

**THE CORPORATION OF THE MUNICIPALITY OF BAYHAM
SPECIAL COUNCIL MEETING AGENDA
MUNICIPAL OFFICE
56169 Heritage Line, Straffordville, ON
Council Chambers – HYBRID
Thursday, August 29, 2024
6:00 p.m.**

The August 29, 2024 Council Meeting will allow for a hybrid meeting function.
You may attend in person or virtually through the live-stream
on the Municipality of Bayham's [YouTube Channel](#)

1. CALL TO ORDER

2. DISCLOSURES OF PECUNIARY INTEREST & THE GENERAL NATURE THEREOF

3. PRESENTATIONS

- A. Arcadis Project Team re Bayham Official Plan Review – Shaping our Future: Progress Report #1 (Phase Two – Consultation & Policy Review)

4. REPORTS TO COUNCIL

- A. Report CL-08/24 by Meagan Elliott, Clerk re Amendments to 2024 Council Schedule

5. OTHER BUSINESS

5.1 In Camera

- A. Confidential Item re Personal matters about an identifiable individual (*Administration*)

5.2 Out of Camera

6. BY-LAW TO CONFIRM THE PROCEEDINGS OF COUNCIL

- A. By-law No. 2024-052 Being a by-law to confirm all actions of Council

7. ADJOURNMENT

Date: August 26, 2024
 Subject: Bayham Official Plan Review – Shaping Our Future
 Special Council Meeting, August 29th, 2024
Progress Report #1 – Phase Two

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1.0 PURPOSE

To provide members of Bayham Council and the public a status update on the Official Plan Review project, including an overview of the Public Consultation and Engagement completed thus far, the ‘Preliminary’ Settlement Area Boundary Evaluation, the review process and estimated timeline.

2.0 PUBLIC CONSULTATION AND ENGAGEMENT OVERVIEW

Since the initiation of the Official Plan Review project in May 2024, the following public consultation and engagement has occurred:

- **1 Open House** (June 19, 2024)
- **11 Inquiries** via email or written submission
- **1 One-on-One Meeting** with the public

The following **Key Themes** were noted by the public and special interest groups based on the public consultation and engagement noted above:

Theme	Details
Settlement Areas	Requests to include or remove lands from the existing Settlement Areas.
Growth Management	How the new Official Plan will direct growth towards partially or fully serviced settlement areas, rather than the privately serviced areas.
On-Farm Diversified and Agricultural Related Uses	Enhancing the new Official Plan policies to allow for broader On-Farm Diversified and Agricultural Related Uses.
Protection of Agricultural and Natural Heritage	How the new Official Plan will protect the agricultural and natural heritage lands.
Indigenous Engagement	How the new Official Plan will involve indigenous groups in the process.
New Provincial Planning Statement	How the new Provincial Planning Statement will impact the new Official Plan and timeline for the deliverables.
Process	Comments with respect to enhancing public engagement for the project.

Following the release of the First Draft Official Plan (noted in Section 4.0 of this Report), Arcadis and Bayham Staff expect to see an increase in engagement for Phase Three of the project and will respond accordingly.

3.0 'PRELIMINARY' SETTLEMENT AREA BOUNDARY EVALUATION

Arcadis has conducted a review of the existing eight (8) Settlement Area boundaries in the Municipality of Bayham, which are as follows (from North to South):

1. **Hamlet of Corinth** (Privately Serviced Well and Septic)
2. **Hamlet of North Hall** (Privately Serviced Well and Septic)
3. **Hamlet of Eden** (Private Well, Municipal Sanitary)
4. **Hamlet of Richmond** (Private Well AND Municipal Water, Private Septic)
5. **Village of Straffordville** (Private Well, Municipal Sanitary)
6. **Hamlet of Calton** (Privately Serviced Well and Septic)
7. **Village of Vienna** (Municipal Water and Sanitary)
8. **Village of Port Burwell** (Municipal Water and Sanitary)

A set of evaluation criteria was used to undertake the 'Preliminary' Settlement Area Boundary Evaluation for Council's consideration, prior to finalizing the First Draft Official Plan Document. Please refer to **Appendix A** attached to this Progress Report for potential boundary modifications based upon the evaluation of parcels or land area that could be removed, added, or modified.

It is important to note that Elgin County's newly adopted Official Plan did not modify the existing Settlement Area boundaries in Bayham. Further, Elgin County's adopted Official Plan identified a **residential land surplus of 93.2 hectares** in the Municipality of Bayham. This means there are more lands designated for residential development than what the future projected population growth in Bayham requires.

A key question could be: If Elgin County did not alter the Bayham Settlement Areas during their Official Plan Review, why would Arcadis review the existing Settlement Areas and propose alterations?

- Shouldn't the Settlement Area maps reflect the principles of the Bayham Official Plan (i.e., protection of agricultural land and natural heritage features, promote growth within partial or fully serviced areas, prevent strip development, etc.)
- Bayham now has an opportunity, as part of their Official Plan Review project, to review and make amendments to the Settlement Area mapping where appropriate.

It is important to note the proposed 'Preliminary' Settlement Area maps in Appendix A **DO NOT** represent the First Draft Official Plan document and are simply, at this time, for Council's information.

4.0 PROCESS AND ESTIMATED TIMELINE

The project timeline has a targeted project completion date of Q1 in 2025 (January – March) and consists of the following Five (5) Phases and estimated completion dates:

- **Phase One:** Project Initiation (May 2024)
- **Phase Two:** Consultation & Policy Review (May – July 2024) **WE ARE HERE**
- **Phase Three:** First Draft Official Plan (August – October 2024)

August 26, 2024

- **Phase Four:** Final Draft and Adoption of Official Plan (November – December 2024)
- **Phase Five:** Approval of Official Plan (Q1 of 2025)

Arcadis Staff are targeting **Mid October** for the release of the First Draft Official Plan (Phase Three). **The estimated timeline for the release of the First Draft Official Plan was impacted by the recent announcement of the new Provincial Planning Statement (PPS) to take effect on October 24, 2024.** This document will be replacing the current Provincial Policy Statement and now provides for a consolidation of the Provincial Policy Statement and Growth Plan for the Greater Golden Horseshoe (which previously did not apply to Elgin County).

As such, the consultant team is now completing a review of the new PPS and incorporating the updated policies into the First Draft Official Plan to ensure the document is consistent with the new PSS. As noted in the Open House on June 19th, 2024, Arcadis and Bayham Staff previously did not have a specified timeline as to when the new PPS would be released or come into effect.

An announcement will be made on the Email Circulation List, Municipal Website, and during a regularly scheduled Council Meeting when the First Draft Official Plan is released.

An Open House will be scheduled following the release of the First Draft Official Plan.

5.0 CONCLUSION

This Report provides a status update on the Official Plan Review, including an overview of the Public Consultation and Engagement completed thus far, the 'Preliminary' Settlement Area Boundary Evaluation, as well as the process and estimated timeline.

Arcadis Staff are targeting **Mid October** for the release of the First Draft Official Plan document to initiate Phase Three of the project.

Respectfully submitted,

Christian Tsimenidis

Arcadis Professional Services (Canada) Inc.

Christian Tsimenidis, BES

Consulting Planner to the Municipality of Bayham

Encl. Appendix A – 'Preliminary' Settlement Area Boundary Evaluation

cc: Victor Labreche, Arcadis
Douglas Stewart, Arcadis
Emily Schnittke, Arcadis

https://arcadiso365.sharepoint.com/sites/Projects2/3404/Shared Documents/0.0 General/10.0 Reports/Official Plan/8_OP 5-Year Review 2023-2024/5_Phase-Two/5_August-29_Progress-Meeting-w-Council/PTL_Bayham-OPR_Progress-Report-#1_2024-08-26.docx2024-08-26\CT



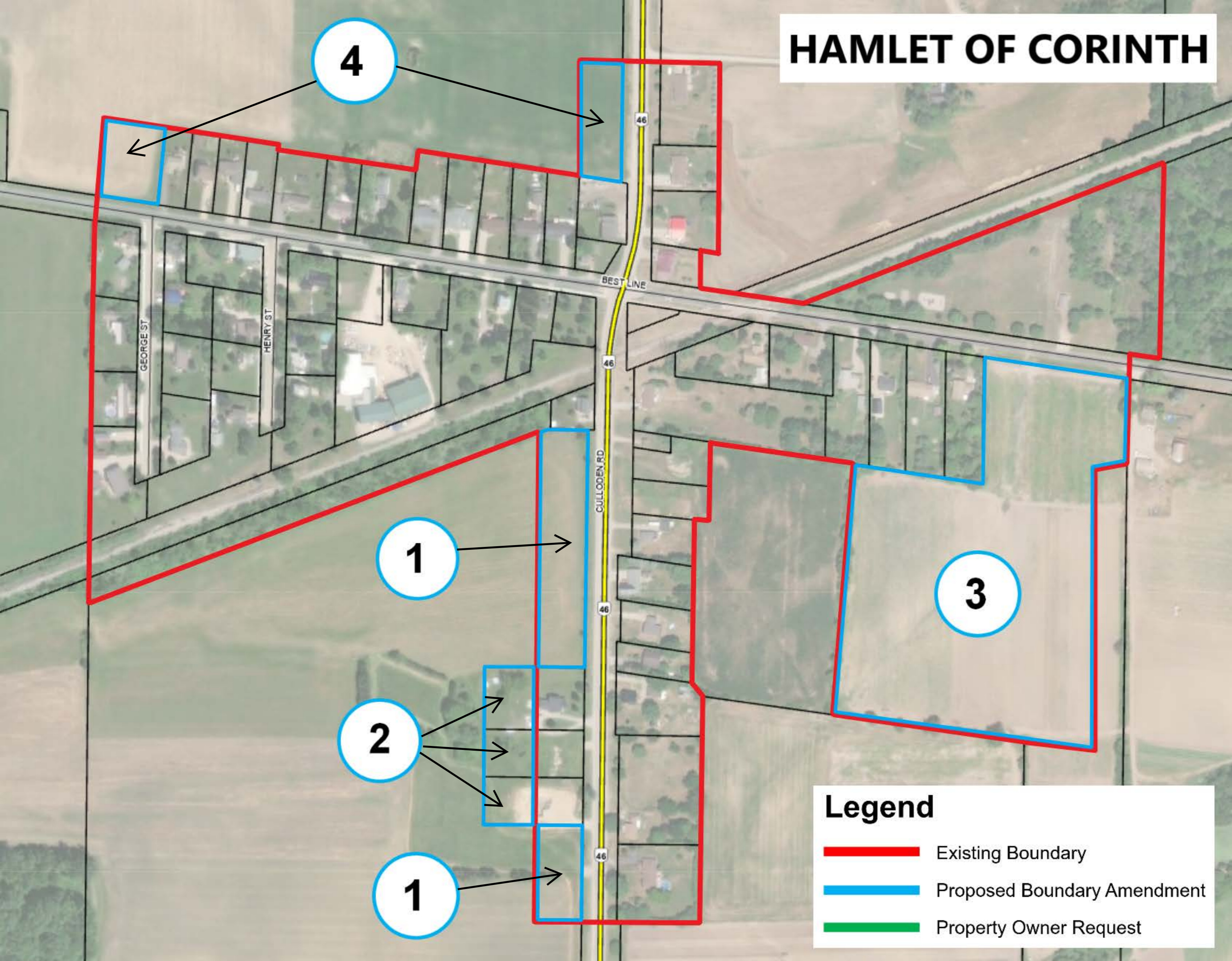
Appendix A

'Preliminary' Settlement Area Boundary Evaluation

August 2024

Note: This document does not represent the First Draft Official Plan document.

HAMLET OF CORINTH



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Legend

- Existing Boundary
- Proposed Boundary Amendment
- Property Owner Request

HAMLET OF CORINTH

#1 – Roll: 34010000505500

Proposed Boundary Amendment: REMOVE.

Agricultural Impact: This parcel is located on split-designated lands as it is a part of a larger agricultural parcel that is located outside of the settlement area boundary. The current configuration would result in the fragmentation of existing agricultural lands, which should be protected.

Growth Management: The current boundary encourages strip development and does not follow existing property lines or natural features, resulting in the fragmentation of agricultural lands. Residential development should be directed within settlement areas that are fully or partially serviced rather than privately serviced.

Residential Surplus: The County of Elgin has identified in their newly adopted Official Plan that the Municipality of Bayham has a residential land surplus of 93.2 hectares, as per the Land Needs Analysis prepared by Hemson Consulting. This means there are more lands designated for residential development than what the future projected population growth in Bayham requires.

#2 – 11147, 11161 and 11185 Culloden Road

Proposed Boundary Amendment: BOUNDARY ADJUSTMENT. These are three (3) existing residential lots with the rear portions outside of the settlement area boundary and the entirety of these residential parcels should be included.

#3 – Roll: 34010000508200

Proposed Boundary Amendment: REMOVE.

Agricultural Impact: This parcel is located on split-designated lands as it is a part of a larger agricultural parcel that is located outside of the settlement area boundary. The current configuration would result in the fragmentation of existing agricultural lands, which should be protected.

Growth Management: Residential development should be directed within settlement areas that are fully or partially serviced rather than privately serviced.

Residential Surplus: The County of Elgin has identified in their newly adopted Official Plan that the Municipality of Bayham has a residential land surplus of 93.2 hectares, as per the Land Needs Analysis prepared by Hemson Consulting. This means there are more lands designated for residential development than what the future projected population growth in Bayham requires.

