



**NOTICE OF A PUBLIC MEETING
CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT
IN THE MUNICIPALITY OF BAYHAM**

**APPLICANT: BRYAN BONNEY & DANA CADMAN
LOCATION: 13540 BAYHAM DRIVE**

TAKE NOTICE that the Municipality of Bayham has received a complete application for a proposed Zoning By-law Amendment (ZBA-19/25).

AND TAKE NOTICE that the Council of the Corporation of the Municipality of Bayham will hold a public meeting on **Thursday, August 21st, 2025, at 7:30 p.m.** in the Municipal Council Chambers, 56169 Heritage Line, Straffordville, to consider a proposed Zoning By-law Amendment under Section 34 of the *Planning Act*. Public Planning Meetings may be viewed virtually through the live-stream on the [Municipality of Bayham's YouTube Channel](#)

THE PURPOSE of this By-law Amendment is to rezone the subject property from 'Specific Agricultural (A1-49)' Zone to 'Specific Agricultural (A1-X)' Zone to permit a new accessory building containing an indoor pool, associated pool house and facilities, and an Additional Residential Unit (ARU); which requires the additional following provisions:

- Section 5.12.X to permit a combined Maximum Floor Area for Accessory Buildings of 861.0m² (9,264ft²); whereas Section 5.12.49 permits an accessory building with a Maximum Floor Area of 385.4 m² (4,148.0 ft²) on the subject lands and Section 4.2(f)(ii) permits a combined Maximum Floor Area of accessory buildings of 200m² on lots 0.4 ha or more
- Section 5.12.X to permit an Additional Residential Unit with a Maximum Gross Floor Area that is 73.4% (185.7 m² or 1,998 ft² in size) of the primary dwelling unit (253.1 m² or 2,724.0 ft² in size), whereas Section 5.12.49 permits a maximum of 57.1% (144.4 m² or 1,553.9 ft² in size) on the subject lands and Section 4.59(e) permits a maximum of 40%

If approved, this Zoning By-law Application will repeal and replace Zoning By-law Z794-2024, approved in November 2024.
The subject property is known as 13540 Bayham Drive, east side, and south of Talbot Line (Highway 3).

THE EFFECT of this By-law is to permit a new accessory building that contains an indoor pool, associated pool house and facilities, and an ARU that exceeds the Maximum Floor Area requirements for Accessory Uses and Maximum Floor Area for an ARU.

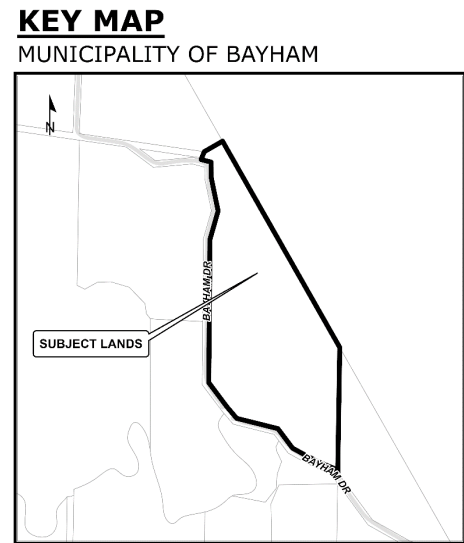
ANY PERSON may attend the public meeting and/or make a written or verbal representation in support of or in opposition to the proposed amendment. **Written comments submitted on or before 12:00 Noon on Wednesday, August 13th, 2025 to munderhill@bayham.on.ca or at the municipal office will be included in the public meeting agenda.**

IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting or make written submissions to the Municipality of Bayham before the by-law is passed, the person or public body is not entitled to appeal the decision of the Council of the Corporation of the Municipality of Bayham to the Ontario Land Tribunal.

IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting, or make written submissions to the Municipality of Bayham before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

IF YOU WISH to be notified of the adoption of the proposed amendment, you must make a written request to the undersigned.

ADDITIONAL INFORMATION relating to the proposed amendment may be obtained at the Municipal Office.



Dated at the Municipality of Bayham this 25th day of July 2025.

**Margaret Underhill
Planning Coordinator/Deputy Clerk
Municipality of Bayham
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