



**NOTICE OF A PUBLIC MEETING  
CONCERNING A PROPOSED  
ZONING BY-LAW AMENDMENT  
IN THE MUNICIPALITY OF BAYHAM**

**APPLICANT: BARB AND KEVIN ABELL  
LOCATION: 54437 VIENNA LINE**

**TAKE NOTICE** that the Municipality of Bayham has received a complete application for a proposed Zoning By-law Amendment (ZBA-28/24).

**AND TAKE NOTICE** that the Council of the Corporation of the Municipality of Bayham will hold a public meeting on **Thursday, December 19<sup>th</sup>, 2024, at 7:30 p.m.** in the Municipal Council Chambers, 56169 Heritage Line, Stratfordville, to consider a proposed Zoning By-law Amendment under Section 34 of the *Planning Act*. Public Planning Meetings may be viewed virtually through the live-stream on the [Municipality of Bayham's YouTube Channel](#)

**THE PURPOSE** of this By-law Amendment is to rezone the subject property from 'Agricultural (A1)' Zone to a 'Site-Specific Agricultural (A1-XX)' Zone to facilitate the development of a detached accessory building for an Additional Residential Unit (ARU), seeking relief from the following provisions:

- Section 4.59.e) to permit an ARU with a Maximum Gross Floor Area that is 74% (139.4 m<sup>2</sup> or 1,500.5 ft<sup>2</sup> in size) of the primary dwelling unit (188.0 m<sup>2</sup> or 2,023.6 ft<sup>2</sup> in size), whereas 40% (75.2 m<sup>2</sup> or 809.4 ft<sup>2</sup>) is the requirement; and,
- Section 4.59.f) to permit an ARU that is located 61.1 metres (200.1 ft) from the primary dwelling unit, whereas 40.0 metres (131.2 ft) is the requirement.

The subject property is known as 54437 Vienna Line, south side, and east of Woodworth Road.

**THE EFFECT** of this By-law is to facilitate the development a detached accessory building for an ARU that exceeds the maximum permitted floor area and the maximum distance from the primary dwelling unit.

**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. **Written comments submitted on or before 12:00 Noon on Wednesday, December 11, 2024 to [munderhill@bayham.on.ca](mailto:munderhill@bayham.on.ca) or at the municipal office will be included in the public meeting agenda.**

**IF A PERSON OR PUBLIC BODY** does not make oral submissions at a public meeting or make written submissions to the Municipality of Bayham before the by-law is passed, the person or public body is not entitled to appeal the decision of the Council of the Corporation of the Municipality of Bayham to the Ontario Land Tribunal.

**IF A PERSON OR PUBLIC BODY** does not make oral submissions at a public meeting, or make written submissions to the Municipality of Bayham before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

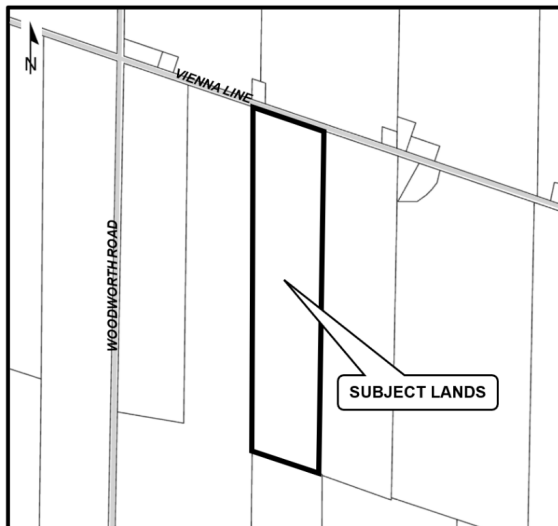
**IF YOU WISH** to be notified of the adoption of the proposed amendment, you must make a written request to the undersigned.

**ADDITIONAL INFORMATION** relating to the proposed amendment may be obtained at the Municipal Office.

**Dated** at the Municipality of Bayham this **29<sup>th</sup>** day of **November 2024**.

### **KEY MAP**

MUNICIPALITY OF BAYHAM



**Margaret Underhill**  
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