOSE of this By-law Amendment is to rezone the subject property from 'Village Residential 1 (R1(h2))' Zone to a 'Site Specific Village Residential (R1(h2)-XX)' Zone to permit the development of eight (8) single detached and eight (8) semi-detached residential dwellings on the subject property as part of a Draft Plan of Subdivision, application reference 34T-BA2501; which requires the additional following provisions:

- Section 10.12.X to permit a minimum Lot Area of 755m² for proposed Lot 12 of Draft Plan of Subdivision 34T-BA2501; where-as 800m² is required for Single Detached Dwellings, under Section 10.3;
- Section 10.12.X to permit a minimum Lot Area of 375m² for proposed Lots 3 and 4 of Draft Plan of Subdivision 34T-BA2501; where-as 400m² is required for Interior Semi-Detached Dwellings under Section 10.3;
- Section 10.12.X to permit a maximum Building Coverage of 35% for all Lots proposed within Draft Plan of Subdivision 34T-BA2501; where-as a maximum of 30% is required under Section 10.6;
- Section 10.12.X to permit a maximum Building Height of 8.0 metres for all Lots proposed within Draft Plan of Subdivision 34T-BA2501; where-as a maximum of 7 metres is required under Section 10.5;
- Section 10.12.X to permit a maximum Driveway Coverage of 60% for all Semi-detached Lots proposed within Draft Plan of Subdivision 34T-BA2501; where-as a maximum of 50% is required under Section 4.34.1.

The subject property is located on the north side of Chestnut Street and beyond the end of the paved maintained section of Union Street.

THE EFFECT of this By-law is to permit the development of eight (8) single detached and eight (8) semi-detached residential dwellings on the subject property as part of Draft Plan of Subdivision, application 34T-BA2501 and to retain the Holding Provision (h2) until such time as there is a subdivision agreement between the applicant and the Municipality.

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. **Written comments submitted on or before 12:00 Noon on Wednesday, July 9th, 2025 to munderhill@bayham.on.ca or at the municipal office will be included in the public meeting agenda.**

IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting or make written submissions to the Municipality of Bayham before the by-law is passed, the person or public body is not entitled to appeal the decision of the Council of the Corporation of the Municipality of Bayham to the Ontario Land Tribunal.

IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting, or make written submissions to the Municipality of Bayham 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.

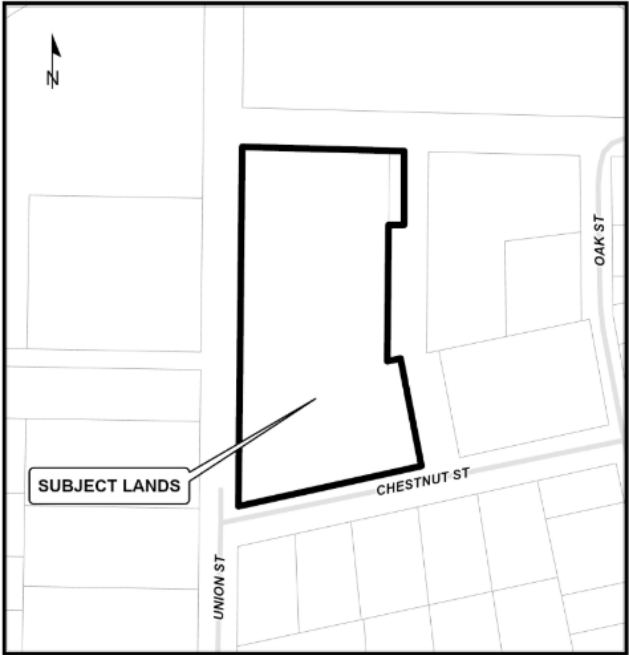
IF YOU WISH to be notified of the adoption of the proposed amendment, you must make a written request to the undersigned.

ADDITIONAL INFORMATION relating to the proposed amendment may be obtained at the Municipal Office.

ZBA-14/25

KEY MAP

MUNICIPALITY OF BAYHAM



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Dated at the Municipality of Bayham this **26th** day of **June 2025**.