



**PLANNING ACT
NOTICE OF THE PASSING OF
ZONING BY-LAW Z817-2025 BY
THE CORPORATION OF THE MUNICIPALITY OF BAYHAM**

APPLICANT: COUNTRYSIDE COMMUNITIES INC.

**LOCATION: LOTS 22-30 EAST OF UNION STREET, LOTS 25-29 WEST OF JOHN STREET,
LOTS 22-24 WEST OF SNOW STREET, LOT 20 NORTH OF CHESTNUT STREET,
REGISTERED PLAN 54, VILLAGE OF VIENNA**

TAKE NOTICE that the Council of the Corporation of the Municipality of Bayham passed By-Law No. Z817-2025 on the 16th day of October, 2025 under Section 34 of the *Planning Act*.

AND TAKE NOTICE that any person or agency as described below may appeal to the Ontario Land Tribunal in respect of all or part of this By-law by filing with the Clerk of the Municipality of Bayham either via the OLT e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> by selecting the Municipality of Bayham as the Approval Authority or by mail to the Municipality of Bayham at the address listed below no later than 4:30 p.m. on 5th day of November, 2025. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to munderhill@bayham.on.ca. The notice of appeal must set 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 'Village Residential 1 (R1(h2))' Zone to a 'Site Specific Village Residential 1 (R1-24(h2))' Zone to permit the development of eight (8) single detached and eight (8) semi-detached residential dwellings on the subject property as part of a Draft Plan of Subdivision, application reference 34T-BA2501; which requires the additional following provisions:

- Section 10.12.24.2 to permit a minimum Lot Area of 755m² for proposed Lot 12 of Draft Plan of Subdivision 34T-BA2501; whereas 800m² is required for Single Detached Dwellings, under Section 10.3;
- Section 10.12.24.3 to permit a minimum Lot Area of 375m² for proposed Lots 3 and 4 of Draft Plan of Subdivision 34T-BA2501; whereas 400m² is required for Interior Semi-Detached Dwellings under Section 10.3;
- Section 10.12.24.4 to permit a maximum Building Coverage of 35% for all Lots proposed within Draft Plan of Subdivision 34T-BA2501; whereas a maximum of 30% is required under Section 10.6;
- Section 10.12.24.5 to permit a maximum Building Height of 8.0 metres for all Lots proposed within Draft Plan of Subdivision 34T-BA2501; whereas a maximum of 7 metres is required under Section 10.5;
- Section 10.12.24.6 to permit a maximum Driveway Coverage of 60% for all Semi-detached Lots proposed within Draft Plan of Subdivision 34T-BA2501; whereas a maximum of 50% is required under Section 4.34.1.

The subject property is located on the north side of Chestnut Street and beyond the end of the paved section of Union Street.

THE EFFECT of this By-law is to permit the development of eight (8) single detached and eight (8) semi-detached residential dwellings on the subject property as part of Draft Plan of Subdivision, application 34T-BA2501 and to retain the Holding Provision (h2) until such time as there is a subdivision agreement between the applicant and the Municipality.

ONLY THE APPLICANT, SPECIFIED PERSONS, PUBLIC BODIES, REGISTERED OWNERS OF LAND TO WHICH THIS BY-LAW WOULD APPLY, AND THE MINISTER 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.

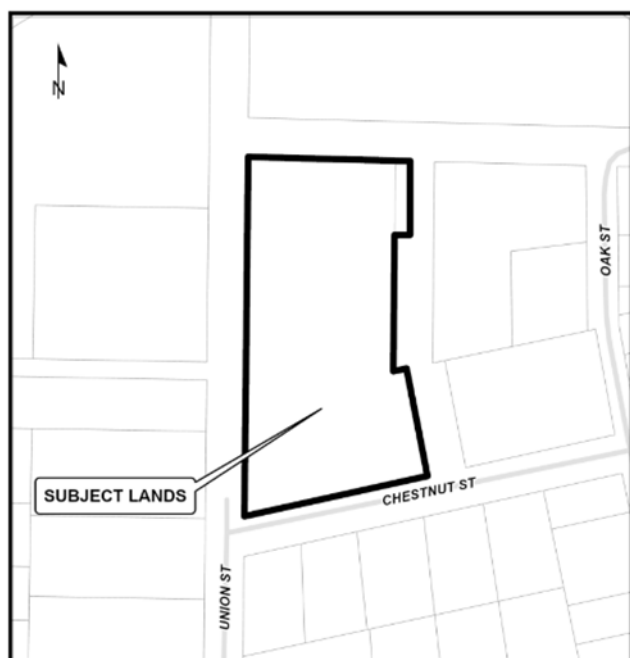
NO SPECIFIED PERSON PUBLIC BODY, OR REGISTERED OWNER OF LAND TO WHICH THIS BY-LAW WOULD APPLY SHALL be added as a party to the hearing of the appeal unless, before the by-law was passed, the specified person, public body, or registered owner of land to which the by-law would apply made oral submissions 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 **17th Day of October 2025**.

KEY MAP

MUNICIPALITY OF BAYHAM



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Village of Vienna

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.