



**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-09/26

Applicant: Ronnie Rempel Friesen

Lot: PLAN 205 BLK A LOT 5 PT LOTS;6 TO 8 RP 11R336 PART 3 RP;11R820 PART 2

Roll Numbers: #3401-000-0043-33205

Street Address: 56230 - 56232 Heritage Line, Straffordville

Date of Hearing: July 16, 2026

Date of Decision: July 16, 2026

DECISION

THAT the Committee of Adjustment Secretary/Treasurer's Report DS-25/26 regarding the Rempel 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-09/26, submitted by Ronnie Rempel Friesen pursuant to Section 45 of the Planning Act, to reduce the minimum lot area requirement from 831 m² to 415.25 m² and for the maximum driveway coverage to be 73.1% when 50% is permitted, to facilitate the severance of an existing semi-detached dwelling along the common wall into two separate lots, BE GRANTED relief as follows:

- Section 10.3 to permit a minimum lot area of 415.25 m², whereas 675 m² is required; and
- Section 4.34.1 to permit a maximum driveway coverage of 73.1%, whereas 50% is permitted.

Decision: GRANTED

Reasons for the Decision:

- the variance is 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

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 **5th DAY OF AUGUST 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 16th day of July 2026.

Aaron Bell, Secretary-Treasurer
Committee of Adjustment