



**DECISION
COMMITTEE OF ADJUSTMENT
MUNICIPALITY OF BAYHAM**
56169 Heritage Line, P.O. Box 160, Straffordville, Ontario, N0J 1Y0
Telephone: 519- 866-5521 Fax: 519- 866-3884

Application No. COA-05/25
Applicant: Peter Driedger, Anna Schmitt, Peter Hiebert and Elena Hiebert
Lot: Pt Lot 111 Concession 6 STR
Roll Numbers: 34-01-000-007-11794
Street Address: 9411 Richmond Road, Richmond
Date of Hearing: March 20, 2025
Date of Decision: March 20, 2025

DECISION

THAT the Committee of Adjustment Secretary/Treasurer’s Report DS-14/25 regarding the Driedger Hiebert Schmitt minor variance be received;

AND THAT the Committee of Adjustment considered all written and oral submissions received on this application, the effect of which helped the Committee to make an informed decision;

AND WHEREAS the Committee agrees that the proposed variance as presented meets Section 45.1(1) of the Planning Act and is considered minor;

THEREFORE application COA-05/25 submitted by Peter Driedger, Anna Schmitt, Peter Hiebert, and Elena Hiebert pursuant to Section 45 of the Planning Act for a minor variance, is granted to allow relief from the Municipality of Bayham Zoning By-law No. Z456-2003 regulations to permit an existing building to be converted into a single detached dwelling and recognize the existing oversized rear workshop, as follows:

- Section 9.7 Maximum Floor Area for an Accessory Building to permit the existing 170 m2 rear workshop, whereas 75.0 m2 is required; and,
- Section 9.8 Minimum Front Yard Depth to recognize the existing 6.1 metres front yard depth that facilitates the conversion of the workshop to a residential use.

Decision: GRANTED

Reasons for the Decision:

- the variance is considered to be minor in nature in accordance with the requirements of the Planning Act
- the variance application meets the “four tests” of Section 45.(1) Planning Act
- the variance maintains the general intent and purpose of the Official Plan and Zoning By-law

Concur in the Decision:


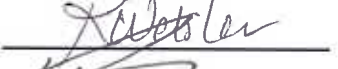

Chairperson Ed Ketchabaw

Committee Member Rainey Weisler

Committee Member Tim Emerson

Committee Member Dan Froese

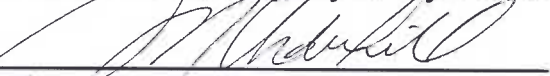
Committee Member Susan Chilcott




 Virtual - YES
 Virtual - YES.

NOTICE OF LAST DATE OF APPEAL

TAKE NOTICE that any person or agency may appeal to the Ontario Land Tribunal (OLT) in respect of the By-law variance within 20-days of the Notice of Decision by filing with the undersigned, not later than the **9th DAY OF APRIL 2025**, a notice of appeal setting out the objection to the Decision and the reasons in support of the objections. It is also necessary to submit a filing fee as per the OLT Set Rates & Fees with the notice of objection.

Dated at the Municipality of Bayham this 20th day of March 2025.



Margaret Underhill, Secretary-Treasurer, Committee of Adjustment