



**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-13/26
Applicant: Ross Graham
Lot: 11R-2882 NPT-17
Roll Numbers: # 3401-000-006-15200
Street Address: 56957 Talbot Line
Date of Hearing: August 20, 2026
Date of Decision: August 20, 2026

DECISION

THAT the Committee of Adjustment Secretary/Treasurer's Report DS-28/26 regarding the Legend Rubber 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-13/26, submitted by Ross Graham pursuant to Section 45 of the Planning Act, to increase the maximum permitted gross floor area from 8,450 m² to 8,980 m², to facilitate the construction of a building addition to provide additional warehouse and storage space on the property known municipally as 56957 Talbot Line, BE GRANTED relief as follows:

- Section 21.10.12.1 to permit a maximum gross floor area of 8,980 m², whereas 8,450 m² is the maximum permitted.

Decision: GRANTED

Reasons for the Decision:

- the variance is 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

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 **9th DAY OF SEPTEMBER 2026**, 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 20th day of August 2026.

Aaron Bell, Secretary-Treasurer
Committee of Adjustment