



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-07/25

Applicant: Kristi Wiebe
Lot: Plan 205 Lot 15 S/S Third
Roll Numbers: 34-01-000-004-24802
Street Address: 55861 Third St, Straffordville
Date of Hearing: September 18, 2025
Date of Decision: September 18, 2025

DECISION

THAT the Committee of Adjustment Secretary/Treasurer's Report DS-38/25 regarding the Wiebe 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-07/25 submitted by Kristi Wiebe pursuant to Section 45 of the Planning Act for a minor variance, is granted to allow relief from the Municipality of Bayham Zoning By-law No. Z456-2003 regulations to permit an existing accessory building to be converted into a single detached dwelling as follows:

- Section 10.3 to permit a Minimum Lot Area of 809 square metres, whereas 900 square metres is required, and;
- Section 10.10 to permit a Rear Yard Depth (for a dwelling) of 5.26 metres; whereas 7.0 metres is required.

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

ABSENT

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 **8th DAY OF OCTOBER 2025**, 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 18th day of September 2025.

Margaret Underhill, Secretary-Treasurer, Committee of Adjustment