



**PLANNING ACT  
NOTICE OF THE PASSING OF  
ZONING BY-LAW Z795-2024 BY  
THE CORPORATION OF THE MUNICIPALITY OF BAYHAM**

**APPLICANT: QUINN WEBER  
LOCATION: 53867 HERITAGE LINE, RICHMOND**

**TAKE NOTICE** that the Council of the Corporation of the Municipality of Bayham passed By-Law No. Z795-2024 on the 16<sup>th</sup> 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 **6<sup>th</sup> 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 'Hamlet Residential (HR)' Zone to a 'Site-Specific Hamlet Residential (HR-17)' Zone to permit a reduced Lot Frontage of 19.9 metres and a reduced Lot Area of 755.0 m<sup>2</sup>. The portion of the lands to be rezoned only pertains to the Retained Lot (Parcel 'E') as part of the Consent Application (E27-24) that was approved by the Elgin Land Division Committee. The subject property is known as 53867 Heritage Line, south side, and east of Richmond Road.

**THE EFFECT** of this By-law is to permit a reduced Minimum Lot Frontage and Minimum Lot Area for the proposed Retained Lot (Parcel 'E') as part of clearing the Consent Conditions of Approval for Elgin Land Division Committee file number E27-24 that was Conditionally Approved on April 24<sup>th</sup>, 2024.

**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.

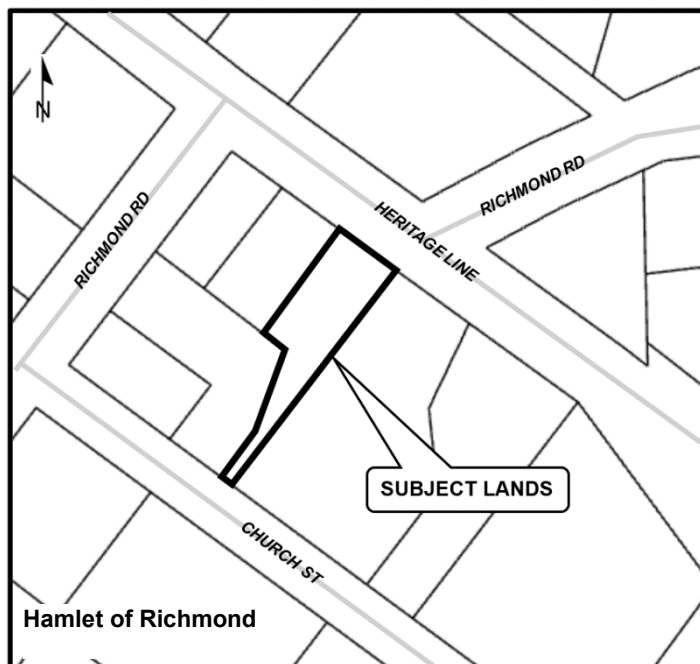
**NO PERSON OR PUBLIC BODY SHALL** be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds 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 17<sup>th</sup> 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.