



**PLANNING ACT  
NOTICE OF THE PASSING OF  
ZONING BY-LAW Z819-2025 BY  
THE CORPORATION OF THE MUNICIPALITY OF BAYHAM**

**APPLICANT AGENT: JESSE FROESE  
APPLICANT: HERITAGE GROWN INC.  
LOCATION: 57238 LIGHT LINE**

**TAKE NOTICE** that the Council of the Corporation of the Municipality of Bayham passed By-Law No. Z819-2025 on the 4<sup>th</sup> day of December 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](https://olt.gov.on.ca/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 28<sup>th</sup> day of December, 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](http://www.olt.gov.on.ca). If the e-file portal is down, you can submit your appeal to [munderhill@bayham.on.ca](mailto: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 two portions of the subject lands as a result of a surplus farm dwelling severance in Zoning By-law Z456-2003. The proposed Severed Lot is to be rezoned from 'Agricultural (A1-1)' to Site-Specific 'Rural Residential (RR-55)' Zone, which requires relief from the following provisions:

- Section 7.3 to permit a Minimum Lot Area of 0.26 hectares, whereas 0.4 hectares is required;
- Section 7.4 to permit a Minimum Lot Frontage of 34.5 metres, whereas 50.0 metres is required; and,
- Section 7.10 to permit a Minimum Rear Yard Depth of 5.5 metres, whereas 15.0 metres is required.

The proposed Retained Lot is to be rezoned from 'Agricultural (A1-1)' to a Site-Specific 'Special Agricultural (A2-22)' Zone to prohibit new dwellings, and requires relief from the following provision:

- Section 6.9 to permit a Minimum Side Yard Width of 7.7 metres, whereas 10.0 metres is required.

The subject lands are known as 57238 Light Line, north side, and west of Elgin County Road 55.

**THE EFFECT** of this By-law will be to recognize the residential nature of the newly created residential lot and to prohibit new dwellings on the retained farm parcel in accordance with the Official Plan, as part of the clearing of Consent Conditions for Elgin Land Division Committee file number E24-25.

**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 **8<sup>th</sup> Day of December 2025**.

## **KEY MAP**

MUNICIPALITY OF BAYHAM



**Margaret Underhill**  
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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.