



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-01/25
Applicant: Bob Heimbuch
Lot: Part Lot 13 Con 1
Roll Numbers: 34-01-000-001-09705
Street Address: 4920 Plank Road, Vienna
Date of Hearing: February 6, 2025
Date of Decision: February 6, 2025

DECISION

THAT the Committee of Adjustment Secretary/Treasurer’s Report DS-05/25 regarding the Heimbuch 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-01/25 submitted by Bob Heimbuch pursuant to Section 45 of the Planning Act for a minor variance, is granted to allow relief from the following Municipality of Bayham Zoning By-law No. Z456-2003 regulations for the construction of a new accessory building:

- Section 4.2 f) ii) to permit a Maximum Total Floor Area of 321 m2, whereas 200.0 m2 is permitted for non-agricultural accessory uses on an Agricultural zoned property of 0.4 hectares or more.

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:

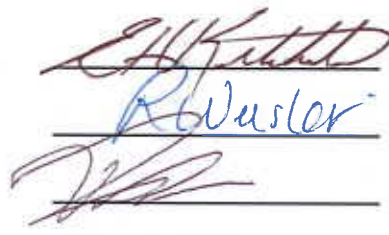
Chairperson Ed Ketchabaw

Committee Member Rainey Weisler

Committee Member Tim Emerson

Committee Member Dan Froese

Committee Member Susan Chilcott



Virtual - YES _____

Absent _____

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 **26th DAY OF FEBRUARY 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 6th day of February 2025.



 Margaret Underhill
 Secretary-Treasurer, Committee of Adjustment