



**PLANNING ACT  
NOTICE OF THE PASSING OF  
ZONING BY-LAW Z783-2024 BY  
THE CORPORATION OF THE MUNICIPALITY OF BAYHAM**

**APPLICANT: WILLOW HAWK FARMS, 56830 TALBOT LINE**

**TAKE NOTICE** that the Council of the Corporation of the Municipality of Bayham passed By-Law No. Z783-2024 on the 20<sup>th</sup> day of June 2024 under Section 34 of the PLANNING ACT.

**AND TAKE NOTICE** that any person or agency may appeal to the Ontario Land Tribunal in respect of the By-law by filing with the Clerk of the Municipality of Bayham not later than the 11<sup>th</sup> day of July 2024 a notice of appeal setting 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-A)' Zone to a 'Site-Specific Agricultural (A1-A-45)' Zone to permit the following:

- 'Assembly Hall, Wedding Venue' to permit weddings as an On-Farm Diversified Use secondary to the principal agricultural use as an additional permitted use, limited to a Maximum Floor Area of 617.0 m<sup>2</sup> (6,641.3 ft<sup>2</sup>), which includes the orchard pavilion, bathroom facility and storage shed, and;
- 'Farm Produce Outlet' in an existing permanent building/structure with a Maximum Floor Area of 76.0 m<sup>2</sup> (818.1 ft<sup>2</sup>) as an additional permitted use, whereas the Zoning By-law requires that a Farm Produce Outlet to be in a temporary building/structure.

The subject property is known as 56830 Talbot Line, north side, and east of Elliot Road.

**THE EFFECT** of this By-law is to allow for weddings as an On-Farm Diversified Use secondary to the principal agricultural use, which is currently not permitted in the Zoning By-law. Further, this By-law will be to recognize the existing Farm Produce Outlet for the sale of apples inside a portion of the existing barn where Farm Produce Outlets are not intended to be in permanent buildings.

**ONLY INDIVIDUALS, CORPORATIONS AND PUBLIC BODIES** 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.

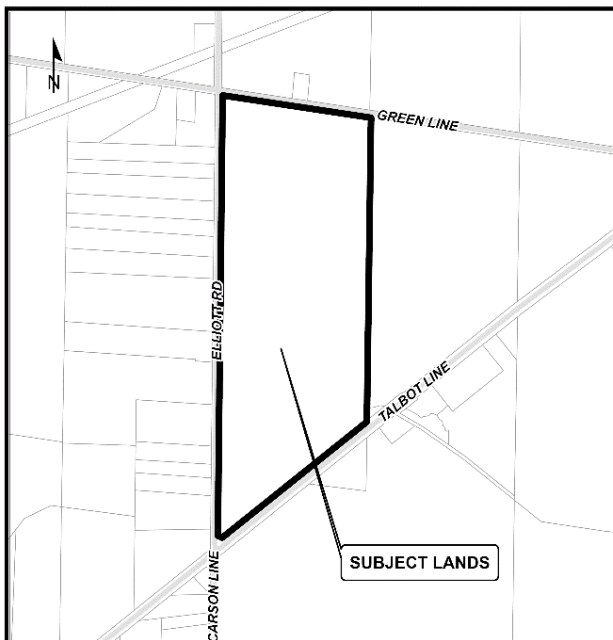
**NO PERSON OR PUBLIC BODY SHALL** be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds 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 21<sup>st</sup> DAY OF JUNE 2024.**

## **KEY MAP**

MUNICIPALITY OF BAYHAM



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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.