



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-15/24  
**Applicant:** Peter and Aganetha Friesen  
**Lot:** Part Lots 17 & 18 and Lot 19 Plan 205  
**Roll Numbers:** 34-01-000-004-27300 SPLIT  
**Street Address:** 55837 Fifth Street, Straffordville  
**Date of Hearing:** September 5, 2024  
**Date of Decision:** September 5, 2024

DECISION

**THAT** the Committee of Adjustment Secretary/Treasurer's Report DS-65/24 regarding the Friesen 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-15/24 submitted by Peter and Aganetha Friesen 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 10.4 Minimum Lot Frontage to permit a reduced Lot Frontage of 16.0 metres for the creation of a new residential lot, whereas 20.0 metres is the required minimum for partially serviced lots in the R1 Zone.

**Decision:** GRANTED

**Reasons for the Decision:**

The variance is required as a condition of Consent E46-24 to create a new building lot.

- 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:**

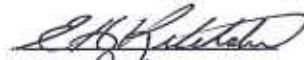
Chairperson Ed Ketchabaw

Committee Member Rainey Weisler

Committee Member Tim Emerson

Committee Member Dan Froese

Committee Member Susan Chilcott

  
Ed Ketchabaw

ABSENT

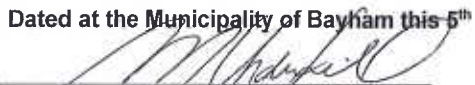


VIRTUAL ATTENDANCE- YES

**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 **25th DAY OF SEPTEMBER 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 5<sup>th</sup> day of September 2024.

  
Margaret Underhill  
Secretary-Treasurer, Committee of Adjustment