



**NOTICE OF A PUBLIC MEETING
CONCERNING A PROPOSED
ZONING BY-LAW AMENDMENT
IN THE MUNICIPALITY OF BAYHAM**

**APPLICANT: NORTH URBAN HOMES LTD.
LOCATION: 9405 PLANK ROAD, STRAFFORDVILLE**

TAKE NOTICE that the Municipality of Bayham has received a complete application for a proposed Zoning By-law Amendment (ZBA-08/25).

AND TAKE NOTICE that the Council of the Corporation of the Municipality of Bayham will hold a public meeting on **Thursday, April 17th, 2025 at 7:30 p.m.** in the Municipal Council Chambers, 56169 Heritage Line, Straffordville, to consider a proposed Zoning By-law Amendment under Section 34 of the *Planning Act*. **Public Planning Meetings may be viewed virtually through the live-stream on the [Municipality of Bayham's YouTube Channel](#)**

THE PURPOSE of this By-law Amendment is to rezone the subject property from 'Central Business District (C1-1)' Zone to a 'Site-Specific Urban Industrial (M4-XX)' Zone to permit the use of the existing building on the subject property for the warehousing and storage of home interior products; which requires relief from the following provisions:

- Section 23.4 to permit a Minimum Lot Frontage of 20.1m, whereas 25.0m is required with no Public Water supply;
- Section 23.8 to permit a Minimum Side Yard Width of 1.9m abutting residential uses; whereas 7.5m is required;
- Section 23.8 to permit a Minimum Side Yard Width of 1.2m abutting Third Street; whereas 4.5m is required; and
- Section 4.28.4 to permit a Minimum Buffer Strip of 1.9m abutting residential uses; whereas 4.5m is required.

The subject property is known as 9405 Plank Road, south-west corner of the intersection of Plank Road and Third Street, in the village of Straffordville.

THE EFFECT of this By-law is to permit a change of use (by change of Zoning) within an existing building that does not meet the frontage, side yard and buffer strip requirements for the proposed Zone.

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. **Written comments submitted on or before 4:30 pm on Wednesday, April 9, 2025 to munderhill@bayham.on.ca or at the municipal office will be included in the public meeting agenda.**

IF A PERSON OR PUBLIC BODY would otherwise have an ability to appeal the decision of the Council of the Corporation of the Municipality of Bayham to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Bayham before the by-law is passed, the person or public body is not entitled to appeal the decision to the Ontario Land Tribunal.

IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting, or make written submissions to the Municipality of Bayham before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

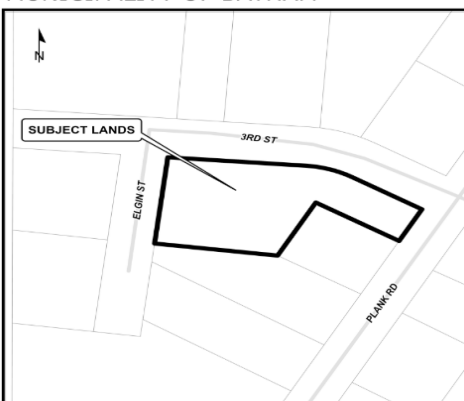
IF YOU WISH to be notified of the decision of the Municipality of Bayham on the proposed zoning by-law amendment, you must make a written request to the undersigned.

ADDITIONAL INFORMATION relating to the proposed amendment may be obtained at the Municipal Office.

Dated at the Municipality of Bayham this **28th** day of **March 2025**.

KEY MAP

MUNICIPALITY OF BAYHAM



Straffordville

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