



**PLANNING ACT
NOTICE OF THE PASSING OF
ZONING BY-LAW Z787-2024 BY
THE CORPORATION OF THE MUNICIPALITY OF BAYHAM**

**APPLICANT: AGANETA BERGEN
10564 CULLODEN ROAD, NORTH HALL**

TAKE NOTICE that the Council of the Corporation of the Municipality of Bayham passed By-Law No. Z787-2024 on the 15th day of August 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 **5th day of September 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 severance for the creation of a new lot, in Zoning By-law Z456-2003. The proposed Retained Lot is to be rezoned from 'Agricultural (A1)' Zone to a 'Site-Specific Agricultural (A1-47)' Zone to permit a Minimum Lot Area of 7.9 hectares, a Minimum Lot Frontage of 22.0 m (72.2 ft), and a Minimum Side Yard Depth of 2.8 m (9.2 ft) for the existing accessory building/structure. The proposed Severed Lot is to be rezoned from 'Holding Hamlet Residential (HR(h1))' Zone to 'HR' Zone in order to remove the 'h1' Holding Provision pertaining to adequate water and sanitary servicing. The subject lands are known as 10564 Culloden Road, east side, and north of Eden Line in the Hamlet of North Hall.

THE EFFECT of this By-law will be to recognize the Minimum Lot Area and Minimum Lot Frontage deficiency and permit a reduced Minimum Side Yard Depth from the existing accessory building/structure for proposed Retained Lot. Further, the effect of this By-law will be to sever the existing single-detached dwelling on the proposed Severed Lot and remove the h1 Holding Provision, as part of the clearing of Consent Conditions for Elgin Land Division Committee file number E18-24 that was Conditionally Approved on March 27th, 2024.

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.

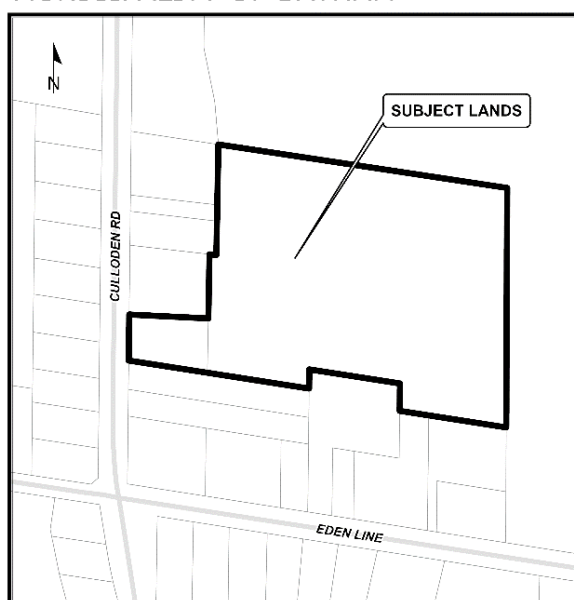
NO PERSON OR PUBLIC BODY SHALL be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds 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 16th DAY OF AUGUST 2024.

KEY MAP

MUNICIPALITY OF BAYHAM



Margaret Underhill
Planning Coordinator/Deputy Clerk
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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.