#4 – 11555 Culloden Road (Roll: 34010000511700)

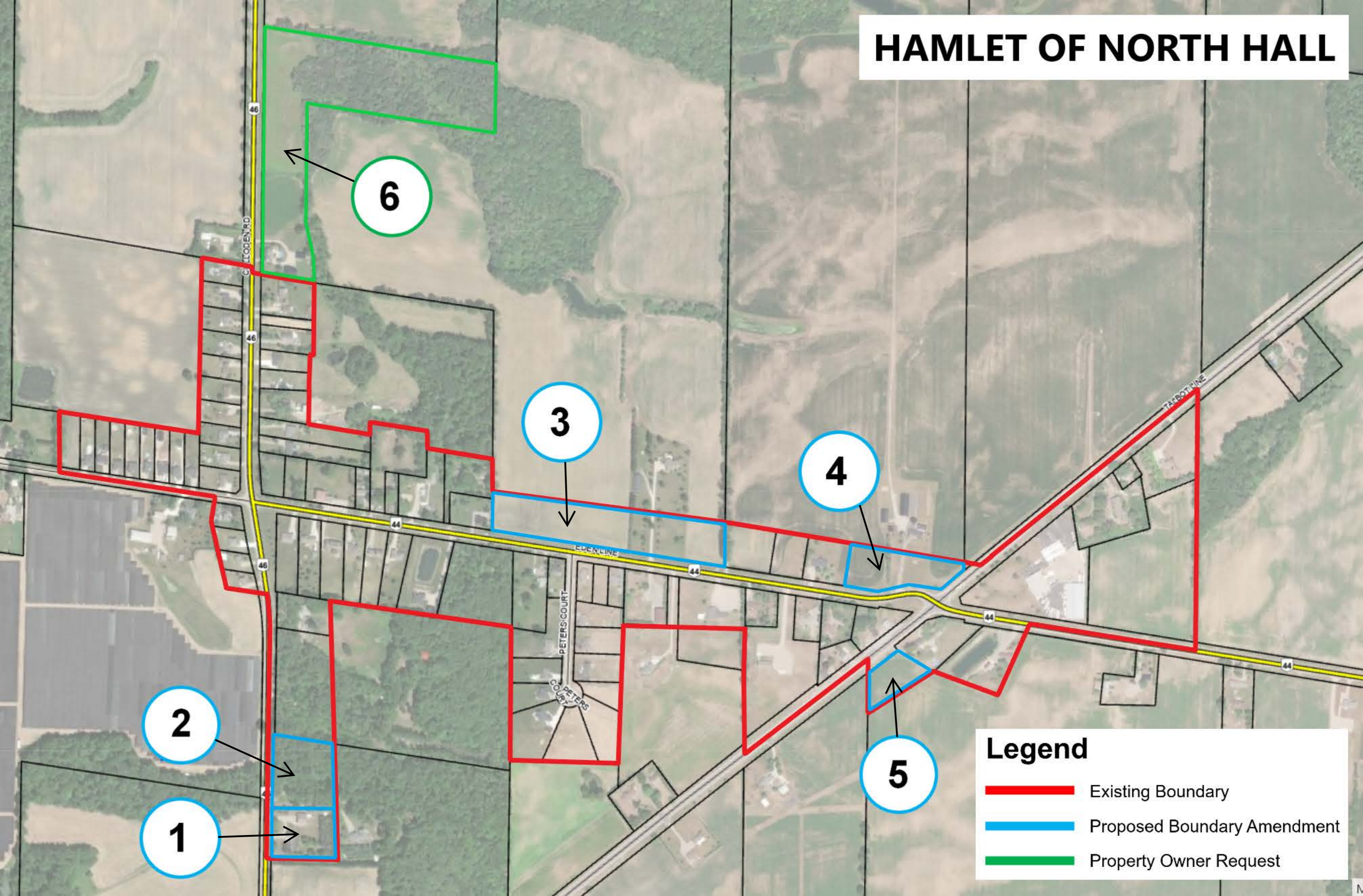
Proposed Boundary Amendment: REMOVE.

Agricultural Impact: This parcel is located on split-designated lands as it is a part of a larger agricultural parcel that is located outside of the settlement area boundary. The current configuration would result in the fragmentation of existing agricultural lands, which should be protected.

Growth Management: The current boundary encourages strip development and does not follow existing property lines or natural features, resulting in the fragmentation of agricultural lands. Residential development should be directed within settlement areas that are fully or partially serviced rather than privately serviced.

Residential Surplus: The County of Elgin has identified in their newly adopted Official Plan that the Municipality of Bayham has a residential land surplus of 93.2 hectares, as per the Land Needs Analysis prepared by Hemson Consulting. This means there are more lands designated for residential development than what the future projected population growth in Bayham requires.

HAMLET OF NORTH HALL



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Legend

- Existing Boundary
- Proposed Boundary Amendment
- Property Owner Request

HAMLET OF NORTH HALL

#1 – 10268 Culloden Road

Proposed Boundary Amendment: REMOVE.

Growth Management: The subject property is identified as 'Rural Industrial' in the Zoning By-law. A use of such nature should be removed from the settlement area boundary located in the agricultural designation beyond the boundary for compatibility purposes.

#2 – 10290 Culloden Road

Proposed Boundary Amendment: REMOVE.

Agricultural Impact: This parcel is located on split-designated lands as it is a part of a larger agricultural parcel that is located outside of the settlement area boundary. The current configuration would result in the fragmentation of existing agricultural lands, which should be protected.

Growth Management: The current boundary encourages strip development and does not follow existing property lines or natural features, resulting in the fragmentation of agricultural lands. Residential development should be directed within settlement areas that are fully or partially serviced rather than privately serviced.

Residential Surplus: The County of Elgin has identified in their newly adopted Official Plan that the Municipality of Bayham has a residential land surplus of 93.2 hectares, as per the Land Needs Analysis prepared by Hemson Consulting. This means there are more lands designated for residential development than what the future projected population growth in Bayham requires.

Natural Heritage Impact: This parcel is impacted by the natural heritage system and hazardous lands. Residential development should not be encouraged in order to protect the natural heritage system, as well as public health and safety as a result of the hazardous lands present on-site.

#3 – 54839 Eden Line (Roll: 340100000503100)

Proposed Boundary Amendment: REMOVE.

Agricultural Impact: This parcel is located on split-designated lands as it is a part of a larger agricultural parcel that is located outside of the settlement area boundary. The current configuration would result in the fragmentation of existing agricultural lands, which should be protected.

Growth Management: The current boundary encourages strip development and does not follow existing property lines or natural features, resulting in the fragmentation of agricultural lands. Residential development should be directed within settlement areas that are fully or partially serviced rather than privately serviced.

Residential Surplus: The County of Elgin has identified in their newly adopted Official Plan that the Municipality of Bayham has a residential land surplus of 93.2 hectares, as per the Land Needs

Analysis prepared by Hemson Consulting. This means there are more lands designated for residential development than what the future projected population growth in Bayham requires.

#4 – 54646 Eden Line

Proposed Boundary Amendment: REMOVE.

Agricultural Impact: This parcel is located on split-designated lands as it is a part of a larger agricultural parcel that is located outside of the settlement area boundary. The current configuration would result in the fragmentation of existing agricultural lands, which should be protected.

Growth Management: The current boundary encourages strip development and does not follow existing property lines or natural features, resulting in the fragmentation of agricultural lands. Residential development should be directed within settlement areas that are fully or partially serviced rather than privately serviced.

Residential Surplus: The County of Elgin has identified in their newly adopted Official Plan that the Municipality of Bayham has a residential land surplus of 93.2 hectares, as per the Land Needs Analysis prepared by Hemson Consulting. This means there are more lands designated for residential development than what the future projected population growth in Bayham requires.

#5 - 54472 Eden Line

Proposed Boundary Amendment: REMOVE.

Agricultural Impact: This parcel is located on split-designated lands as it is a part of a larger agricultural parcel that is located outside of the settlement area boundary. The current configuration would result in the fragmentation of existing agricultural lands, which should be protected.

Growth Management: The current boundary does not follow existing property lines or natural features, resulting in the fragmentation of agricultural lands.

#6 – 10668 Culloden Road (Request from Property Owner)

Proposed Boundary Amendment: A request was made by the property owner to INCLUDE the subject property within the settlement area boundary. Arcadis is of the opinion the subject property should remain outside of the settlement area boundary for the reasons noted below.

Agricultural Impact: This parcel is a part of a larger agricultural parcel that is located outside of the settlement area boundary. The current configuration would result in the fragmentation of existing agricultural lands, which should be protected.

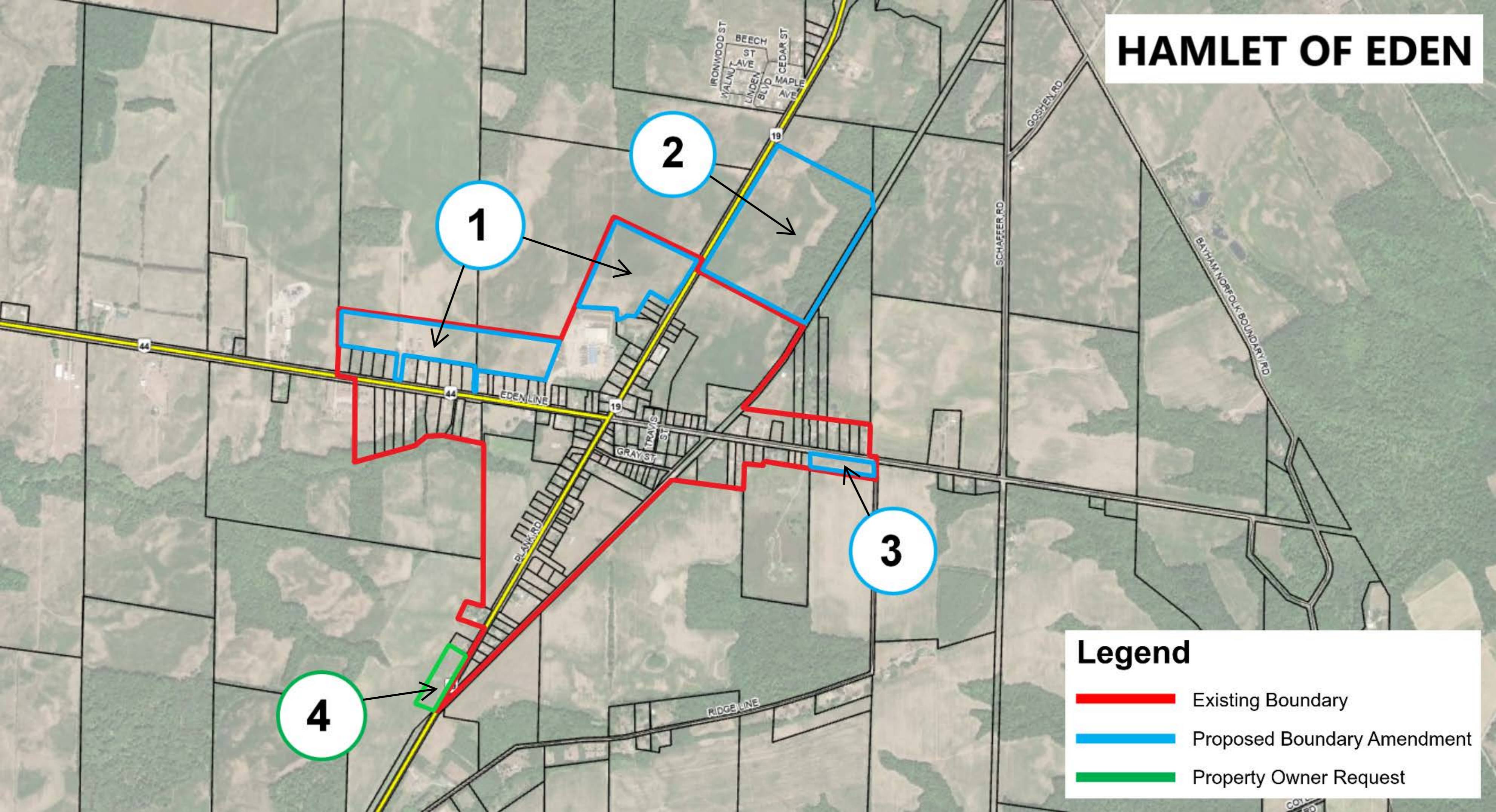
Growth Management: The proposed boundary change request encourages strip development, resulting in the fragmentation of agricultural lands. Residential development should be directed within settlement areas that are fully or partially serviced rather than privately serviced.

Residential Surplus: The County of Elgin has identified in their newly adopted Official Plan that the Municipality of Bayham has a residential land surplus of 93.2 hectares, as per the Land Needs

Analysis prepared by Hemson Consulting. This means there are more lands designated for residential development than what the future projected population growth in Bayham requires.

Natural Heritage Impact: This parcel is located within a 'Highly Vulnerable Aquifer' area, as per the newly adopted Elgin County Official Plan, therefore, the addition of private septic beds may negatively impact ground water quality and is contrary to the current public policy framework. The lands are also impacted by natural heritage features to the north.

HAMLET OF EDEN



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Legend

- Existing Boundary
- Proposed Boundary Amendment
- Property Owner Request

HAMLET OF EDEN

#1 – 56766 Eden Line and Roll: 340100000611500

Proposed Boundary Amendment: REMOVE to replace with #2 (Roll: 340100000611800).

Agricultural Impact: These parcels is located on split-designated lands as they are part of larger agricultural parcels that are located outside of the settlement area boundary. The current configuration would result in the fragmentation of existing agricultural lands, which should be protected.

Growth Management: The current boundary encourages strip development, notably the 56766 Eden Line to the west, and does not follow existing property lines or natural features, resulting in the fragmentation of agricultural lands. The current configuration of both areas would make it difficult to develop a residential subdivision in a comprehensive manner.

#2 – Roll: 340100000611800

Proposed Boundary Amendment: INCLUDE to replace with #1 (56766 Eden Line and Roll: 340100000611500)

Agricultural Impact: These lands are currently utilized for agricultural purposes, however, the inclusion of these lands within the settlement area would result in less overall fragmentation of agricultural lands, given that only one (1) farm parcel would be impacted, rather than two (2).

Growth Management: The proposed boundary change and inclusion of these lands would result in a larger parcel configuration that would encourage comprehensive development east of Plank Road, rather than strip development along Eden Line. The proposed boundary changes would also follow existing property lines and natural features. The existing trail network (former railway) to the east may also provide a future walking trail connection.

#3 – 11111 Ridge Line

Proposed Boundary Amendment: REMOVE.

Agricultural Impact: This parcel is located on split-designated lands as it is a part of a larger agricultural parcel that is located outside of the settlement area boundary. The current configuration would result in the fragmentation of existing agricultural lands, which should be protected.

Growth Management: The current boundary encourages strip development and does not follow existing property lines or natural features, resulting in the fragmentation of agricultural lands.

