



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

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

TAKE NOTICE that the Municipality of Bayham has received a complete application for a proposed Zoning By-law Amendment (ZBA-12-25).

AND TAKE NOTICE that the Council of the Corporation of the Municipality of Bayham will hold a public meeting on **Thursday, September 18th, 2025, at 7:30 p.m.** in the Municipal Council Chambers, 56169 Heritage Line, Stratfordville, 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 Agricultural (A1) Zone to a 'Site-Specific Agricultural (A1-XX)' Zone to permit the construction of an Additional Residential Unit (ARU) and attached garage on the property, which requires the following provisions:

- Section A1-XX to permit an ARU with a maximum GFA of 50% of the Primary Dwelling (88.4m² excluding garage), whereas Section 4.59 e) states the maximum gross floor area, per additional residential unit, shall not exceed 40% of the gross floor area of the primary dwelling unit; and
- Section A1-XX to permit an ARU located 140m from the primary dwelling unit, whereas Section 4.59 f) requires an ARU to be located within 40 metres of 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.

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 p.m. on Wednesday, September 10th, 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 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 of the Council of the Corporation of the Municipality of Bayham 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.

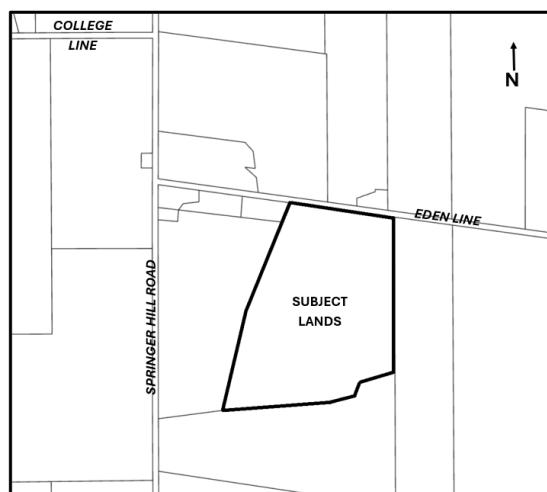
IF YOU WISH to be notified of the adoption of the proposed amendment, you must make a written request to the undersigned.

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

Dated at the Municipality of Bayham this **29th** day of **August 2025**.

KEY MAP

MUNICIPALITY OF BAYHAM



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