



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. A-11/24
Applicant: Jeff and Dana Deconinck
Lot: Plan 54 Pt Lot 8 w Union St
Roll Numbers: 34-01-004-001-19500
Street Address: 35 Union Street, Vienna
Date of Hearing: July 18, 2024
Date of Decision: July 18, 2024

DECISION

THAT the Committee of Adjustment Secretary/Treasurer's Report DS-52/24 regarding the Deconinck 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 A-11/24 submitted by Jeff and Dana Deconinck pursuant to Section 45 of the Planning Act for a minor variance, is granted to allow relief from Municipality of Bayham Zoning By-law No. Z456-2003, specifically:

- Section 10.11 c) Maximum Floor Area to permit a new accessory structure floor area of 27.8 m² (300.0 ft²) for the purpose of a covered picnic area with a solar panel roof assembly, in addition to the existing shed floor area of 9.2 m² (100.0 ft²) and existing detached garage floor area of 98.7 m² (1,062.0 ft²) for a combined accessory floor area 136.0 m² (1,462.7 ft²), whereas 108.0 m² (1,162.0 ft²) is the permitted maximum as a result of a previously approved Minor Variance Application (A-18/21) granted on September 2, 2021.

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(1) Planning Act
- the variance maintains the general intent and purpose of the Official Plan and Zoning By-law

Concur in the Decision:


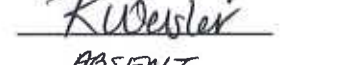
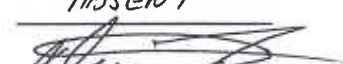

Chairperson Ed Ketchabaw

Committee Member Rainey Weisler

Committee Member Tim Emerson

Committee Member Dan Froese

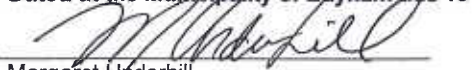
Committee Member Susan Chilcott



ABSENT



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 **7th DAY OF AUGUST 2024**, 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 18th day of July 2024.


Margaret Underhill
Secretary-Treasurer, Committee of Adjustment