



**PLANNING ACT
NOTICE OF THE PASSING OF
ZONING BY-LAW Z774-2024 BY
THE CORPORATION OF THE MUNICIPALITY OF BAYHAM**

**APPLICANT: UNGER, J & E
53579 CALTON LINE, CALTON**

TAKE NOTICE that the Council of the Corporation of the Municipality of Bayham passed By-Law No. Z774-2024 on the 4th day of April 2024 under Section 34 of **THE PLANNING ACT**.

AND TAKE NOTICE that any person or agency may appeal to the Ontario Land Tribunal in respect of the By-law by filing with the Clerk of the Municipality of Bayham not later than the 25th day of April 2024 a notice of appeal setting out the objection to the By-law and the reasons in support of the objection.

THE PURPOSE of this Site-Specific By-law Amendment is to recognize and permit a Maximum Accessory Building Height of 4.9 m (16.0 ft.) and Maximum Floor Area of 293.0 m² (3,153.8 ft²) for the existing accessory buildings/structures, including a greenhouse, garage, and shed, that exceed the requirements in Section 9.5.1 and 9.7 of the Zoning By-law. The proposed Site-Specific By-law Amendment pertains to Consent Application E50-23 for a new residential lot that was Conditionally Approved by the Elgin County Land Division Committee on August 23, 2023. The proposed Site-Specific 'Hamlet Residential (HR-14)' Zone would only apply to the proposed retained lot, not the severed lot. The subject lands are known as 53579 Calton Line, south side and east of Richmond Road.

THE EFFECT of this By-law will be to recognize and permit a Maximum Floor Area of 293.0 m² (3,153.8 ft²), whereas 75.0 m² (807.3 ft²) is permitted, and a Maximum Accessory Building Height of 4.9 m (16.0 ft.), whereas 4.5 m (14.7 ft.) is permitted, for the existing accessory buildings/structures on the proposed retained lot by way of Site-Specific Exceptions to the HR Zone.

ONLY INDIVIDUALS, CORPORATIONS AND PUBLIC BODIES 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.

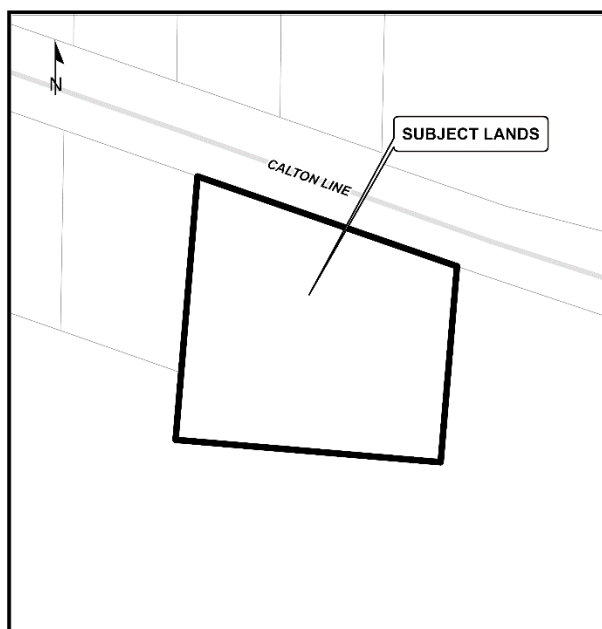
NO PERSON OR PUBLIC BODY SHALL be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds 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 APRIL 2024.

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.