



**PLANNING ACT
NOTICE OF THE PASSING OF
ZONING BY-LAW Z820-2026 BY
THE CORPORATION OF THE MUNICIPALITY OF BAYHAM**

**APPLICANT: PEDRO & ANNA NEUFELD
LOCATION: 54304 EDEN LINE, NORTH HALL**

TAKE NOTICE that the Council of the Corporation of the Municipality of Bayham passed By-Law No. Z820-2026 on the 19th day of February 2026 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 12th day of March 2026. 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 a dual 'Hamlet Residential (HR)' Zone and Urban Industrial (M4) Zone to a Site-Specific dual 'Hamlet Residential (HR-20)' Zone and Urban Industrial (M4-8) Zone which requires the following provisions:

- Section 9.2.20.2 to permit an ARU with a maximum gross floor area of 46% of the Primary Dwelling Unit; whereas a maximum of 40% is required under Section 4.59(e).
- Section 9.2.20.3 to permit a setback of 24.0 metres to the Centre Line of County Road 44, known as Eden Line; where-as a setback of 26.0 metres is required under Section 4.22.1(b)
- Section 23.13.8.2 to permit a Lot Frontage of 26m in an M4 zone with no municipal water or sanitary services; whereas a minimum of 30m is required under Section 23.4
- Section 23.13.8.3 to permit a Side Yard of 3.3m in an M4 zone abutting a residential zone; whereas a minimum of 7.5m is required under Section 23.8

The subject property is known as 54304 Eden Line, north side, and east of Culloden Road.

THE EFFECT of this By-law is to adjust the current boundary between the M4 and HR zones within the subject property to permit an Additional Residential Unit attached to the existing dwelling and recognize the location of the existing industrial business; while also permitting an ARU that exceeds the Maximum Floor Area requirements and recognizing the existing deficient side yard and setback to a County Road.

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.

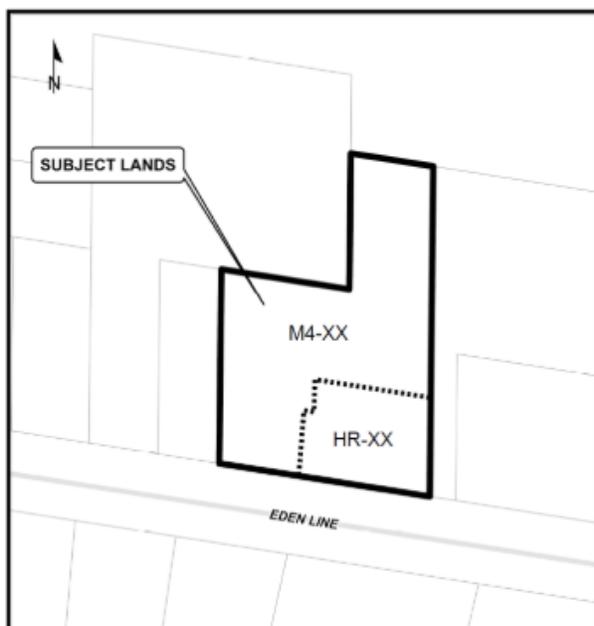
NO SPECIFIED PERSON PUBLIC BODY, OR REGISTERED OWNER OF LAND TO WHICH THIS BY-LAW WOULD APPLY SHALL be added as a party to the hearing of the appeal unless, before the by-law was passed, the specified person, public body, or registered owner of land to which the by-law would apply made oral submissions 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 20th Day of February 2026.

KEY MAP

MUNICIPALITY OF BAYHAM



Margaret Underhill
Planning Coordinator/Deputy Clerk
Municipality of Bayham
56169 Heritage Line, P.O. Box 160
Straffordville, ON, N0J 1Y0
T: 519-866-5521 Ext 222
F: 519-866-3884
E: munderhill@bayham.on.ca
W: www.bayham.on.ca

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.