



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

**APPLICANT: BUILD ONTARIO DEVELOPMENTS
LOCATION: 11265 PLANK ROAD, EDEN**

TAKE NOTICE that the Municipality of Bayham has received a complete application for a proposed Zoning By-law Amendment (ZBA-20/25).

AND TAKE NOTICE that the Council of the Corporation of the Municipality of Bayham will hold a public meeting on **Thursday, February 5th, 2026 at 7:30 p.m.** in the Municipal Council Chambers, 56169 Heritage Line, Stratfordville, 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 a 'Hamlet Residential with Holding (HR(h2))' Zone to 'Hamlet Residential with Holding (HR(h2)-XX)' Zone to permit Site Specific Zoning over the noted proposed Lots as follows:

Lot 37

- Section 9.12.XX to permit the Front Lot Line to be deemed the **longer** boundary line abutting a street along a corner Lot; whereas Section 2 defines the Front Lot Line to be **shorter** boundary line abutting the street for a corner Lot.

Lots 7 – 14 and 33

- Section 9.12-XX to permit a minimum Lot Frontage of 14.6m; whereas Section 9.3 requires a minimum Lot Frontage of 20.0m

Lots 22 – 27, 30, 31, 38 & 39

- Section 9.12.XX to permit a maximum Lot Coverage of 35%; whereas Section 9.4 requires a maximum Lot Coverage of 30%

The subject property is known as 11265 Plank Road, west side, and south of Eden Line.

A future application to remove the Holding Provision (h2) is anticipated after Draft Plan Approval of application 34T-BA2503 is granted and the requirements of the Holding Provision have been fulfilled.

THE EFFECT of this By-law is to permit the development of the lands in accordance with draft plan of subdivision application 34T-BA2503, where corner Lot 37 is to be oriented along the longer street line rather than the shorter street line, Lots 7 - 14 and 33 to have a smaller Lot Frontage than required, and Lots 22 – 27, 30 31, 38 & 39 to have a greater Lot Coverage than required under the Hamlet Residential 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. **Written comments submitted on or before 12:00 Noon on Wednesday, January 28th, 2026 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.

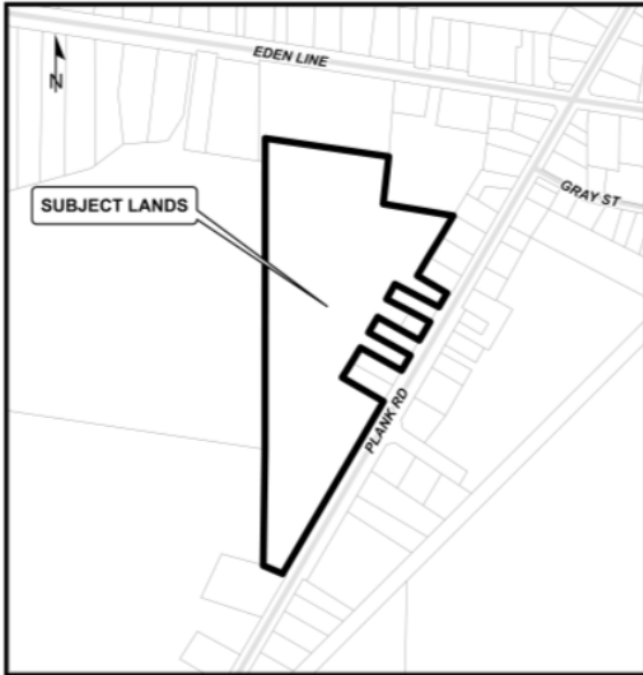
IF YOU WISH to be notified of the adoption of the proposed amendment, you must make a written request to the undersigned.

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

See More Page 2

KEY MAP

MUNICIPALITY OF BAYHAM



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Dated at the Municipality of Bayham this **16th** day of **January 2026**.