



**NOTICE OF A PUBLIC MEETING
CONCERNING A PROPOSED
MINOR VARIANCE
IN THE MUNICIPALITY OF BAYHAM**

**APPLICANT: RONNIE REMPEL FRIESEN
LOCATION: 56226 HERITAGE LINE, STRAFFORDVILLE**

TAKE NOTICE that the Municipality of Bayham has received a complete application for a proposed Minor Variance (A-20/24).

AND TAKE NOTICE that the Committee of Adjustment of the Corporation of the Municipality of Bayham will hold a public meeting on **November 6th, 2024**, at **6:30 pm** in the Municipal Council Chambers, 56169 Heritage Line, Straffordville, to consider a proposed Minor Variance to Zoning By-law No. Z456-2003 under Section 45 of *The Planning Act*. Committee of Adjustment Meetings may also be viewed virtually through the live-stream on the Municipality of Bayham YouTube Channel: [Bayham YouTube](#)

THE PURPOSE of this variance is to grant relief from the following Zoning By-law regulations for the development of a new semi-detached dwelling (with one interior Additional Residential Unit) on the subject lands identified as 56226 Heritage Line, north side, west of Duke Street in the Village of Straffordville:

- 1) Section 4.34.1 to permit a Maximum Driveway Width of 14.0 metres (7.0 metres per semi-detached dwelling), whereas 9.0 metres is the maximum requirement, and occupy 68.5% of the front yard, whereas 50.0% is the maximum requirement. The increased driveway width and coverage is intended to accommodate the off-street parking requirement for the proposed semi-detached dwelling and future interior Additional Residential Unit.
- 2) Section 10.3 to permit a Minimum Lot Area of 831.0 m², whereas 900.0 m² is the minimum requirement for partially serviced lots in the Village of Straffordville.
- 3) Section 10.5 to permit a Maximum Building Height of 8.05 metres, whereas 7.0 metres is the maximum requirement.

THE EFFECT of this variance will be to permit an increased Maximum driveway width and front yard coverage, reduced Minimum Lot Area, and increased Maximum Height to accommodate a new semi-detached dwelling (with one interior Additional Residential Unit) on the vacant subject lands.

ANY PERSON may attend the public meeting and/or make a written or verbal representation in support of or in opposition to the proposed minor variance. Please be advised that equal consideration is given to all written and oral presentations provided prior to or at the public meeting. **When possible, please consider utilizing written correspondence to be submitted to the undersigned by 9:00 am on October 30th, 2024, to be included in the Committee of Adjustment agenda.**

IF YOU WISH to be notified of the decision of the Committee of Adjustment, you must make a written request to the undersigned.

ADDITIONAL INFORMATION relating to the proposed minor variance may be obtained by contacting the Municipal Office.

Dated at the Municipality of Bayham this **24th** day of **October 2024**.

KEY MAP

MUNICIPALITY OF BAYHAM



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