

## 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 17<sup>th</sup> 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 **12<sup>th</sup> 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 m<sup>2</sup> (2,206.6 ft<sup>2</sup>), whereas 75.0 m<sup>2</sup> (807.3 ft<sup>2</sup>) 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.

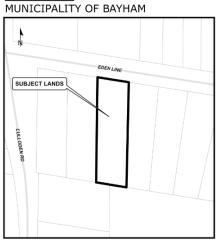
**ONLY THE APPLICANT, SPECIFIED PERSONS, PUBLIC BODIES, REGISTERED OWNERS OF LAND TO WHICH THIS BY-LAW WOULD APPLY, AND THE MINISTER** may appeal a bylaw to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed 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 22<sup>№</sup> DAY OF APRIL 2025.

KEY MAP



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NOTE: For information regarding the fees associated with an appeal to the Ontario Land Tribunal, please see the following link: <u>https://olt.gov.on.ca/appeals-process/feechart/</u> or contact the Municipality.

Hamlet of North Hall