



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

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

TAKE NOTICE that the Council of the Corporation of the Municipality of Bayham passed By-Law No. Z814-2025 on the 4th day of September, 2025 under Section 34 of the *Planning Act*.

AND TAKE NOTICE that any person or agency as described below may appeal to the Ontario Land Tribunal in respect of all or part of this By-law by filing with the Clerk of the Municipality of Bayham either via the OLT e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> by selecting the Municipality of Bayham as the Approval Authority or by mail to the Municipality of Bayham at the address listed below no later than **4:30 p.m. on 25th day of September, 2025**. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to munderhill@bayham.on.ca. The notice of appeal must set out the objection to the By-law and the reasons in support of the objection.

THE PURPOSE of this By-law Amendment is to repeal Zoning By-law Z794-2024 and to rezone the subject property 'Specific Agricultural (A1-49)' Zone to 'Specific Agricultural (A1-53)' 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 5.12.53 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 5.12.53 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.

ONLY THE APPLICANT, SPECIFIED PERSONS, PUBLIC BODIES, REGISTERED OWNERS OF LAND TO WHICH THIS BY-LAW WOULD APPLY, AND THE MINISTER 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.

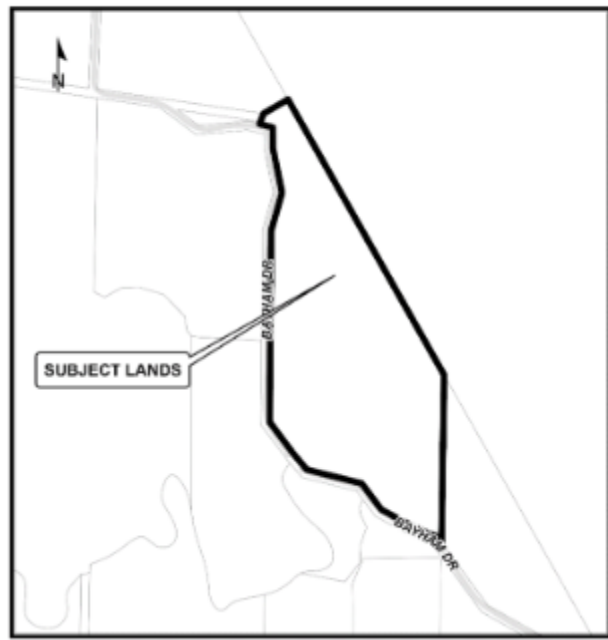
NO SPECIFIED PERSON PUBLIC BODY, OR REGISTERED OWNER OF LAND TO WHICH THIS BY-LAW WOULD APPLY SHALL be added as a party to the hearing of the appeal unless, before the by-law was passed, the specified person, public body, or registered owner of land to which the by-law would apply made oral submissions 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 **5th** day of **September, 2025**.

KEY MAP

MUNICIPALITY OF BAYHAM



Margaret Underhill
Planning Coordinator/Deputy Clerk
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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.