#4 – 11219 Plank Road (Request from Property Owner)

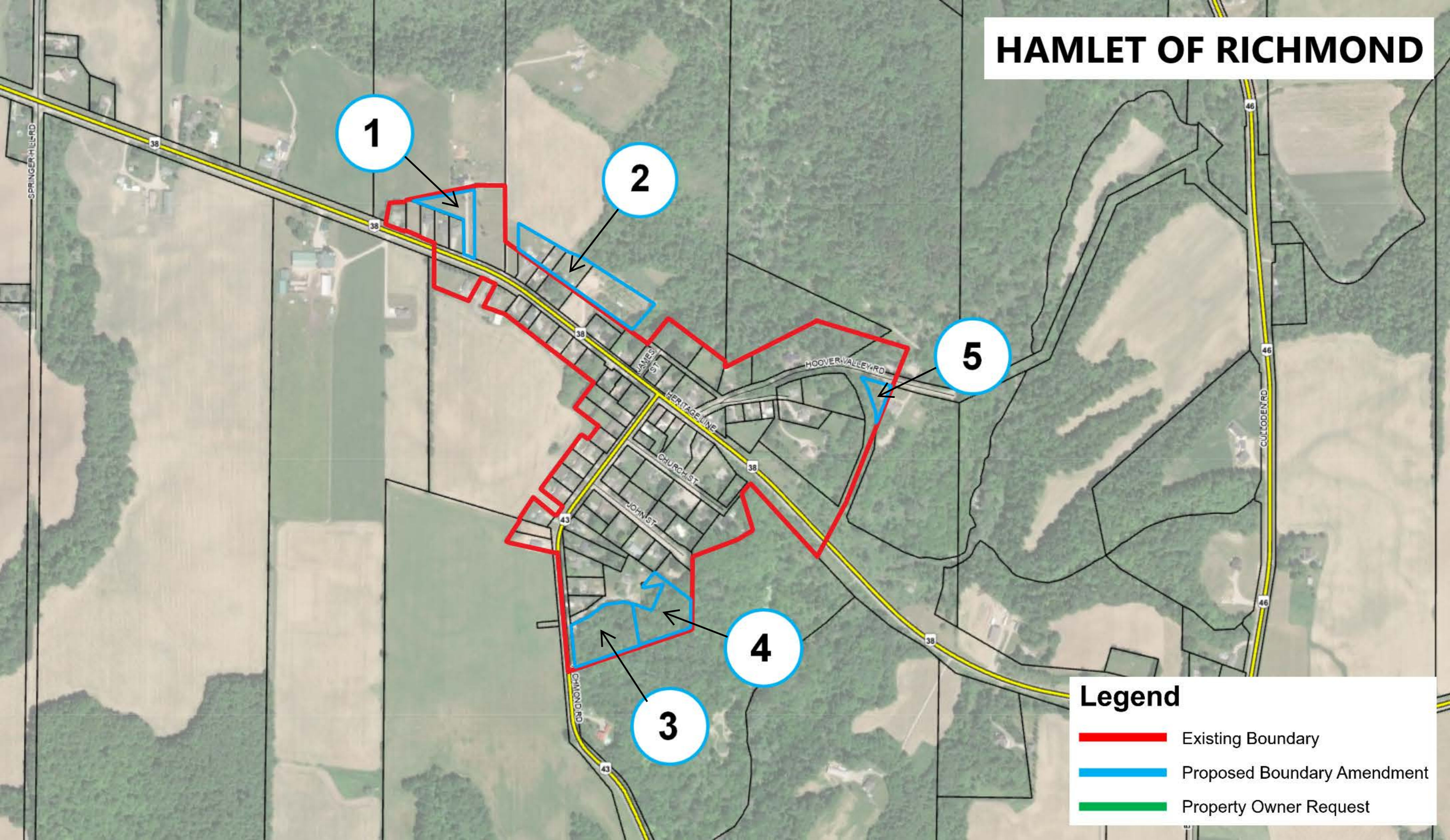
Proposed Boundary Amendment: A request was made by the property owner to INCLUDE the front portion of the subject property within the settlement area boundary for future residential

development. Arcadis is of the opinion the subject property should REMAIN OUTSIDE of the settlement area boundary for the reasons noted below.

Agricultural Impact: This parcel is located on split-designated lands as it is a part of a larger agricultural parcel that is located outside of the settlement area boundary. The proposed configuration would result in the fragmentation of existing agricultural lands, which should be protected.

Growth Management: The proposed boundary change encourages strip development and does not follow existing property lines or natural features, resulting in the fragmentation of agricultural lands.

HAMLET OF RICHMOND



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Legend

- Existing Boundary
- Proposed Boundary Amendment
- Property Owner Request

HAMLET OF RICHMOND

#1 - 53680 Heritage Line

Proposed Boundary Amendment: REMOVE.

Agricultural Impact: This parcel is located on split-designated lands as it is a part of a larger agricultural parcel that is located outside of the settlement area boundary. The current configuration would result in the fragmentation of existing agricultural lands, which should be protected.

Growth Management: The current boundary does not follow existing property lines or natural features, resulting in the fragmentation of agricultural lands. Residential development should be directed within settlement areas that are fully or partially serviced rather than privately serviced.

Residential Surplus: The County of Elgin has identified in their newly adopted Official Plan that the Municipality of Bayham has a residential land surplus of 93.2 hectares, as per the Land Needs Analysis prepared by Hemson Consulting. This means there are more lands designated for residential development than what the future projected population growth in Bayham requires.

#2 – 53708, 53710, 53714, and 53768 Heritage Line

Proposed Boundary Amendment: BOUNDARY ADJUSTMENT. These are four (4) existing residential lots with the rear portions outside of the settlement area boundary and the entirety of these residential parcels should be included.

#3 – Roll: 340100000711730

Proposed Boundary Amendment: REMOVE.

Natural Heritage Impact: The western portion of this parcel is within a the 'Wellhead Protection Area – A' designation and the addition of a private septic bed on this parcel may negatively impact ground water quality and is contrary to the current public policy framework. The entire parcel is within the natural heritage system, which should be protected.

#4 – Roll: 340100000702900

Proposed Boundary Amendment: REMOVE.

Growth Management: The current boundary does not follow existing property lines or natural features.

Natural Heritage Impact: The entire parcel is within the natural heritage system, which should be protected.

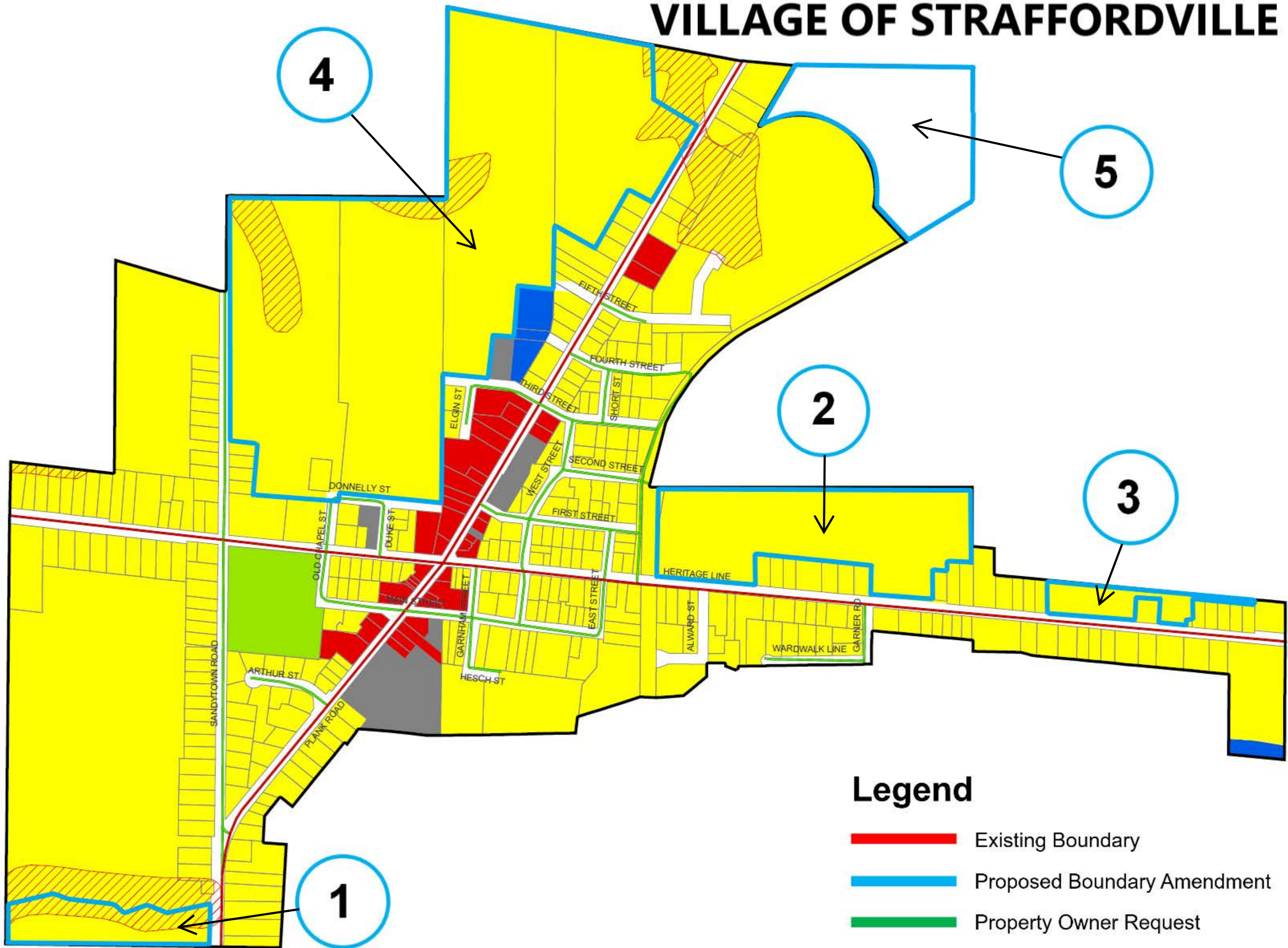
#5 – Roll: 340100000705450

Proposed Boundary Amendment: REMOVE.

Growth Management: This parcel is located on split-designated lands as it is a part of a larger parcel that is located outside of the settlement area boundary. current boundary does not follow existing property lines or natural features.

Natural Heritage Impact: The entire parcel is within the natural heritage system, which should be protected.

VILLAGE OF STRAFFORDVILLE



VILLAGE OF STRAFFORDVILLE

#1 – Roll: 340100000401050

Proposed Boundary Amendment: REMOVE.

Agricultural Impact: This parcel is located on split-designated lands as it is a part of a larger agricultural parcel that is located outside of the settlement area boundary. The current configuration would result in the fragmentation of existing agricultural lands, which should be protected.

Growth Management: The current boundary encourages strip development and does not follow existing property lines or natural features, resulting in the fragmentation of agricultural lands.

Residential Surplus: The County of Elgin has identified in their newly adopted Official Plan that the Municipality of Bayham has a residential land surplus of 93.2 hectares, as per the Land Needs Analysis prepared by Hemson Consulting. This means there are more lands designated for residential development than what the future projected population growth in Bayham requires.

Natural Heritage Impact: This parcel is impacted by the natural heritage system and hazardous lands. Residential development should not be encouraged in order to protect the natural heritage system, as well as public health and safety as a result of the hazardous lands present on-site.

#2 – 56486 Heritage Line (Roll: 340100000410000)

Proposed Boundary Amendment: REMOVE.

Agricultural Impact: This parcel is located on split-designated lands as it is a part of a larger agricultural parcel that is located outside of the settlement area boundary. The current configuration would result in the fragmentation of existing agricultural lands, which should be protected.

Growth Management: The current boundary encourages strip development and does not follow existing property lines or natural features, resulting in the fragmentation of agricultural lands.

Residential Surplus: The County of Elgin has identified in their newly adopted Official Plan that the Municipality of Bayham has a residential land surplus of 93.2 hectares, as per the Land Needs Analysis prepared by Hemson Consulting. This means there are more lands designated for residential development than what the future projected population growth in Bayham requires.

#3 – Roll: 340100000410400

Proposed Boundary Amendment: REMOVE.

Agricultural Impact: This parcel is located on split-designated lands as it is a part of a larger agricultural parcel that is located outside of the settlement area boundary. The current configuration would result in the fragmentation of existing agricultural lands, which should be protected.

Growth Management: The current boundary encourages strip development and does not follow existing property lines or natural features, resulting in the fragmentation of agricultural lands.

Residential Surplus: The County of Elgin has identified in their newly adopted Official Plan that the Municipality of Bayham has a residential land surplus of 93.2 hectares, as per the Land Needs Analysis prepared by Hemson Consulting. This means there are more lands designated for residential development than what the future projected population growth in Bayham requires.

#4 – Roll: 340100000409500, 340100000409700, 340100000409800, and 340100000409900

Proposed Boundary Amendment: MAINTAIN and create a SPECIAL POLICY AREA.

Growth Management: These four (4) parcels are currently undeveloped and designated for residential purposes over an area of approximately 42.9 hectares (106.0 acres). The intent of the proposed Special Policy Area is to require the preparation of a Block Plan in order to ensure the orderly and coordinated development of the western portion of Straffordville given the significant size. The Block Plan would be a planning instrument that provides detailed guidance regarding the expected development pattern, including new lots and roads, as well as land uses.

