



**DECISION
COMMITTEE OF ADJUSTMENT
MUNICIPALITY OF BAYHAM**

56169 Heritage Line, P.O. Box 160, Straffordville, Ontario, N0J 1Y0
Telephone: 519- 866-5521 Fax: 519- 866-3884

Application No. COA-02/26
Applicant: Ryszard (Rick) Tatar and Monika Tomczyk-Tatar
Lot: Part Lot 21 Concession 9 11R-10693
Roll Numbers: 34-01-000-006-11243
Street Address: 56748 Eden Line, Eden
Date of Hearing: February 19, 2026
Date of Decision: February 19, 2026

DECISION

THAT the Committee of Adjustment Secretary/Treasurer's Report DS-04/26 regarding the Tatar minor variance be received;

AND THAT the Committee of Adjustment considered all written and oral submissions received on this application, the effect of which helped the Committee to make an informed decision;

AND WHEREAS the Committee agrees that the proposed variance as presented meets Section 45.1(1) of the Planning Act and is considered minor;

THEREFORE application COA-02/26 submitted by Ryszard (Rick) Tatar and Monika Tomczyk-Tatar pursuant to Section 45 of the Planning Act for a minor variance to permit the construction of a personal workshop is granted relief from the Municipality of Bayham Zoning By-law No. Z456-2003 regulations as follows:

- Section 9.5.1 to permit the new workshop to have a Maximum Accessory Building Height of 5.8 metres; whereas 4.5 metres is required; and,
- Section 9.7 to permit a Maximum Cumulative Floor Area for all accessory uses of 93.0 square metres, whereas 75.0 square metres is required.

Decision: GRANTED

Reasons for the Decision:

- the variance is considered to be minor in nature in accordance with the requirements of the Planning Act
- the variance application meets the "four tests" of Section 45.(1) Planning Act
- the variance maintains the general intent and purpose of the Official Plan and Zoning By-law

Concur in the Decision:

Chairperson Ed Ketchabaw

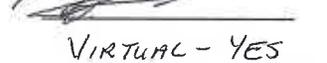
Committee Member Rainey Weisler

Committee Member Tim Emerson

Committee Member Dan Froese

Committee Member Susan Chilcott




 VIRTUAL - YES


NOTICE OF LAST DATE OF APPEAL

TAKE NOTICE that any person or agency may appeal to the Ontario Land Tribunal (OLT) in respect of the By-law variance within 20-days of the Notice of Decision by filing with the undersigned, not later than the 11th **DAY OF MARCH 2026**, a notice of appeal setting out the objection to the Decision and the reasons in support of the objections. It is also necessary to submit a filing fee as per the OLT Set Rates & Fees with the notice of objection.

Dated at the Municipality of Bayham this 19th day of February 2026.


 Margaret Underhill, Secretary-Treasurer
 Committee of Adjustment
 Municipality of Bayham