



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-04/25
Applicant: Peter and Agatha Hiebert
Lot: Lot 126 Concession STR
Roll Numbers: 34-01-000-004-03401
Street Address: 9215 /9217 Alward Street, Straffordville
Date of Hearing: March 20, 2025
Date of Decision: March 20, 2025

DECISION

THAT the Committee of Adjustment Secretary/Treasurer’s Report DS-13/25 regarding the Hiebert 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-04/25 submitted by Peter and Agatha 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 clear the consent condition of approval for Elgin Land Division Committee file number E5-25 Conditionally Approved on January 22, 2025, as follows:

- **Section 10.3 Minimum Lot Area to permit a lot area of 680.3 m2 on the retained parcel, whereas 695 m2 is required for a semi-detached dwelling unit with municipal sanitary sewage disposal service and no public water supply.**

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