



**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.**      **A-06/24**  
**Applicant:**            John and Mary Thiessen  
**Lot:**                      Plan 11M-188 Lot 7  
**Roll Numbers:**        34-01-002-001-00662  
**Street Address:**      12 MacNeil Court, Port Burwell  
**Date of Hearing:**        **May 16, 2024**  
**Date of Decision:**      **May 16, 2024**

**DECISION**

**THAT** the Committee of Adjustment Secretary/Treasurer’s Report DS-35/24 regarding the Thiessen 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 A-06/24 submitted by John and Mary Thiessen pursuant to Section 45 of the Planning Act for a minor variance, is granted to allow relief from Municipality of Bayham Zoning By-law No. Z456-2003:

- to permit a Maximum Building Height of 8.3 metres for the development of a new single-detached dwelling, whereas Section 10.5 of the Zoning By-law requires a Maximum Building Height of 7.0 metres.

**Decision:**      **GRANTED**

**Reasons for the Decision:**

- the variance is considered to be 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**

**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 **5th DAY OF JUNE 2024**, 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 16<sup>th</sup> day of May 2024.**

Margaret Underhill  
 Secretary-Treasurer, Committee of Adjustment