



**PLANNING ACT  
NOTICE OF THE PASSING OF  
ZONING BY-LAW Z815-2025 BY  
THE CORPORATION OF THE MUNICIPALITY OF BAYHAM**

**APPLICANT: JESSE FROESE (AGENT)  
OWNERS: COBLENTZ & STOLL  
LOCATION: 53609 EDEN LINE, NORTH HALL**

**TAKE NOTICE** that the Council of the Corporation of the Municipality of Bayham passed By-Law No. Z815-2025 on the 2<sup>nd</sup> day of October, 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 all or part of this By-law by filing with the Clerk of the Municipality of Bayham either via the OLT e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> by selecting the Municipality of Bayham as the Approval Authority or by mail to the Municipality of Bayham at the address listed below no later than **4:30 p.m. on 23<sup>rd</sup> day of October 2025**. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca). If the e-file portal is down, you can submit your appeal to [munderhill@bayham.on.ca](mailto:munderhill@bayham.on.ca). The notice of appeal must set 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 property from 'Agricultural (A1)' Zone to a 'Site-Specific Residential (A1-54)' Zone to permit the construction of an Additional Residential Unit (ARU) and attached garage on the property, which requires relief from the following provisions:

- Section 4.59 e) to permit an ARU with a maximum GFA of 50% of the Primary Dwelling (88.4m<sup>2</sup> excluding garage); and
- Section 4.59 f) to permit an ARU located 140m from the primary dwelling unit,

The subject property is known as 53609 Eden Line, south side, and east of Springer Hill Road.

**THE EFFECT** of this By-law is to permit a new Additional Residential Unit, with an attached garage, that exceeds the Maximum Gross Floor Area and Maximum Distance from the Primary Dwelling for an ARU.

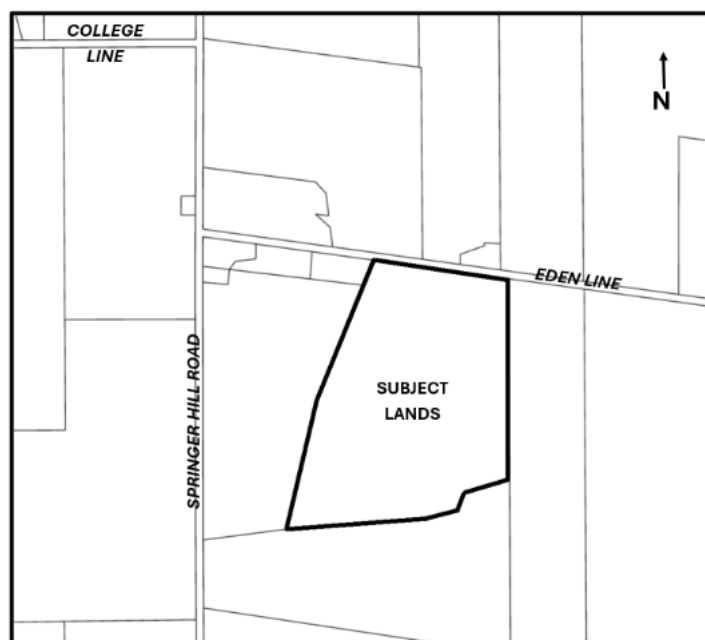
**ONLY THE APPLICANT, SPECIFIED PERSONS, PUBLIC BODIES, REGISTERED OWNERS OF LAND TO WHICH THIS BY-LAW WOULD APPLY, AND THE MINISTER** may appeal a by-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed 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 **3<sup>rd</sup> day of October 2025**.

**KEY MAP on next page**

**KEY MAP****MUNICIPALITY OF BAYHAM**

**Margaret Underhill**  
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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.