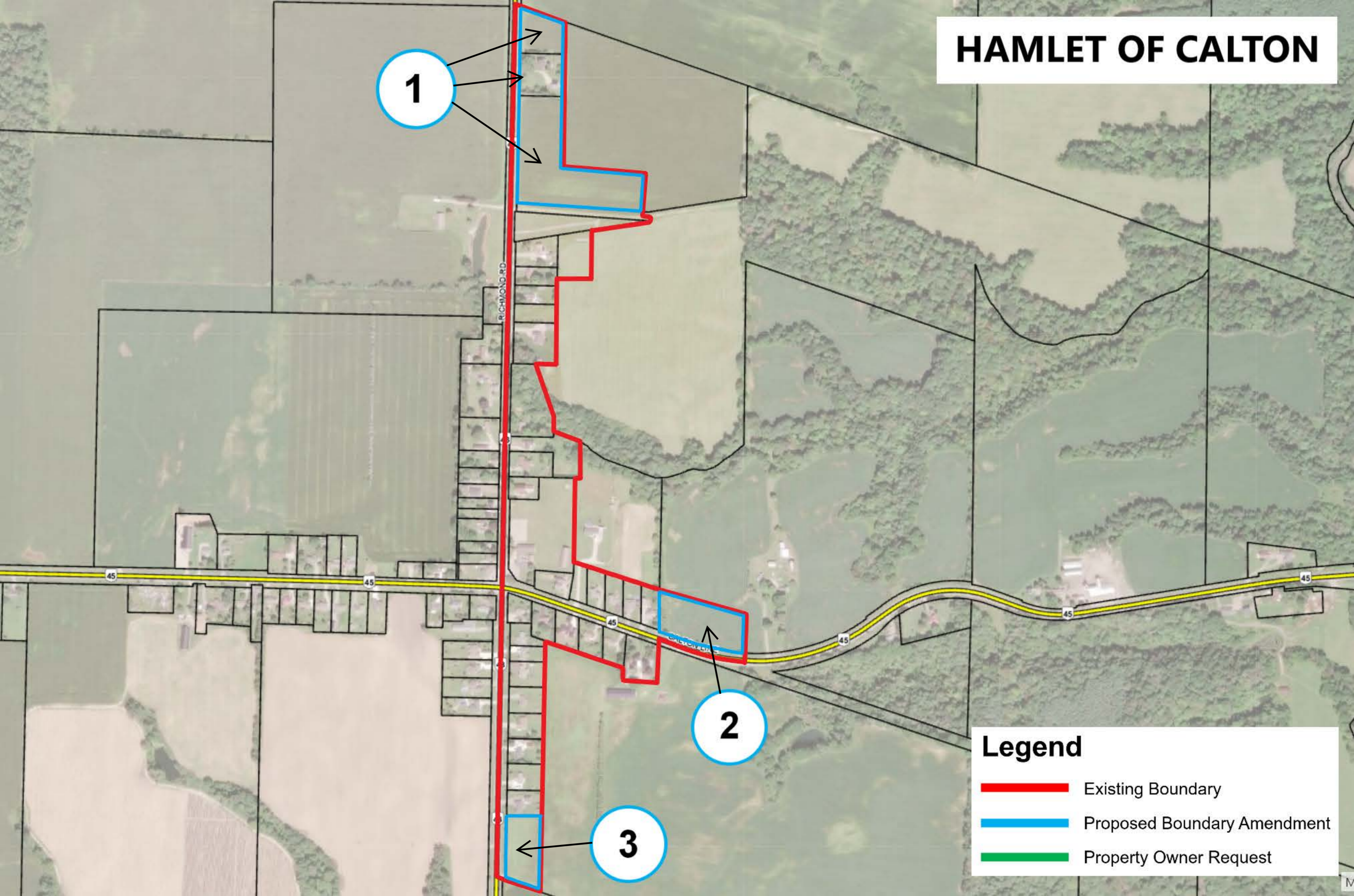
#5 – 56486 Heritage Line (Roll: 340100000410000)

Proposed Boundary Amendment: INCLUDE.

Agricultural Impact: These lands are currently utilized for agricultural purposes, however, the inclusion of these lands within the settlement area would result in less overall fragmentation of agricultural lands given that the existing majority of the site is designated for residential development in a partially serviced settlement area.

Growth Management: The proposed boundary change and/or inclusion of this area would also follow existing property lines and natural features.

HAMLET OF CALTON



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Legend

- Existing Boundary
- Proposed Boundary Amendment
- Property Owner Request

HAMLET OF CALTON

#1 – 7118 and 7078 Richmond Road

Proposed Boundary Amendment: REMOVE.

Agricultural Impact: This parcel, 7118 Richmond Road, is located on split-designated lands as it is a part of a larger agricultural parcel that is located outside of the settlement area boundary. The current configuration would result in the fragmentation of existing agricultural lands, which should be protected.

Growth Management: The current boundary encourages strip development and does not follow existing property lines or natural features, resulting in the fragmentation of agricultural lands. Residential development should be directed within settlement areas that are fully or partially serviced rather than privately serviced. The existing residential dwelling on 7078 Richmond Road would be designated as 'Rural Residential' and removed from the settlement area boundary, as it is an isolated parcel.

Residential Surplus: The County of Elgin has identified in their newly adopted Official Plan that the Municipality of Bayham has a residential land surplus of 93.2 hectares, as per the Land Needs Analysis prepared by Hemson Consulting. This means there are more lands designated for residential development than what the future projected population growth in Bayham requires.

#2 – 53678 Calton Line

Proposed Boundary Amendment: REMOVE.

Agricultural Impact: This parcel is located on split-designated lands as it is a part of a larger agricultural parcel that is located outside of the settlement area boundary. The current configuration would result in the fragmentation of existing agricultural lands, which should be protected.

Growth Management: The current boundary encourages strip development and does not follow existing property lines or natural features, resulting in the fragmentation of agricultural lands. Residential development should be directed within settlement areas that are fully or partially serviced rather than privately serviced.

Residential Surplus: The County of Elgin has identified in their newly adopted Official Plan that the Municipality of Bayham has a residential land surplus of 93.2 hectares, as per the Land Needs Analysis prepared by Hemson Consulting. This means there are more lands designated for residential development than what the future projected population growth in Bayham requires.

Transportation: This portion of Calton Line is curved and has a considerable grade change going east-west. New accesses along this portion of Calton Line may result in sight line safety concerns if residential lots and new accesses are constructed.

#3 – Roll: 340100000806300

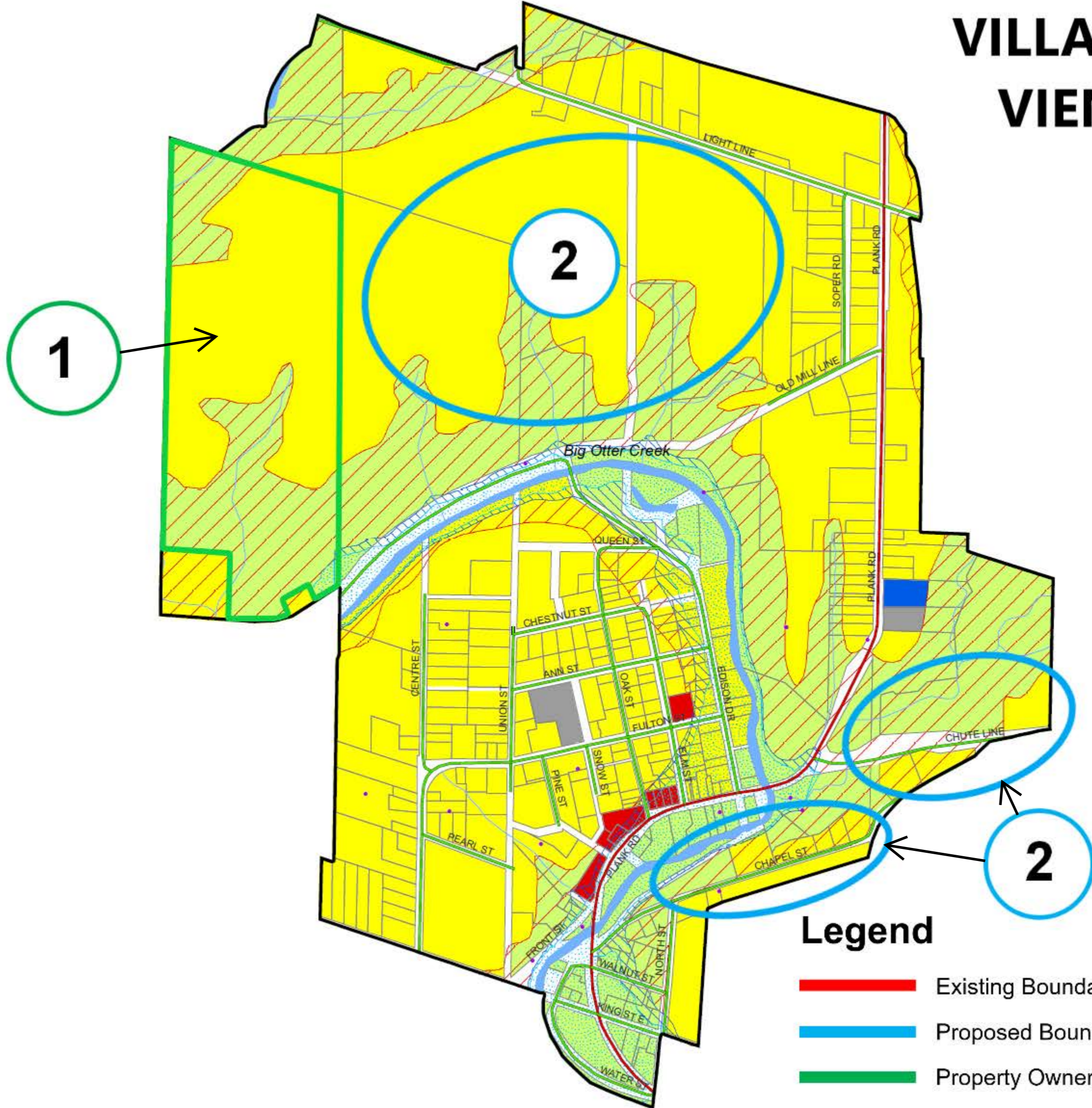
Proposed Boundary Amendment: REMOVE.

Agricultural Impact: This parcel is located on split-designated lands as it is a part of a larger agricultural parcel that is located outside of the settlement area boundary. The current configuration would result in the fragmentation of existing agricultural lands, which should be protected.




Growth Management: The current boundary encourages strip development and does not follow existing property lines or natural features, resulting in the fragmentation of agricultural lands. Residential development should be directed within settlement areas that are fully or partially serviced rather than privately serviced.

Residential Surplus: The County of Elgin has identified in their newly adopted Official Plan that the Municipality of Bayham has a residential land surplus of 93.2 hectares, as per the Land Needs Analysis prepared by Hemson Consulting. This means there are more lands designated for residential development than what the future projected population growth in Bayham requires.

VILLAGE OF VIENNA



Legend

-  Existing Boundary
-  Proposed Boundary Amendment
-  Property Owner Request

VILLAGE OF VIENNA

#1 - 92 Edison Drive (Request from Property Owner)

Proposed Boundary Amendment: A request was made by the property owner to REMOVE the subject property from the settlement area boundary.

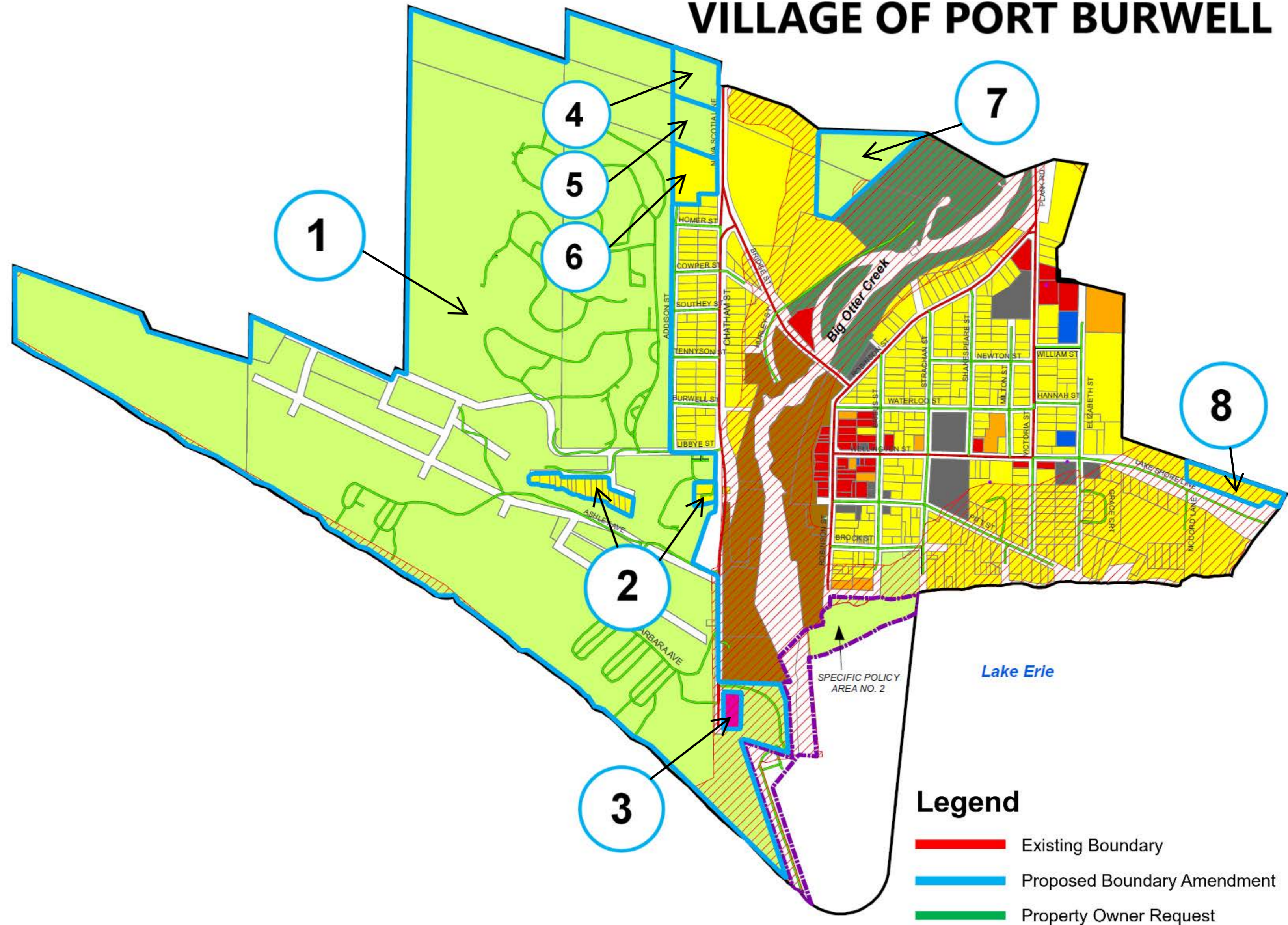
At this time, Arcadis has NOT DETERMINED an opinion on the proposed request for the removal of these lands from the settlement area. Arcadis require further consultation with Bayham Staff to determine the extent of Municipal water and sanitary servicing, as well as the projected timing for the servicing of lands north of Big Otter Creek.

