



**PLANNING ACT
NOTICE OF THE PASSING OF
ZONING BY-LAW Z786-2024 BY
THE CORPORATION OF THE MUNICIPALITY OF BAYHAM**

APPLICANT: WIEBE, J & T, 55309 TALBOT LINE

TAKE NOTICE that the Council of the Corporation of the Municipality of Bayham passed By-Law No. Z786-2024 on the 15th day of August 2024 under Section 34 of the *Planning Act*.

AND TAKE NOTICE that any person or agency may appeal to the Ontario Land Tribunal in respect of the By-law by filing with the Clerk of the Municipality of Bayham not later than the 5th day of September 2024 a notice of appeal setting 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 'Hamlet Residential (HR)' Zone to a 'Site-Specific Hamlet Residential (HR-16)' Zone to facilitate the development of a new accessory building and seek relief from the following provisions:

- Permit a Maximum Accessory Building Height of 6.1 m (20.0 ft), whereas Section 9.5.1 of the Zoning By-law requires 4.5 metres, and;
- Permit a Maximum Floor Area of 372.0 m² (4,004.2 ft²) for an Accessory Building, whereas Section 9.7 of the Zoning By-law requires 75.0 m² (807.3 ft²) or 8% lot coverage (whichever is less).

The subject property is known as 55309 Talbot Line, south side, and north of Eden Line.

THE EFFECT of this By-law will be to permit a new accessory building on the subject property for the purpose of storing a boat, camping trailer, and personal belongings, with a proposed Maximum Height of 6.1 m (20.0 ft.) and Maximum Floor Area of 372.0 m² (4,004.2 ft²) by way of Site-Specific Exceptions to the current HR Zone.

ONLY INDIVIDUALS, CORPORATIONS AND PUBLIC BODIES 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.

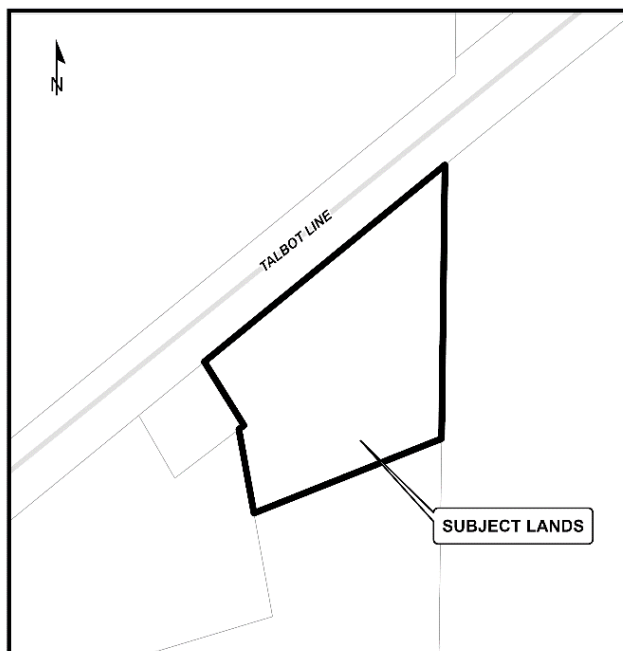
NO PERSON OR PUBLIC BODY SHALL be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds 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 16th DAY OF AUGUST 2024.

KEY MAP

MUNICIPALITY OF BAYHAM



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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.