



**PLANNING ACT  
NOTICE OF THE PASSING OF  
ZONING BY-LAW Z804-2025 BY  
THE CORPORATION OF THE MUNICIPALITY OF BAYHAM**

**APPLICANT: NORTH URBAN HOMES LTD.  
LOCATION: 9405 PLANK ROAD, STRAFFORDVILLE**

**TAKE NOTICE** that the Council of the Corporation of the Municipality of Bayham passed By-Law No. Z804-2025 on the 1<sup>st</sup> 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 **25<sup>th</sup> 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 'Central Business District (C1-1)' Zone to a 'Site-Specific Urban Industrial (M4-7)' Zone to permit the use of the existing building on the subject property for the warehousing and storage of home interior products; which requires relief from the following provisions:

- Section 23.1 to prohibit:
  - Agricultural Industrial Establishments;
  - Animal Hospitals;
  - Commercial Fishing Operations;
  - Industrial Use, General, except for the warehousing and/or storage of any goods, substance, article, or thing;
  - Industrial Use, Light; and,
  - Public Utility Facilities and Services.
- Section 23.4 to permit a Minimum Lot Frontage of 20.1m, whereas 25.0m is required with no Public Water supply;
- Section 23.8 to permit a Minimum Side Yard Width of 1.9m abutting residential uses; whereas 7.5m is required;
- Section 23.8 to permit a Minimum Side Yard Width of 1.2m abutting Third Street; whereas 4.5m is required; and
- Section 4.28.4 to permit a Minimum Buffer Strip of 1.9m abutting residential uses; whereas 4.5m is required.

The subject property is known as 9405 Plank Road, south-west corner of the intersection of Plank Road and 3rd Street.

**THE EFFECT** of this By-law is to permit a change of use (by change of Zoning) within an existing building that does not meet the frontage, side yard and buffer strip 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.

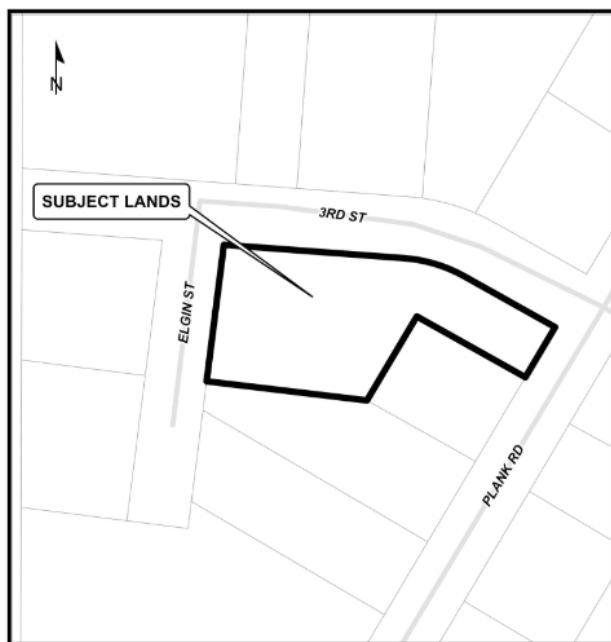
**NO SPECIFIED PERSON PUBLIC BODY, OR REGISTERED OWNER OF LAND TO WHICH THIS BY-LAW WOULD APPLY SHALL** be added as a party to the hearing of the appeal unless, before the by-law was passed, the specified person, public body, or registered owner of land to which the by-law would apply made oral submissions 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 **5<sup>th</sup> Day of May 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.