Residential Surplus: It should be noted that these lands were identified as being residential surplus lands in the Land Needs Analysis prepared by Hemson Consulting, as part of the Elgin County's newly adopted Official Plan. This will be considered in Arcadis's evaluation once further consultation with Bayham Staff is completed.

#2 - Light Line (West of Soper Road), Chute Line, Chapel Street

The lands along Light Line, west of Soper Road, as well as Chute Line and Chapel Street are currently not serviced by Municipal water and sanitary servicing. At this time, Arcadis does not know the timing for when servicing will be extended to these areas and require further consultation with Bayham Staff to determine the extent of the existing Municipal water and sanitary servicing. Once confirmed, Arcadis Staff will evaluate whether these lands should be REMOVED or MAINTAINED within the settlement boundary area.

VILLAGE OF PORT BURWELL



VILLAGE OF PORT BURWELL

#1 – Port Burwell Provincial Park

Proposed Boundary Amendment: REMOVE.

Natural Heritage Impact: Port Burwell Provincial Park is a part of the natural heritage system and is protected under the *Provincial Parks and Conservation Reserves Act*. Further, given that Lake Erie is located directly south of the subject lands, much of the lands in the south-eastern corner are identified as hazardous lands.

#2 – 1-12 Libby Avenue, 127-130 Faye Street, and 5 & 7 Wilson Lane

Proposed Boundary Amendment: REMOVE and create a SPECIAL POLICY AREA.

Natural Heritage Impact: These existing residential lots are located and 'grandfathered' within the current Port Burwell Provincial Park. The existing residential lots would be removed from the settlement area boundary and included within a Special Policy Area to recognize the existing use within the Provincial Park.

#3 – 1 Chatham Street (Sewage Treatment Facility)

Proposed Boundary Amendment: MAINTAIN.

#4 - 55429 Nova Scotia Line

Proposed Boundary Amendment: REMOVE rear/western portion of parcel from settlement area boundary and MAINTAIN front portion used for residential purposes.

Natural Heritage Impact: The rear/western portion of this parcel is located within the natural heritage system. The residential dwelling is in the eastern front portion of this parcel, immediately surrounded by the natural heritage system.

#5 - 55429 Nova Scotia Line (Fire Station)

Proposed Boundary Amendment: REMOVE rear/western portion of parcel from settlement area boundary and MAINTAIN front/eastern portion used for institutional purposes. The front/eastern portion would be designated as from 'Open Space' to 'Institutional' in order to recognize the existing fire station use.

Natural Heritage Impact: The rear/western portion of this parcel is located within the natural heritage system. The existing fire station is situated in the front/eastern portion of this parcel, outside of the natural heritage system.

#6 - 55461 Nova Scotia Line (Park)

Proposed Boundary Amendment: MAINTAIN, as this is a Clerical amendment, designating the lands from 'Residential' to 'Open Space' to recognize the existing park space.

#7 – Roll: 340100200142200

Proposed Boundary Amendment: REMOVE.

Agricultural Impact: This parcel is located on split-designated lands as it is a part of a larger agricultural parcel that is located outside of the settlement area boundary. The current configuration would result in the fragmentation of existing agricultural lands, which should be protected.

Growth Management: The current boundary does not follow existing property lines or natural features, resulting in the fragmentation of agricultural lands.

#8 – Roll: 340100000102900

Proposed Boundary Amendment: REMOVE.

Agricultural Impact: This parcel is located on split-designated lands as it is a part of a larger agricultural parcel that is located outside of the settlement area boundary. The current configuration would result in the fragmentation of existing agricultural lands, which should be protected.

Growth Management: The current boundary encourages strip development and does not follow existing property lines or natural features, resulting in the fragmentation of agricultural lands.

Residential Surplus: The County of Elgin has identified in their newly adopted Official Plan that the Municipality of Bayham has a residential land surplus of 93.2 hectares, as per the Land Needs Analysis prepared by Hemson Consulting. This means there are more lands designated for residential development than what the future projected population growth in Bayham requires.

Natural Heritage Impact: This parcel is impacted by the natural heritage system and hazardous lands. Residential development should not be encouraged in order to protect the natural heritage system, as well as public health and safety as a result of the hazardous lands present on-site.



Bayham Official Plan Review – Shaping Our Future

Phase Two – Consultation & Policy Review

Special Council Meeting - Progress Report #1
August 29th, 6:00 PM



Arcadis Project Team in Attendance

Victor Labreche, MCIP, RPP

Associate Principal - Practice Lead, Planning

Douglas W. Stewart, MCIP, RPP

Associate - Manager, Planning

Emily Schnittke

Urban Planner Co-op Student

Presentation Outline

1. Public Consultation and Engagement Overview
2. 'Preliminary' Settlement Area Boundary Evaluation
3. Process and Estimated Timeline
4. Discussion Period
5. Next Steps and Additional Information

1. Public Consultation and Engagement Overview

- Since the initiation of the project in May 2024, the following public consultation and engagement has occurred:
 - **1 Open House** (June 19, 2024)
 - **11 Inquiries** via email or written submission
 - **1 One-on-One Meeting** with the public
- **Note:** Following the release of the First Draft Official Plan, Arcadis and Bayham Staff expect to see an increase in engagement for Phase Three of the project.

1. Public Consultation and Engagement Overview (continued)

- **Key Themes** from the consultation and engagement noted in the previous slide include:
 - Settlement Areas (specifically the inclusion or removal of lands from property owners)
 - On-Farm Diversified and Agricultural Related Uses (specifically enhancing policies in the Official Plan)
 - Protection of Agricultural and Natural Heritage
 - Indigenous Engagement
 - How the new Provincial Planning Statement will impact the project timeline
 - Process pertaining to the Official Plan Review project

2. 'Preliminary' Settlement Boundary Changes Evaluation (continued)

- Arcadis has conducted a review of the existing eight (8) Settlement Area boundaries in the Municipality of Bayham.
- Elgin County's newly adopted Official Plan **did not** alter the existing Settlement Area boundaries in Bayham.
- Further, Elgin County's adopted Official Plan identified a **residential land surplus of 93.2 hectares** in the Municipality of Bayham. This means there are more lands designated for residential development than what the future projected population growth in Bayham requires.

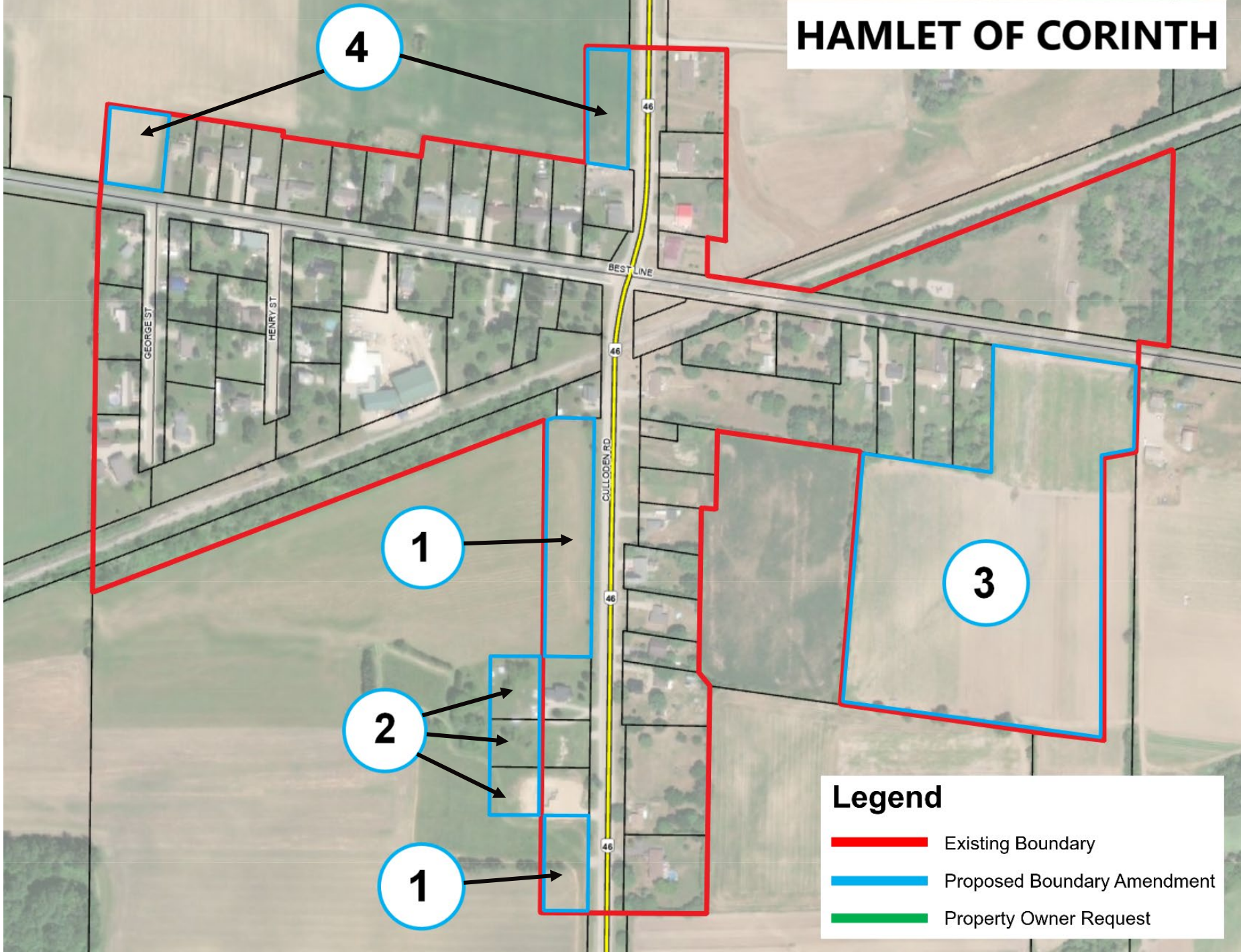
2. 'Preliminary' Settlement Boundary Changes Evaluation (continued)

- **Key Question:** Why would Arcadis review the existing Settlement Areas if the County did not make alterations?
 - Shouldn't the Settlement Areas reflect the principles of the Bayham Official Plan (i.e., protection of agricultural land and natural heritage features, promote growth within partial or fully serviced areas, prevent strip development, etc.)
 - Bayham now has an opportunity, as part of this Official Plan Review project, to review and make amendments to the Settlement Area mapping where appropriate.

2. ‘Preliminary’ Settlement Boundary Changes Evaluation (continued)

- The Maps in the subsequent slides should be read in conjunction with **Appendix A** of **Progress Report #1** prepared by Arcadis. The Progress Report is available on the Official Plan Review webpage and within the meeting Agenda package.
- **Note:** The proposed Maps **DO NOT** represent the First Draft Official Plan document and are simply for Council’s information.
- We would ask that Council deliberate on **which potential Settlement Area boundary changes** you would like to discuss in-depth with the consultant team, or if you would like to discuss **all eight (8)**?

