



**PLANNING ACT
NOTICE OF THE PASSING OF
ZONING BY-LAW Z813-2025 BY
THE CORPORATION OF THE MUNICIPALITY OF BAYHAM**

**APPLICANT: DAVID AND LEIGH VYN
LOCATION: 11045 BAYHAM NORFOLK BOUNDARY ROAD**

TAKE NOTICE that the Council of the Corporation of the Municipality of Bayham passed By-Law No. Z813-2025 on the 21st day of August, 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 17th 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 rezone the subject property from 'Agricultural (A1)' Zone to a 'Site Specific Agricultural (A1-52)' Zone to permit the Additional Use of Large Scale Supplementary Farm Dwellings in the form of two (2) Supplementary Farm Dwellings including one (1) existing Supplementary Farm Dwelling and one (1) Supplementary Farm Dwelling in the form of a temporary mobile home to be removed and replaced in the future by one (1) new Large Scale Supplementary Farm Dwelling on the subject property, which requires the additional following provisions:

- Section 5.12.52 to permit Additional Permitted Uses of a maximum of two (2) Supplementary Farm Dwellings in the form of one (1) Supplementary Farm Dwelling and one (1) in the form of a temporary mobile home to be replaced in the future by one (1) Large Scale Supplementary Farm Dwelling.
- Section 5.12.52 to permit a Building Area for Supplementary Farm Dwellings of 550m² for the one (1) Large Scale Supplementary Farm Dwelling and a maximum total cumulative Gross Floor Area of 615m² for both Supplementary Farm Dwellings.
- Section 5.12.52 to permit a Minimum Front Yard Depth of 9.0m to an existing Barn and 12.0m to an existing Greenhouse (Accessory Farm Buildings), whereas Section 4.2 (b) requires that accessory uses shall not be built closer to the front lot line than the minimum distance required for the main building on the lot, being 15.0m under Section 5.8.

The subject property is a corner Lot located on the west side of Bayham Norfolk Boundary Road and the north side of Vincent Line; south-east of Eden.

THE EFFECT of this By-law is to permit a new Large Scale Supplementary Farm Dwelling on the subject property and an increased maximum total cumulative gross floor area of all Supplementary Farm Dwellings to provide accommodation for temporary Farm Labour. The additional effect of the Zoning By-law Amendment is to legalize the location of existing Accessory Farm Buildings.

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 **28th Day of August 2025**.

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.