



**DECISION
COMMITTEE OF ADJUSTMENT
MUNICIPALITY OF BAYHAM**

56169 Heritage Line, P.O. Box 160, Straffordville, Ontario, N0J 1Y0
Telephone: 519-866-5521 Fax: 519-866-3884

Application No. COA-03/26
Applicant: Matthew Vendryes
Lot: Plan 54 Pt Lots 4 & 5
Roll Numbers: 34-01-004-001-02101
Street Address: 6356 Plank Road, Vienna
Date of Hearing: March 5, 2026
Date of Decision: March 5, 2026

DECISION

THAT the Committee of Adjustment Secretary/Treasurer's Report DS-08/26 regarding the Vendryes minor variance be received;

AND THAT the Committee of Adjustment considered all written and oral submissions received on this application, the effect of which helped the Committee to make an informed decision;

AND WHEREAS the Committee agrees that the proposed variance as presented meets Section 45.1(1) of the Planning Act and is considered minor;

THEREFORE application COA-03/26 submitted by Matthew Vendryes pursuant to Section 45 of the Planning Act for a minor variance to permit the construction of a second storey addition to an existing single-detached dwelling is granted relief from the Municipality of Bayham Zoning By-law No. Z456-2003 regulations as follows:

- Section 10.9.1 to permit a Minimum Side Yard Width of 1.2m on the north side and 0.9m on the south side for a two storey dwelling, whereas, where a garage or carport is attached, 1.2m plus 0.5m for each additional or partial storey above the first storey on each side of the combined building is required; and,
- Section 10.4 to permit a Minimum Lot Frontage of 12.8m (with Public Water & Sanitary Services); whereas 15.0m is required.

Decision: GRANTED

Reasons for the Decision:

- the variance is minor in nature in accordance with the requirements of the Planning Act
- the variance application meets the "four tests" of Section 45.(1) Planning Act
- the variance maintains the general intent and purpose of the Official Plan and Zoning By-law

Concur in the Decision:

Chairperson Ed Ketchabaw

Committee Member Rainey Weisler

Committee Member Tim Emerson

Committee Member Dan Froese

Committee Member Susan Chilcott


 VIRTUAL - YES

 ABSENT

NOTICE OF LAST DATE OF APPEAL

TAKE NOTICE that any person or agency may appeal to the Ontario Land Tribunal (OLT) in respect of the By-law variance within 20-days of the Notice of Decision by filing with the undersigned, not later than the **25th DAY OF MARCH 2026**, a notice of appeal setting out the objection to the Decision and the reasons in support of the objections. It is also necessary to submit a filing fee as per the OLT Set Rates & Fees with the notice of objection.

Dated at the Municipality of Bayham this 5th day of March 2026.


 Margaret Underhill, Secretary-Treasurer
 Committee of Adjustment