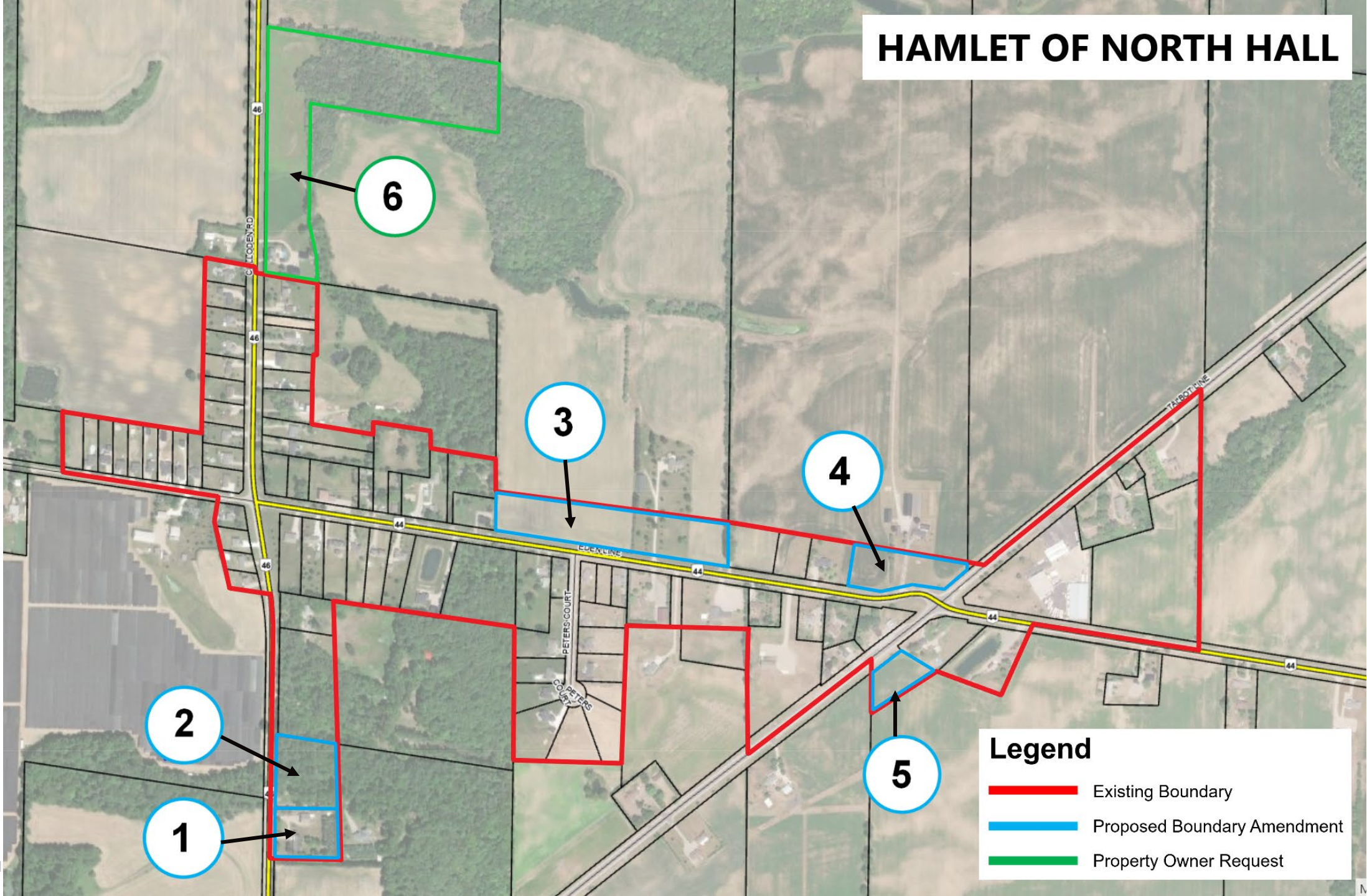
HAMLET OF CORINTH



Legend

- Existing Boundary
- Proposed Boundary Amendment
- Property Owner Request

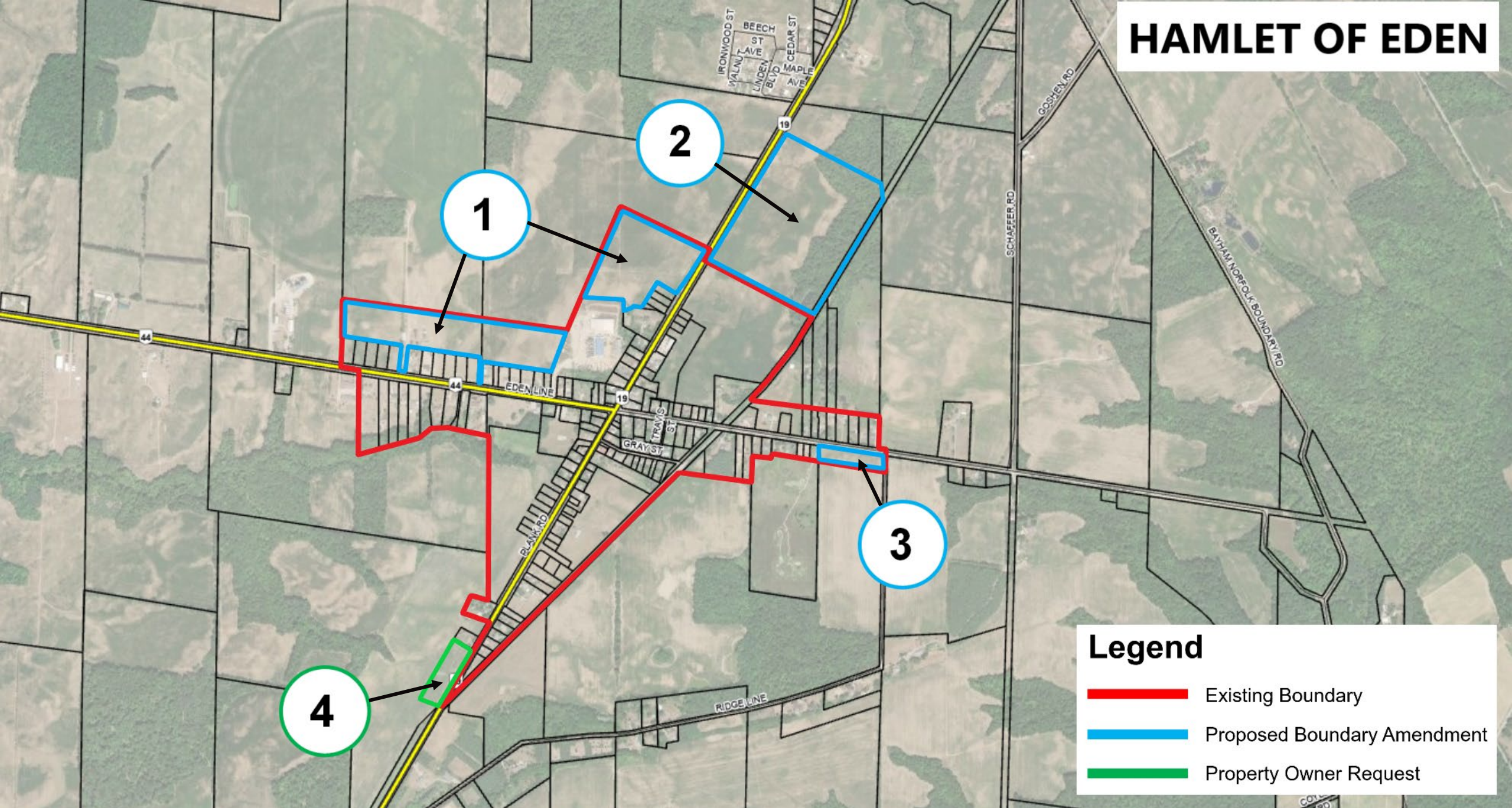
HAMLET OF NORTH HALL



Legend

- Existing Boundary
- Proposed Boundary Amendment
- Property Owner Request

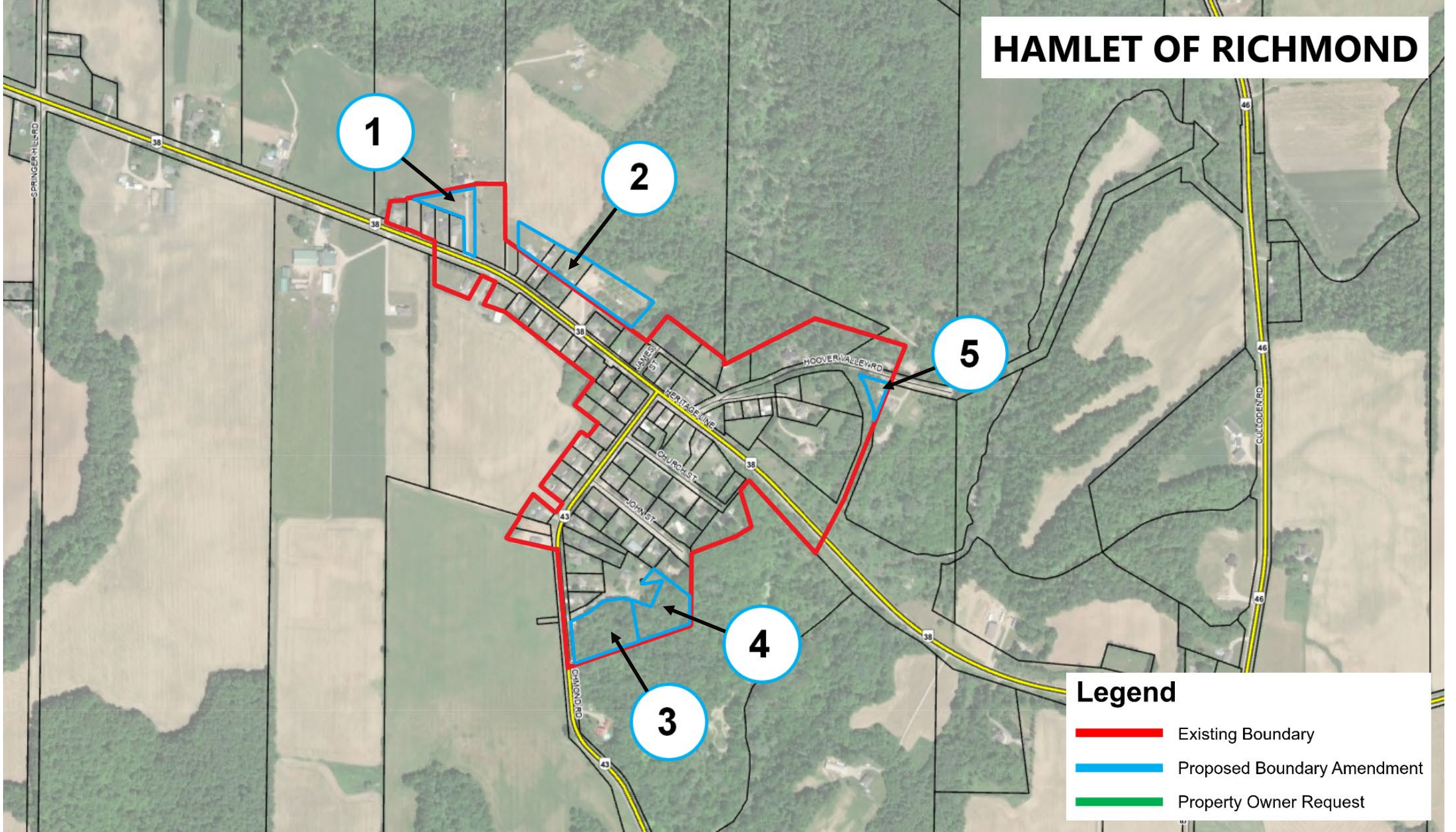
HAMLET OF EDEN



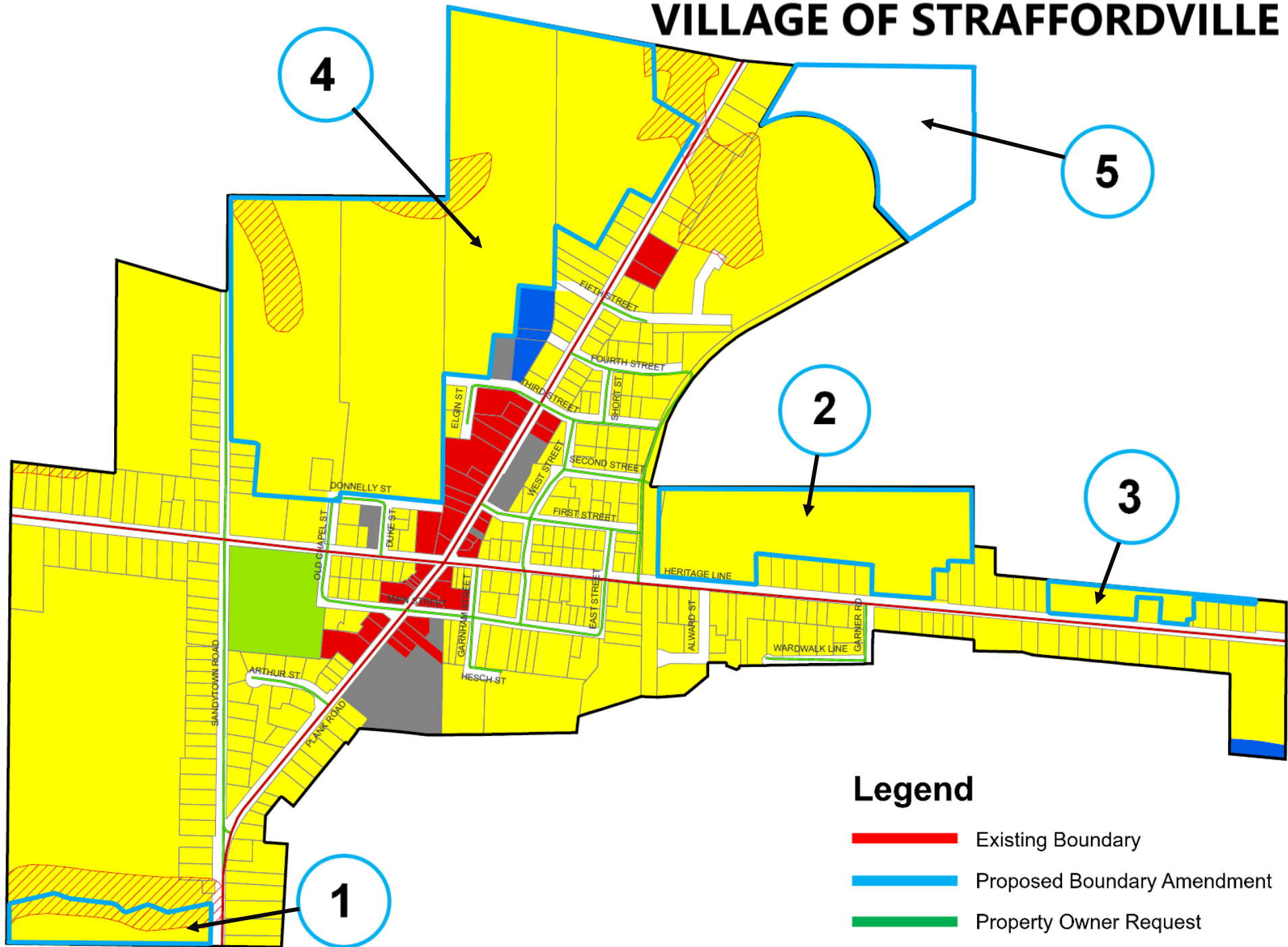
Legend

- Existing Boundary
- Proposed Boundary Amendment
- Property Owner Request

HAMLET OF RICHMOND



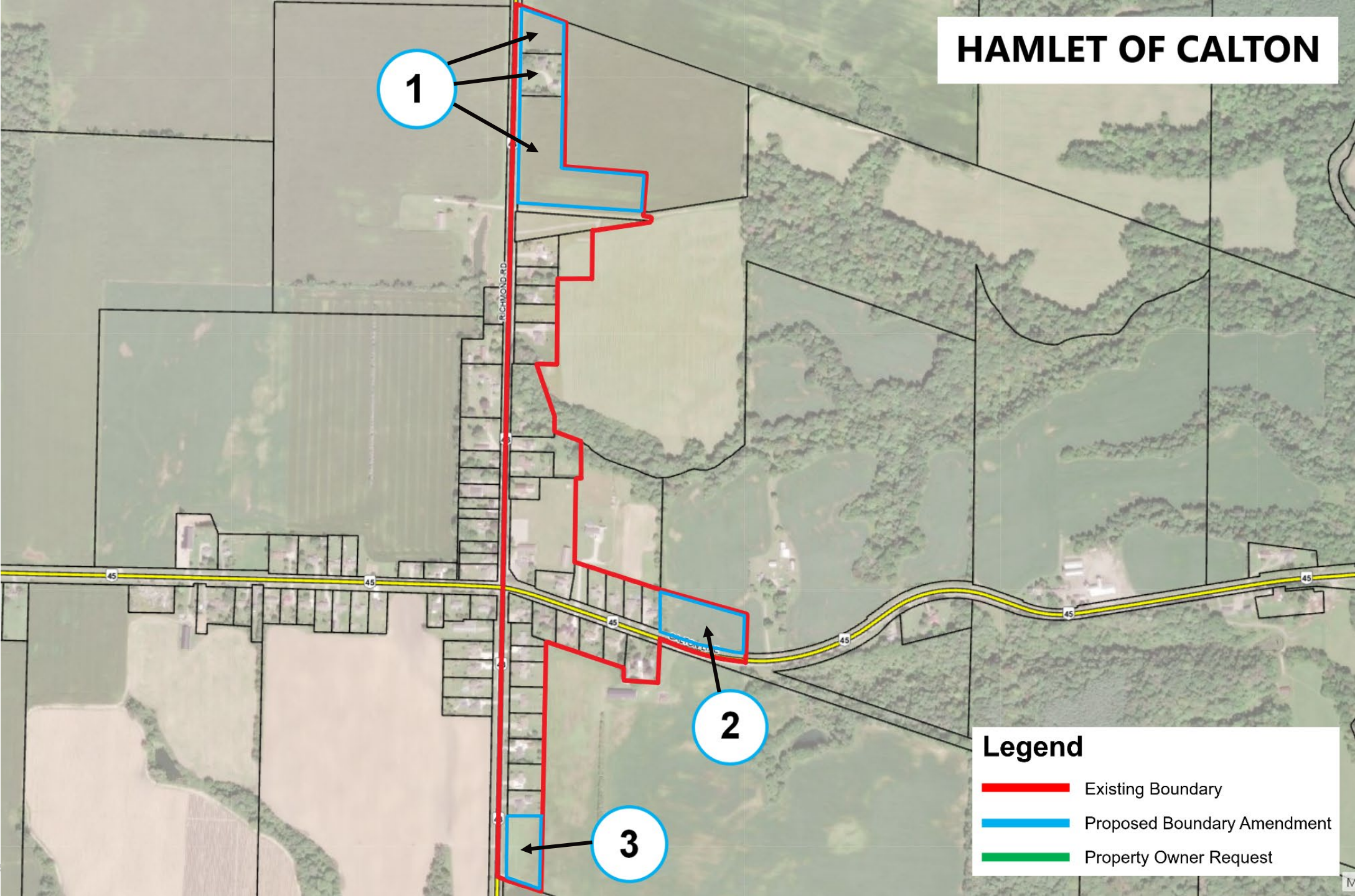
VILLAGE OF STRAFFORDVILLE



Legend

- Existing Boundary
- Proposed Boundary Amendment
- Property Owner Request

HAMLET OF CALTON

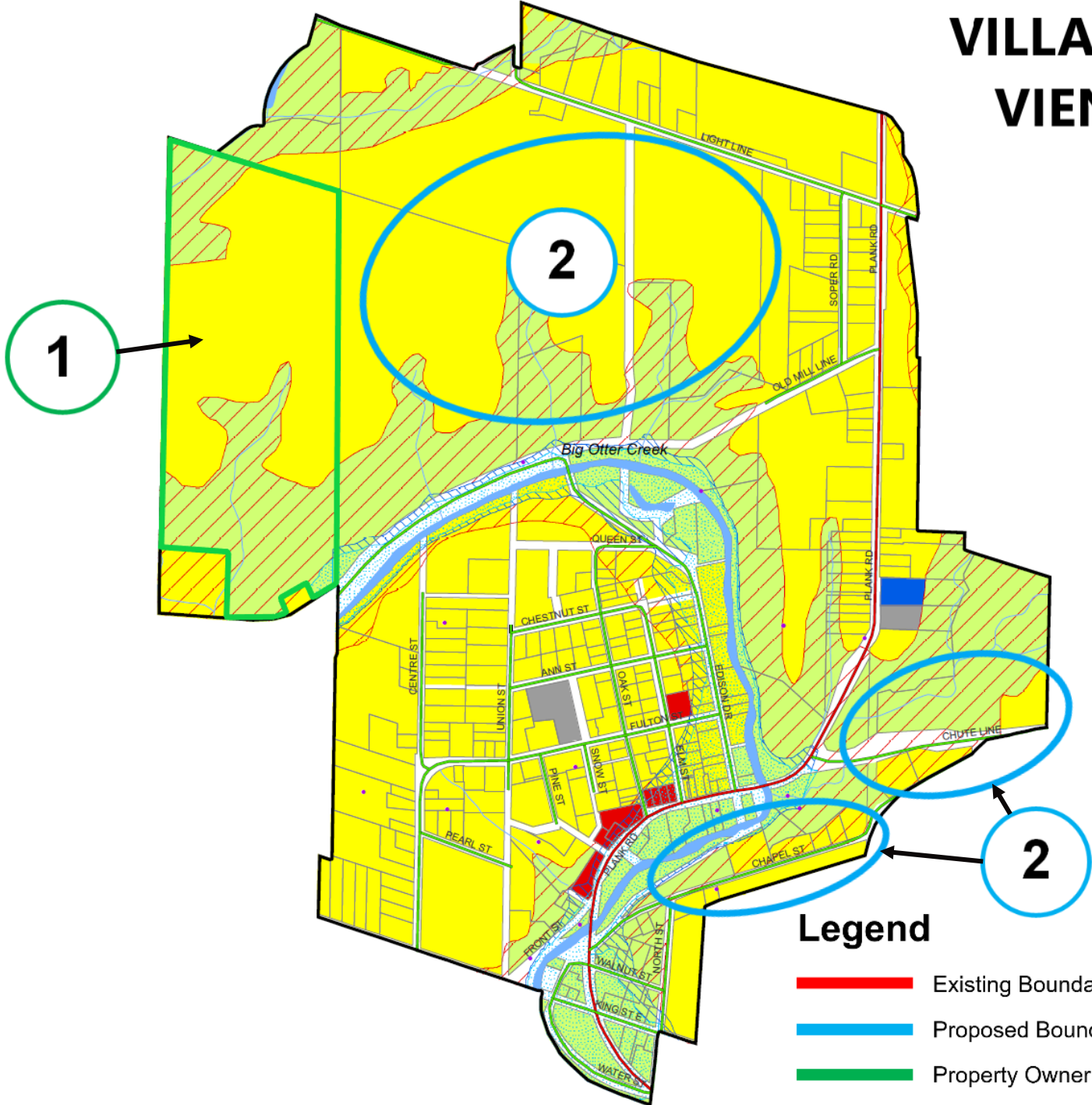


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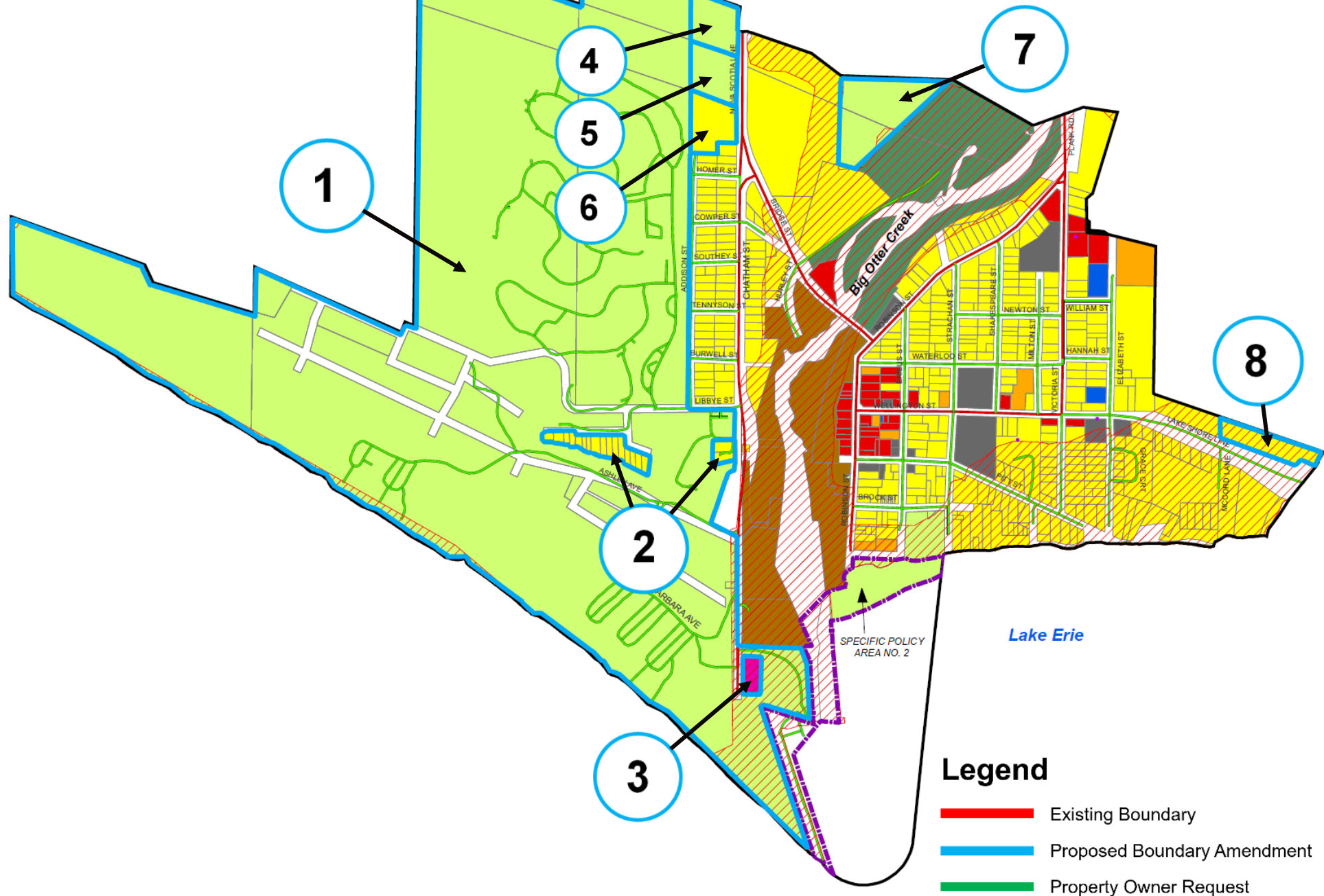
VILLAGE OF VIENNA



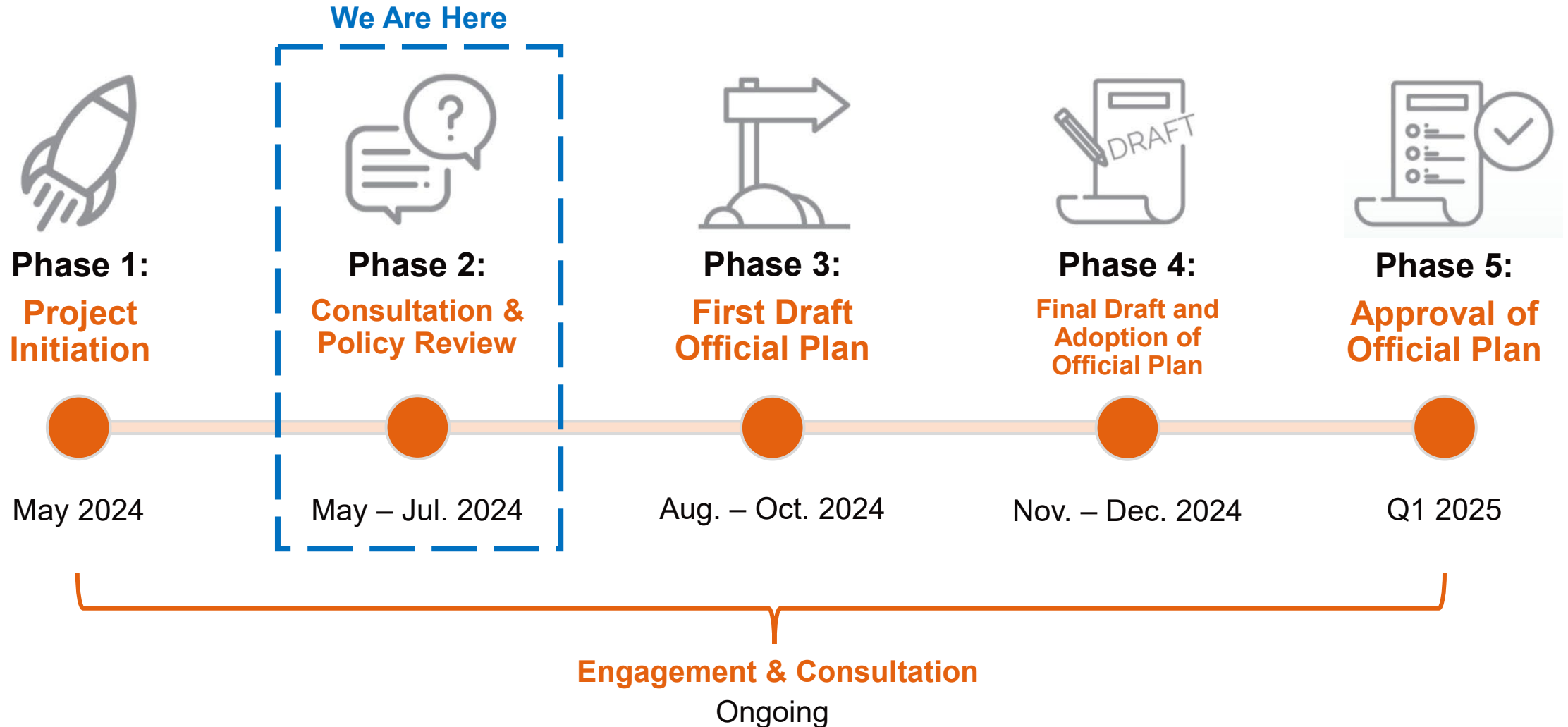
Legend

- Existing Boundary
- Proposed Boundary Amendment
- Property Owner Request

VILLAGE OF PORT BURWELL



3. Process and Estimated Timeline



3. Process and Estimated Timeline (continued)

- **First Draft Official Plan** document to be released Mid October.
- The estimated timeline was impacted by the recent announcement of the **new Provincial Planning Statement (PPS)** to take effect on **October 24, 2024**. As such, the First Draft Official Plan will now need to be consistent with the new PPS and incorporate the updated Provincial policies.
- An **announcement** will be made on the Email Circulation List, Municipal Website, and during a regularly scheduled Council Meeting when the First Draft Official Plan is released.
- An **Open House** will be scheduled following the release of the First Draft Official Plan.

