



**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-11/26
Applicant: Michael Loewen
Lot: PLAN 11M270 LOT 15
Roll Numbers: #3401-000-006-06724-0000
Street Address: 11420 Bailey Court, Eden
Date of Hearing: July 16, 2026
Date of Decision: July 16, 2026

DECISION

THAT the Committee of Adjustment Secretary/Treasurer's Report DS-26/26 regarding the Loewen 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-11/26, submitted by Michael Loewen pursuant to Section 45 of the Planning Act, for a minor variance to request relief from Sections 9.4, 9.5.1, and 9.7 of the Zoning By-law to permit the construction of an accessory building with a gross floor area of 81.3 m² and a building height of 5.182 m, and to permit a total lot coverage of 37.6% resulting from the proposed single detached dwelling and accessory building combined, is granted relief from the Municipality of Bayham Zoning By-law No. Z456-2003 as follows:

- Section 9.4 to permit a maximum lot coverage of 37.6%, resulting from the proposed single detached dwelling and accessory building combined, whereas a maximum lot coverage of 30% is permitted.
- Section 9.5.1 to permit a maximum accessory building height of 5.182 m, whereas a maximum building height of 4.5 m is permitted.
- Section 9.7 to permit a maximum accessory building floor area of 81.3 m², whereas a maximum accessory building floor area of 75 m², or 8% of lot area (whichever is less), is permitted.

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

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 **5th DAY OF AUGUST 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 16th day of July 2026.

Aaron Bell, Secretary-Treasurer
Committee of Adjustment