



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

APPLICANT: PEDRO & ANNA NEUFELD
LOCATION: 54304 EDEN LINE, NORTH HALL

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

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, 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 a dual 'Hamlet Residential (HR)' Zone and Urban Industrial (M4) Zone to a Site-Specific dual 'Hamlet Residential (HR-XX)' Zone and Urban Industrial (M4-XX) Zone with new zoning boundaries to reflect the uses existing on the property and to permit an addition to the existing residential dwelling, which requires the following provisions:

- Section 9.2.XX to permit an ARU with a maximum gross floor area of 46% of the Primary Dwelling Unit; whereas a maximum of 40% is required under Section 4.59(e).
- Section 9.2.XX to permit a setback of 24.0 metres to the Centre Line of County Road 44, known as Eden Line; where-as a setback of 26.0 metres is required under Section 4.22.1(b)
- Section 23.13.XX to permit a Lot Frontage of 26m in an M4 zone with no municipal water or sanitary services; whereas a minimum of 30m is required under Section 23.4

The subject property is known as 54304 Eden Line, north side, and east of Culloden Road.

THE EFFECT of this By-law is to adjust the current boundary between the M4 and HR zones within the subject property to permit an Additional Residential Unit attached to the existing dwelling and recognize the location of the existing industrial business, while also permitting an ARU that exceeds the Maximum Floor Area requirements and recognizing the existing deficient setback to a County Road.

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.

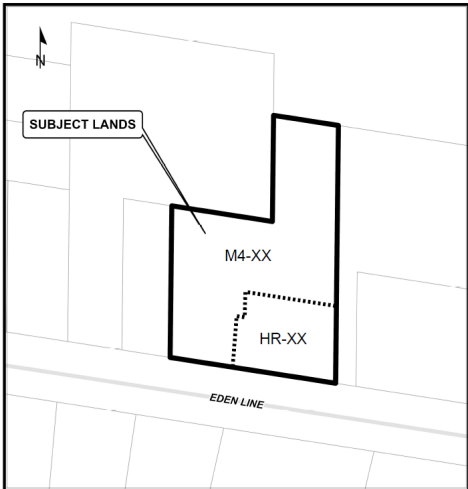
IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting, or make written submissions to the Municipality of Bayham before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion 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.

KEY MAP

MUNICIPALITY OF BAYHAM



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

Margaret Underhill
Planning Coordinator/Deputy Clerk
Municipality of Bayham
56169 Heritage Line, P.O. Box 160
Straffordville, ON, N0J 1Y0
T: 519-866-5521 Ext 222
F: 519-866-3884
E: munderhill@bayham.on.ca
W: www.bayham.on.ca