



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-10/26
Applicant: Jason Friesen
Lot: LOT 2 N/S KING ST AND W/S CENTRE ST PL 54 BAYHAM; BAYHAM
Roll Numbers: #3401-004-001-21602
Street Address: 55424 Vienna Line, Vienna
Date of Hearing: June 25, 2026
Date of Decision: June 25, 2026

DECISION

THAT the Committee of Adjustment Secretary/Treasurer's Report DS-24/26 regarding the 55424 Vienna Line 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-10/26, submitted by Jason Friesen pursuant to Section 45 of the Planning Act, for a minor variance to recognize an existing accessory structure located 0.73 m from the property line on the subject property, is granted relief from the Municipality of Bayham Zoning By-law No. Z456-2003 as follows:

- Section 4.2 to recognize an existing accessory structure located 0.73 m from a lot line, whereas a minimum distance of 1.0 m from any lot line 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:



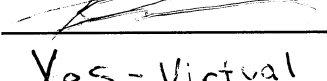
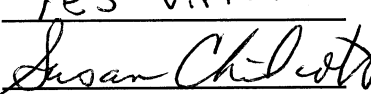
Chairperson Ed Ketchabaw

Committee Member Rainey Weisler

Committee Member Tim Emerson

Committee Member Dan Froese

Committee Member Susan Chilcott




 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 **15th 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 25th day of June 2026.

ABell

Aaron Bell, Secretary-Treasurer
 Committee of Adjustment