



**PLANNING ACT
NOTICE OF THE PASSING OF
ZONING BY-LAW Z797-2025 BY
THE CORPORATION OF THE MUNICIPALITY OF BAYHAM**

**APPLICANT: W. GLOIN AND L. GRUBE
56704 EDEN LINE, EDEN**

TAKE NOTICE that the Council of the Corporation of the Municipality of Bayham passed By-Law No. Z797-2025 on the 16th 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 **6th 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-18)' Zone to permit the development of an accessory detached garage on the subject property for the storage of a mobile home trailer and personal belongings, which requires relief from the following provisions:

- Section 9.5.1 to permit a Maximum Height of 5.3 metres (17.4 ft), whereas 4.5 metres (14.8 ft) is required; and,
- Section 9.7 to permit a Maximum Floor Area of 93.0 m² (1,001.0 ft²), whereas 75.0 m² (807.3 ft²) is required.

The subject property is known as 56704 Eden Line, north side, and west of Plank Road.

THE EFFECT of this By-law is to permit a new accessory building (detached garage) that exceeds the Maximum Height and Maximum Floor Area requirements for the the storage of a mobile home trailer and personal belongings.

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 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.

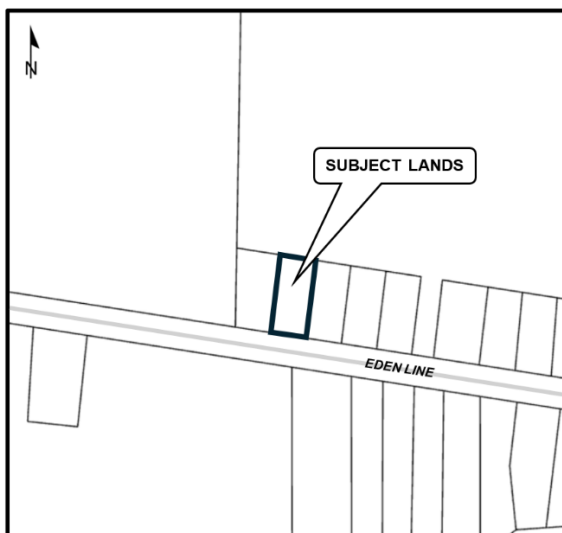
NO PERSON OR PUBLIC BODY SHALL be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds 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 17th day of January 2025.

KEY MAP

MUNICIPALITY OF BAYHAM



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

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.