



**PLANNING ACT
NOTICE OF THE PASSING OF
ZONING BY-LAW Z801-2025 BY
THE CORPORATION OF THE MUNICIPALITY OF BAYHAM**

**APPLICANT: 1830567 ONTARIO INC.
LOCATION: 55942 MAPLE GROVE LINE**

TAKE NOTICE that the Council of the Corporation of the Municipality of Bayham passed By-Law No. Z801-2025 on the 20th day of March 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 **10th day of April, 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 two portions of the subject lands as a result of a surplus farm dwelling severance, in Zoning By-law Z456-2003. The proposed Severed Lot is to be rezoned from 'Agricultural (A1)' Zone to 'Site Specific Rural Residential (RR-45)' Zone to permit the residential dwelling; which requires relief from the following provisions:

- Section 5.4 to permit a minimum Lot Frontage of 13.4 metres, whereas 15.0 metres is required.

The proposed Retained Lot is to be rezoned from 'Agricultural (A1)' Zone to 'Site Specific Special Agricultural (A2-18)' Zone to prohibit new dwellings and requires relief from the following provisions:

- Section 6.4 to permit a Minimum Lot Area of 9.3 hectares, whereas 20.0 hectares is required.

The subject lands are known as 55942 Maple Grove Line, north side, and west of Plank Road

THE EFFECT of this By-law will be to recognize the residential nature of the newly created residential lot and to prohibit new dwellings on the retained farm parcel in accordance with the Official Plan, as part of the clearing of Consent Conditions for Elgin Land Division Committee file number E2-25 that was Conditionally Approved on January 22, 2025.

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.

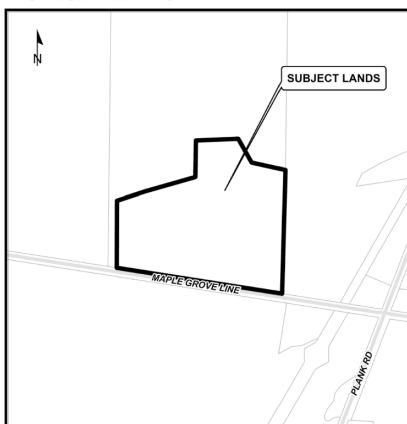
NO SPECIFIED PERSON PUBLIC BODY, OR REGISTERED OWNER OF LAND TO WHICH THIS BY-LAW WOULD APPLY SHALL be added as a party to the hearing of the appeal unless, before the by-law was passed, the specified person, public body, or registered owner of land to which the by-law would apply made oral submissions 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 21ST DAY OF MARCH 2025.

KEY MAP

MUNICIPALITY OF BAYHAM



Margaret Underhill
Planning Coordinator/Deputy Clerk
Municipality of Bayham
56169 Heritage Line, P.O. Box 160
Straffordville, ON, N0J 1Y0
T: 519-866-5521 Ext 222
F: 519-866-3884
E: munderhill@bayham.on.ca
W: www.bayham.on.ca

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.