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-06/26**

Applicant: Sandytown Retirement Home

Lot: PLAN 205 LOTS 2 AND 3 PT LOT

Roll Numbers: #3401-000-004-19902-0000

Street Address: 9344 Plank Rd, Straffordville

Date of Hearing: **May 21, 2026**

Date of Decision: **May 21, 2026**

DECISION

THAT the Committee of Adjustment Secretary/Treasurer's Report DS-18/26 regarding the Sandytown Retirement Home 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-06/26, submitted by John Thiessen pursuant to Section 45 of the Planning Act, for a minor variance to permit a 218 m² single-storey addition to the existing institutional building known as Sandytown Retirement Home, is granted relief from the Municipality of Bayham Zoning By-law No. Z456-2003 as follows:

- Section 24.4 to permit a maximum Lot Coverage of 47%, whereas a maximum of 40% is required.
- Section 24.8 to permit a minimum Rear Yard Depth of 1.2 metres, whereas a minimum of 4.0 metres 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

VIRUAL - YES

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 **11th DAY OF JUNE 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 21st day of May 2026.

A Bell

Aaron Bell, Secretary-Treasurer
Committee of Adjustment