



**PLANNING ACT  
NOTICE OF THE PASSING OF  
ZONING BY-LAW Z809-2025 BY  
THE CORPORATION OF THE MUNICIPALITY OF BAYHAM**

**APPLICANT: JOHN & ANGIE NEUFELD  
LOCATION: 56132 HOWEY LINE**

**TAKE NOTICE** that the Council of the Corporation of the Municipality of Bayham passed By-Law No. Z809-2025 on the 19<sup>th</sup> day of June 2025 under Section 34 of **THE PLANNING ACT**.

**AND TAKE NOTICE** that any person or agency as described below 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 **10<sup>th</sup> day of July, 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 lands to permit the development of a second accessory building, in Zoning By-law Z456-2003.

The subject property is to be rezoned "Estate Residential (ER)" Zone to a 'Site-Specific Estate Residential (ER-15)' Zone to permit the proposed accessory building; and to recognize the existing Lot size; which requires relief from the following provisions:

- Section 8.10.2 to permit a Maximum Cumulative Floor Area for Accessory Buildings of 210m<sup>2</sup>; where a Maximum of 95m<sup>2</sup> or 8% Lot Coverage (whichever is lesser) is required
- Section 8.3 to permit a Minimum Lot Area of 0.27 ha; whereas 0.4ha is required.

The subject property is known as 56132 Howey Line, north-east corner property at the intersection of Plank Road and Howey Line / Maple Grove Line.

**THE EFFECT** of this By-law will be to permit a new accessory building that exceeds the Maximum Floor Area requirements for the storage of personal recreational vehicles and belongings and; to recognize an existing Lot Area that is under the required area for the 'ER' 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.

**ONLY THE APPLICANT, SPECIFIED PERSONS, PUBLIC BODIES, REGISTERED OWNERS OF LAND TO WHICH THIS BY-LAW WOULD APPLY, AND THE MINISTER** 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 SPECIFIED PERSON PUBLIC BODY, OR REGISTERED OWNER OF LAND TO WHICH THIS BY-LAW WOULD APPLY SHALL** be added as a party to the hearing of the appeal unless, before the by-law was passed, the specified person, public body, or registered owner of land to which the by-law would apply 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 20<sup>TH</sup> DAY OF June 2025.**

**KEY MAP**

MUNICIPALITY OF BAYHAM



**Margaret Underhill**  
Planning Coordinator/Deputy Clerk  
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**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.