



**NOTICE OF A PUBLIC MEETING
CONCERNING A PROPOSED
MINOR VARIANCE
IN THE MUNICIPALITY OF BAYHAM**

**APPLICANT: MICHAEL LOEWEN
LOCATION: 11420 BAILEY CRT, EDEN**

TAKE NOTICE that the Municipality of Bayham has received a complete application for a proposed Minor Variance (COA-11/26).

AND TAKE NOTICE that the Council of the Corporation of the Municipality of Bayham will hold a public meeting on **Thursday, July 16th, 2026, at 6:45 p.m.** in the Municipal Council Chambers, 56169 Heritage Line, Stratfordville, to consider a proposed Minor Variance to Zoning By-law No. Z456-2003 under Section 45 of the *Planning Act*. Committee of Adjustment Meetings may also be viewed virtually through the live-stream on the [Municipality of Bayham's YouTube Channel](#).

THE PURPOSE of this variance is to request relief from Sections 9.4, 9.5.1, and 9.7 of the Zoning By-law to permit the construction of an accessory building with a gross floor area of 81.3 m² and a building height of 5.182 m, and to permit a total lot coverage of 37.6% resulting from the proposed single detached dwelling and accessory building combined, on the property known municipally as 11420 Bailey Court (east side) in Eden:

- Section 9.4 to permit a maximum lot coverage of 37.6%, resulting from the proposed single detached dwelling and accessory building combined, whereas a maximum lot coverage of 30% is permitted.
- Section 9.5.1 to permit a maximum accessory building height of 5.182 m, whereas a maximum building height of 4.5 m is permitted.
- Section 9.7 to permit a maximum accessory building floor area of 81.3 m², whereas a maximum accessory building floor area of 75 m², or 8% of lot area (whichever is less), is permitted.

THE EFFECT of this variance is to permit the construction of a single detached dwelling and an accessory building with a combined lot coverage of 37.6%, an accessory building floor area of 81.3 m², and an accessory building height of 5.182 m, on the subject property, whereas a maximum lot coverage of 30%, a maximum accessory building floor area of 75 m² (or 8% of lot area, whichever is less), and a maximum building height of 4.5 m are permitted in the Hamlet Residential (HR) zone.

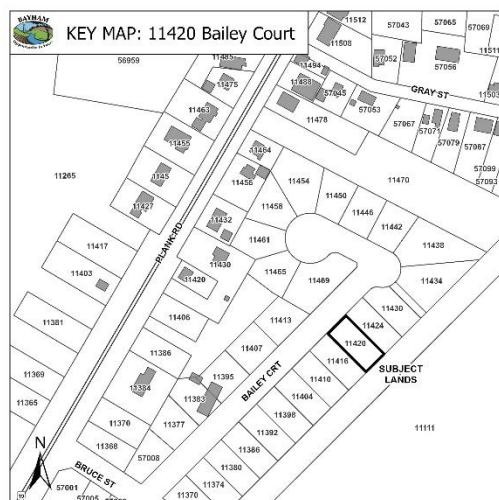
ANY PERSON may attend the public meeting and/or make a written or verbal representation in support of or in opposition to the proposed minor variance. Please be advised that equal consideration is given to all written and oral presentations provided prior to or at the public meeting. **Written comments submitted on or before 12:00 Noon on Wednesday, July 8th, 2026 to abell@bayham.on.ca or at the municipal office will be included in the Committee of Adjustment agenda. Comments received after this date will be incorporated into the verbal report presented at the public meeting.**

IF YOU WISH to be notified of the decision of the Committee of Adjustment, you must make a written request to the undersigned.

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

Dated at the Municipality of Bayham this 29th day of **June 2026**.

KEYMAP



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