



**DECISION  
COMMITTEE OF ADJUSTMENT  
MUNICIPALITY OF BAYHAM**

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

**Application No.** COA-08/26  
**Applicant:** Jake and Eva Friesen  
**Lot:** PART LOT 1 CONCESSION 3 BAYHAM; PART 1, 11R-11128  
**Roll Numbers:** #3401-000-0080-6300  
**Street Address:** 6528 Richmond Rd, Calton  
**Date of Hearing:** June 25, 2026  
**Date of Decision:** June 25, 2026

**DECISION**

**THAT** the Committee of Adjustment Secretary/Treasurer's Report DS-23/26 regarding the Freisen 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-08/26, submitted by Jake and Eva Friesen pursuant to Section 45 of the Planning Act, for a minor variance to permit the construction of a detached garage, is granted relief from the Municipality of Bayham Zoning By-law No. Z456-2003 as follows:

- Section 9.7 to permit a maximum accessory building floor area of 159.143 m<sup>2</sup>, whereas a maximum accessory building floor area of 75 m<sup>2</sup> is permitted.
- Section 9.5.1 to permit a maximum accessory building height of 7.25 m, whereas a maximum building height of 4.5 m is permitted.

**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:**



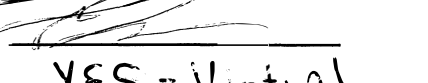
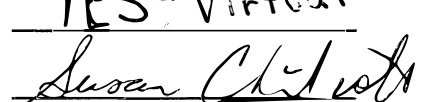
**Chairperson Ed Ketchabaw**

**Committee Member Rainey Weisler**

**Committee Member Tim Emerson**

**Committee Member Dan Froese**

**Committee Member Susan Chilcott**

  
  
  
YES - Virtual  


**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 **15<sup>th</sup> DAY OF JULY 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 25<sup>th</sup> day of June 2026.**



Aaron Bell, Secretary-Treasurer  
Committee of Adjustment