



**PLANNING ACT
NOTICE OF THE PASSING OF
ZONING BY-LAW Z780-2024 BY
THE CORPORATION OF THE MUNICIPALITY OF BAYHAM**

**APPLICANT: ASHER, JOHN & CAROL
LOCATION: 11184 PLANK ROAD, EDEN**

TAKE NOTICE that the Council of the Corporation of the Municipality of Bayham passed By-Law No. Z780-2024 on the 6th day of June 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 27th day of June 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 the subject property from 'Hamlet Residential (HR)' Zone to a 'Site-Specific Hamlet Residential (HR-15)' Zone to permit the development of an accessory detached garage on the subject property for personal vehicles and storage, which requires relief from the following provisions: 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; Section 9.5.1 to permit a Maximum Height of 5.8 metres, whereas 4.5 metres is required; Section 9.7 to permit a Maximum Floor Area of 187 m² (168.0 m² for the proposed garage and 18.9 m² for the existing shed to be relocated), whereas 75.0 m² is required; Section 9.10 to permit a Minimum Rear Yard Depth of 2.9 metres, whereas 9.0 metres is required, and; Section 4.22.1.b) to permit a Minimum Setback of 20.0 metres from the centre line of the County Road right-of-way, whereas 26.0 metres is required. The subject property is known as 11184 Plank Road, east side, and south of Eden Line.

THE EFFECT of this By-law will be to permit a new accessory building (detached garage) that is located within the front yard, is closer to the street than the main building, exceeds the Maximum Height and Maximum Floor Area, and does not meet the Minimum Rear Yard Depth.

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.

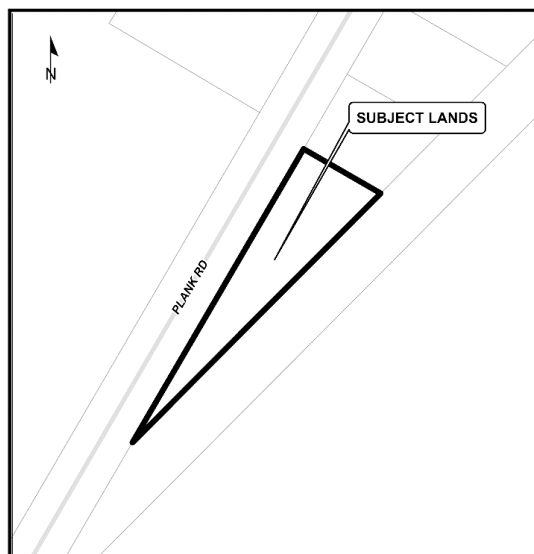
NO PERSON OR PUBLIC BODY SHALL be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds 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 7th DAY OF JUNE 2024.

KEY MAP

MUNICIPALITY OF BAYHAM



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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.