



**PLANNING ACT
NOTICE OF THE PASSING OF
ZONING BY-LAW Z803-2025 BY
THE CORPORATION OF THE MUNICIPALITY OF BAYHAM**

**APPLICANT: ISTVAN AGOSTON
LOCATION: 54239 EDEN LINE, NORTH HALL**

TAKE NOTICE that the Council of the Corporation of the Municipality of Bayham passed By-Law No. Z803-2025 on the 17th day of April 2025 under Section 34 of **THE PLANNING ACT**.

AND TAKE NOTICE that any person or agency as described below 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 **12th day of May, 2025** 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 lands to permit the development of an additional accessory building, in Zoning By-law Z456-2003.

The subject property is to be rezoned from "Hamlet Residential (HR)' Zone to a 'Site-Specific Hamlet Residential (HR-19)' Zone to permit the accessory building; which requires relief from the following provisions:

- Section 9.5.1 to permit a Maximum Height of 6.7 metres (21.98 ft.), whereas 4.5 metres (14.8 ft.) is required; and,
- Section 9.7 to permit an accumulative Maximum Floor Area for Accessory Buildings of 205.0 m² (2,206.6 ft²), whereas 75.0 m² (807.3 ft²) is required.

The subject property is known 54239 Eden Line, south side, and east of Culloden Road.

THE EFFECT of this By-law will to permit a new accessory building for the storage of personal items that exceeds the Maximum Height and accumulative Maximum Floor Area requirements for accessory buildings and structures.

ONLY THE APPLICANT, SPECIFIED PERSONS, PUBLIC BODIES, REGISTERED OWNERS OF LAND TO WHICH THIS BY-LAW WOULD APPLY, AND THE MINISTER 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 SPECIFIED PERSON PUBLIC BODY, OR REGISTERED OWNER OF LAND TO WHICH THIS BY-LAW WOULD APPLY SHALL be added as a party to the hearing of the appeal unless, before the by-law was passed, the specified person, public body, or registered owner of land to which the by-law would apply 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 22ND DAY OF APRIL 2025.

KEY MAP

MUNICIPALITY OF BAYHAM



Hamlet of North Hall

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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.