



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

**APPLICANT: GERHARD GUENTHER
LOCATION: 53900 HERITAGE LINE, RICHMOND**

TAKE NOTICE that the Municipality of Bayham has received a complete application for a proposed Zoning By-law Amendment (ZBA-02/26).

AND TAKE NOTICE that the Council of the Corporation of the Municipality of Bayham will hold a public meeting on **Thursday, February 5th, 2026, at 7:30 p.m.** in the Municipal Council Chambers, 56169 Heritage Line, Straffordville, 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 a 'Hamlet Residential with Holding Provisions (HR(h2), (h3))' Zone to a 'Site Specific Hamlet Residential (RR-XX)' Zone to permit a new Single Detached Dwelling, which requires the additional following provision:

- Section 9.12.XX to permit a Minimum Rear Yard of 8.2m; where a Minimum Rear Yard of 9.0m is required under Section 9.10

The following Holding Provisions are proposed to be removed as part of this application:

- Section 3.3b) h2 *Purpose: To ensure orderly development, a subdivision agreement with the Municipality, which addresses financial and servicing impacts of new development to the Municipality, will be required prior to the removal of the "h2" zone symbol.*
- Section 3.3c) h3 *Purpose: To ensure the mitigation of impacts to natural heritage features and their ecological functions, an Environmental Impact Study will be required prior to the removal of the "h3" zone symbol.*

The subject property is known as 53900 Heritage Line, north side, and south of Richmond Road.

THE EFFECT of this By-law is to permit the construction of a new single detached dwelling with a reduced rear yard setback within the Hamlet Residential Zone, and to remove holding provisions that are deemed to no longer be required as the site is not suitable for a subdivision and is no longer within the regulated area of the Long Point Regional Conservation Authority (LPRCA).

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 12:00 Noon on Wednesday, January 28th, 2026 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.

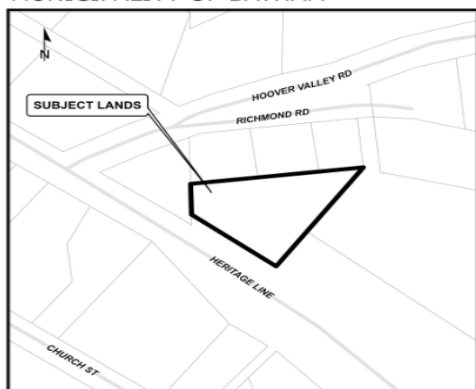
IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting, or make written submissions to the Municipality of Bayham before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion 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.

KEY MAP

MUNICIPALITY OF BAYHAM



Dated at the Municipality of Bayham this **16th** day of **January 2026**.

Margaret Underhill
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