



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.** A-12/24  
**Applicant:** Shawn and Jennifer Docheff  
**Lot:** Concession North Gore Lot 17  
**Roll Numbers:** 34-01-000-006-01800  
**Street Address:** 55641 Maple Grove Line  
**Date of Hearing:** August 15, 2024  
**Date of Decision:** August 15, 2024

**DECISION**

THAT the Committee of Adjustment Secretary/Treasurer's Report DS-56/24 regarding the Docheff 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 A-12/24 submitted by Shawn and Jennifer Docheff pursuant to Section 45 of the Planning Act for a minor variance, is granted to allow relief from Municipality of Bayham Zoning By-law No. Z456-2003, specifically:

- Section 4.2.c) to permit an accessory building in the front yard;
- Section 4.2.d) to permit an accessory building closer to the street than the main building, and;
- Section 4.2.f) to permit an accessory building that is 44.0% (108.3 m<sup>2</sup>) the size of the principal farm dwelling, whereas 25% (61.3 m<sup>2</sup>) is required for accessory use buildings accessory to the principal farm dwelling (245.3 m<sup>2</sup>).

**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**

**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 **4th DAY OF SEPTEMBER 2024**, 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 15<sup>th</sup> day of August 2024.**

Margaret Underhill  
Secretary-Treasurer, Committee of Adjustment