



**PLANNING ACT
NOTICE OF THE PASSING OF
ZONING BY-LAW Z821-2026 BY
THE CORPORATION OF THE MUNICIPALITY OF BAYHAM**

**APPLICANT: FRANK WALL, SAHIYA WALL &
CORNELIUS WALL
LOCATION: 23 OAK STREET, VIENNA**

TAKE NOTICE that the Council of the Corporation of the Municipality of Bayham passed By-Law No. Z821-2026 on the 19th day of February 2026 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 12th day of March 2026. 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 a 'Residential (R1)' Zone to a 'Site Specific Residential (R1-25)' Zone to permit a new accessory building, which requires the additional following provisions:

- Section 10.12.25 to permit a Maximum Height for an Accessory Building of 7.0m; where a Maximum Height of 4.5m is required under Section 10.11b)
- Section 10.12.25 to permit a Maximum Floor Area for an Accessory Building of 149m²; where a Maximum Floor Area of 75m² is required under Section 10.11c)

The subject property is known as 23 Oak Street, west side, and south of Ann Street.

THE EFFECT of this By-law is to permit the construction of a new accessory building for residential personal use that exceeds the Maximum Height and Floor Area requirements for an Accessory Building.

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.

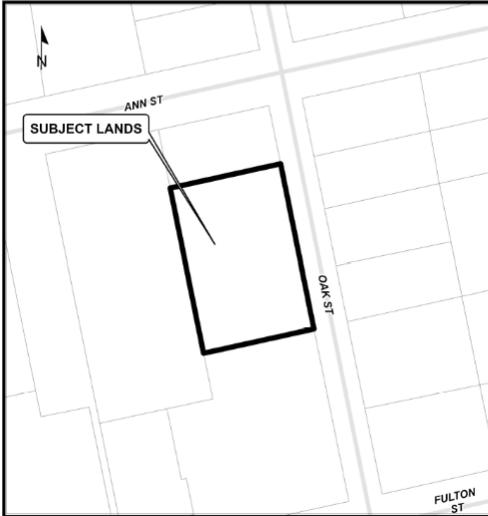
NO SPECIFIED PERSON PUBLIC BODY, OR REGISTERED OWNER OF LAND TO WHICH THIS BY-LAW WOULD APPLY SHALL be added as a party to the hearing of the appeal unless, before the by-law was passed, the specified person, public body, or registered owner of land to which the by-law would apply made oral submissions 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 **20th Day of February 2026**.

KEY MAP

MUNICIPALITY OF BAYHAM



Village of Vienna

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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.