



**PLANNING ACT  
NOTICE OF THE PASSING OF  
ZONING BY-LAW Z775-2024 BY  
THE CORPORATION OF THE MUNICIPALITY OF BAYHAM**

**APPLICANT: GREGORY UNDERHILL FARMS LTD.  
54761 VIENNA LINE**

**TAKE NOTICE** that the Council of the Corporation of the Municipality of Bayham passed By-Law No. Z775-2024 on the 4<sup>th</sup> 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 25<sup>th</sup> 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 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)' Zone to 'Rural Residential (RR)' Zone. The proposed Retained Lot is to be rezoned from 'A1' to 'Special Agricultural (A2)' Zone to prohibit new dwellings. The subject lands are known as 54761 Vienna Line, south side, west of Brown Road and east of Woodworth Road.

**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 E6-24.

**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 5<sup>th</sup> DAY OF APRIL 2024.**

## **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.