4. Discussion Period

5. Next Steps and Additional Information

- Based on the discussion and consideration of the ‘Preliminary’ Settlement Area Boundary changes, we will update the First Draft Official Plan document for Phase Three.
- An announcement will be made following the release of the First Draft Official Plan in **Mid October**, as well as the **Open House** for Phase Three of the project.
- You can find more information on the Official Plan Review webpage at <https://www.bayham.on.ca/municipal-office/planning-development/official-plan-review-2024/>
- You are encouraged to provide any comments, questions, or feedback on the Official Plan Review at opreview@bayham.on.ca
- Written submissions can also be mailed to the Municipal Office: Attention - Official Plan Review (56169 Heritage Line, P.O. Box 160, Straffordville, ON, N0J 1Y0).



Thank You



SUBJECT
Memorandum on Draft Provincial Planning Statement, 2024

DATE
August 27, 2024

Contents

[Provincial Planning Statement, 2024](#)

[Impacts to Land Use Planning](#)

[Contact](#)

Provincial Planning Statement, 2024

On August 20th, 2024, the Province released the final update to the Provincial Planning Statement (PPS), which was initially introduced in April 2023 by Bill 97: *Helping Homebuyers, Protecting Tenants Act, 2023*. Bill 97 proposed to combine the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe into a single land use policy document. The Draft PPS 2023 was later released for further comment in April 2024 and has since been finalized. The PPS 2024 and the revocation of the Growth Plan come into effect on October 20, 2024. A copy of the final PPS 2024 is found [here](#).

The following briefly summarizes the changes to brought forward in the PPS 2024, including policy direction integrated from the Growth Plan.

Key Changes

PPS Section	Changes in PPS 2024
2.1 – Planning for People and Homes	<ul style="list-style-type: none">Policy 2.1.1 provides that planning authorities shall base population and employment growth forecasts on Ontario Population Projections published by the Ministry of Finance and may modify, as appropriate.Policy 2.1.2 provides that municipalities may continue to forecast growth using population and employment forecasts previously issued by the Province for the purposes of land use planning.Policy 2.1.3 stipulates a municipality, at the time of creating or updating an Official Plan, must make available sufficient land for a time horizon of at least 20 years but not more than 30 years. This is a shift from previous policy direction in the Growth Plan which required municipalities to plan to a specified horizon year.Policy 2.1.3 further provides that planning for infrastructure, public service facilities, strategic growth areas and employment areas may extend beyond the 30-year time horizon.

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PPS Section

Changes in PPS 2024

2.2 – Housing

- Policy 2.2.1.b)2 states planning authorities shall permit and facilitate all types of residential intensification, and now further specifies the development and redevelopment of underutilized commercial and institutional sites, such as shopping malls and plazas, for residential development.

2.3 – Settlement Areas and Settlement Area Boundary Expansions

- Concept and definition of “large and fast-growing municipalities” introduced. 29 Municipalities have been identified in Schedule 1.
- Large and Fast-Growing Municipalities are encouraged to plan for a target of 50 residents and jobs per gross hectare in *designated growth areas*.
- Municipalities will be permitted to identify new settlement areas or allow for a settlement boundary expansion at any time, with consideration of infrastructure and servicing capacity, impact to *specialty crop areas* and agricultural lands, compliance with the minimum distance separation formulae, and the phased progression of urban development.

2.4 – Strategic Growth Areas

- Concept and general policy direction of *strategic growth areas* has been carried forward from the Growth Plan. Planning authorities are encouraged to identify *strategic growth areas* in Official Plans.
- Concept and general policy direction of *Major Transit Station Areas* has been carried forward from the Growth Plan.
- Policy 2.4.2.3 encourages planning authorities to promote development and intensification within MTSAs by planning for land uses and built form that supports the achievement of minimum density targets, and supporting the redevelopment of surface parking lots.
- Policy 2.4.3.1 states planning authorities shall plan for *intensification* on lands that are adjacent to existing and planned *frequent transit* corridors, where appropriate.

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PPS Section

Changes in PPS 2024

2.8 – Employment

- Revised Policy 2.8.1.1.d) which encourages intensification of employment uses and compact, mixed-use development, and new Policy 2.8.1.1.e) which requires planning authorities to consider land use compatibility adjacent to *employment areas* by providing an appropriate transition to sensitive land uses.
- New Policy 2.8.1.3 requires that in addition to policies of Section 3.5 (Land Use Compatibility), on lands within 300 metres of employment areas, development shall avoid, or minimize and mitigate potential impacts on the long- term economic viability of employment uses within existing or planned *employment areas*.
- Policy 2.8.2.5 revise to permit conversions at any time, subject to consideration such as the need for the employment lands over the long term, land use compatibility, access to major goods movement facilities and corridors, infrastructure and servicing capacity, and ensuring sufficient employment lands remain available to accommodate projected growth to horizon of the approved Official Plan.
- The definition of *employment area* revised and now references the amended definition of “area of employment” in the Planning Act, which is also in effect as of October 20, 2024.

3.1 – General Policies for Infrastructure and Public Service Facilities

- New Policy 3.1.5 which states planning authorities, in collaboration with school boards, should consider and encourage innovative approaches in the design of schools and associated child care facilities, such as schools integrated in high-rise developments, in *strategic growth areas*, and other areas with a compact built form.

3.6 – Sewage, Water and Stormwater

- Policy 3.6.1.e) states planning for servicing shall consider to allocate, and re-allocate if necessary, the unused system capacity of municipal water services and municipal sewage services to support efficient use of these services to meet current and projected needs for increased housing supply.

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PPS Section

Changes in PPS 2024

6.1 – General Policies for Implementation and Interpretation

- New Policy 6.1.6 explicitly requires planning authorities to keep their zoning bylaws and official plans up-to-date with the PPS by establishing permitted uses, minimum densities, heights and other development standards to accommodate growth and development.
- New Policy 6.1.7 states where a planning authority must decide on a planning matter before their official plan has been updated to be consistent with the Provincial Planning Statement, or before other applicable planning instruments have been updated accordingly, it must still make a decision that is consistent with the Provincial Planning Statement.
- Revised Policy 6.1.12, which carries forward a policy from the Growth Plan, provides that density targets represent minimum standards and planning authorities are encouraged to go beyond these minimum targets, where appropriate.
- New Policy 6.1.13 requires minimum density targets to be revisited at the time of each OP update.

Other Notes

Along with the key changes outlined above, there are several changes impacting the land use planning regime, which include:

- Removal of “Municipal Comprehensive Reviews”, which has been omitted entirely from PPS 2024.
- Removal of “Provincially Significant Employment Zones (PSEZ)”, which has not been carried forward from the Growth Plan.
- Several new definitions proposed, revised, or brought forward from the Growth Plan which include “additional needs housing”, “compact built form”, “designated growth areas”, “frequent transit”, “housing options”, “major transit station area”, and “strategic growth areas”.
- Note that policies pertaining to natural heritage are largely retained from PPS 2020.
- As noted in the summary, the Growth Plan will no longer be in effect as of October 20, 2024, and as such, administrative amendments are forthcoming to ensure the Greenbelt Plan policies remain in effect.

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Impacts to Land Use Planning

There are a number of anticipated implications as a result of the policy changes to the PPS and other related policies as part of the Province's series of legislative changes to address the current housing and affordability crisis. The following provides an overview of some of the expected policy outcomes.

Settlement Areas and Settlement Area Boundary Expansions & Bill 185 Appeal Rights

PPS 2024 permits planning authorities to identify a new *settlement area* or allow a *settlement area* boundary expansion at any time, whereas to date, expansions were only considered at the time of a Municipal Comprehensive Review process. The policy changes relax the need to satisfy certain criteria, and planning authorities shall consider the following in their decisions:

- a) the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;
- b) if there is sufficient capacity in existing or planned infrastructure and public service facilities;
- c) whether the applicable lands comprise specialty crop areas;
- d) the evaluation of alternative locations which avoid prime agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas;
- e) whether the new or expanded settlement area complies with the minimum distance separation formulae;
- f) whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance; and
- g) the new or expanded settlement area provides for the phased progression of urban development.

Bill 185, introduced in April 2024 and in effect as of June 6, 2024, changed legislation in the Planning Act to permit private applicants to appeal a municipality's refusal or failure to adopt an Official Plan Amendment (OPA) that seeks to alter any part of the boundary of a settlement area, so long as the boundary alteration does not include any land within the Greenbelt.

Given the above, decisions as it relates to settlement area expansions are now to be ultimately decided by the Ontario Land Tribunal (OLT) in cases of disputes. Landowners with lands outside the *settlement area* boundary who can provide reasonable rationale which meets the criteria listed above, have a less arduous path to bringing their lands into the *settlement area*.

Employment Area Definition and Designation

Provincial direction as it relates to the definition of an *employment area*, and policies pertaining to the conversion of employment lands were first introduced in legislation from April 2023, and will now be in effect as of October 20, 2024.

The definition of what constitutes an *employment area* has been revised to include areas designated for economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. Uses that are excluded from *employment areas* are institutional and commercial, including retail and office not associated with an aforementioned primary employment use.

This policy shift in defining an *employment area* will require municipalities to re-evaluate their existing employment-designated lands. Some municipalities with limited employment lands may seek to protect areas,

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while others may have an abundance or surplus of employment lands in consideration of their land use supply time horizon and subsequently be open to conversion of such lands, where deemed appropriate.

Employment Land Conversion

As noted above, with the removal of policies pertaining to MCR and changes to policy within the PPS 2024, requests for employment land conversion can be sought at any time, further reducing the hurdle for landowners seeking permissions to develop residential or mixed-uses. This change is also effective October 20, 2024.

Redevelopment in Major Transit Station Areas (MTSAs)

Policy changes in the PPS 2024 suggest strong preference for intensification through the redevelopment of commercial sites such as shopping malls and plazas, as well as surface and commuter parking lots within MTSAs. The redevelopment of shopping plazas and surface parking lots are further supported, subject to any tenant agreements requiring parking, with the elimination of parking minimum regulations for lands within Protected Major Transit Station Areas (PMTSAs), as brought forward in Bill 185.

Contact

Arcadis will continue to review the legislation and related policy changes at the municipality level and provide updates on any relevant developments. For more information, please contact your local Ontario Arcadis Planning team should you have any questions about the Provincial Planning Statement, 2024, and its impacts related to housing, land use, and infrastructure changes:

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Sincerely,

Arcadis Professional Services (Canada) Inc.



REPORT

CLERK

TO: Mayor & Members of Council
FROM: Meagan Elliott, Clerk
DATE: August 29, 2024
REPORT: CL-08/24

SUBJECT: AMENDMENTS TO 2024 COUNCIL SCHEDULE

BACKGROUND

At its September 7, 2023 meeting, Council received Report CL-10/23 re 2024 Council Schedule. The Report and proposed 2024 Council schedule included two (2) Council meeting each month, except for January, July, and August. Council passed the following motion:

Moved by: Deputy Mayor Weisler
Seconded by: Councillor Emerson

THAT Report CL-10/23 re 2024 Council Schedule be received for information;

AND THAT Council approve the 2024 Council Schedule.

Section 4.3.1 of the Municipality's Procedural By-law No. 2023-021 states:

Regular Meetings of Council shall be held on the first and third Thursday of each month commencing at 7:00 p.m., unless such a day is a Holiday, or on such other day and time as may be determined from time to time by resolution of Council.

DISCUSSION

There are two (2) upcoming Regular Session Meetings that changes being proposed in this Report.

The September 5, 2024 Meeting is proposed to begin at 6:30 pm instead of 7:00 pm for a Presentation and anticipated lengthy discussion by Watson & Associates Economists Ltd. regarding revised scenarios for Water/Wastewater rates.

The November 7, 2024 Meeting is proposed to be moved to November 6, 2024 due to a scheduling conflict for an event for Council Members to attend on November 7, 2024. The start

time for this meeting will still be 7:00 p.m.

STRATEGIC PLAN

Not applicable.

RECOMMENDATION

THAT Report CL-08/24 re Amendments to 2024 Council Schedule be received for information;

AND THAT Council amends the 2024 Council Meeting Schedule as follows:

- Thursday, September 5, 2024 to begin at 6:30 pm
- Thursday, November 7, 2024 to be moved to Wednesday, November 6, 2024.

Respectfully Submitted by:

Meagan Elliott

Clerk

Reviewed by:

Thomas Thayer, CMO, AOMC

Chief Administrative Officer

THE CORPORATION OF THE MUNICIPALITY OF BAYHAM

BY-LAW NO. 2024-052

**A BY-LAW TO CONFIRM ALL ACTIONS OF
THE COUNCIL OF THE CORPORATION OF
THE MUNICIPALITY OF BAYHAM FOR THE
SPECIAL COUNCIL MEETING HELD AUGUST 29, 2024**

WHEREAS under Section 5 (1) of the Municipal Act, 2001 S.O. 2001, Chapter 25, the powers of a municipal corporation are to be exercised by the Council of the municipality;

AND WHEREAS under Section 5 (3) of the Municipal Act, 2001, the powers of Council are to be exercised by by-law;

AND WHEREAS the Council of The Corporation of the Municipality of Bayham deems it advisable that the proceedings of the meeting be confirmed and adopted by by-law.

THEREFORE THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF BAYHAM ENACTS AS FOLLOWS:

1. **THAT** the actions of the Council of The Corporation of the Municipality of Bayham in respect of each recommendation and each motion and resolution passed and other action by the Council at the Special Council meeting held August 29, 2024 is hereby adopted and confirmed as if all proceedings were expressly embodied in this by-law.
2. **THAT** the Mayor and Clerk of The Corporation of the Municipality of Bayham are hereby authorized and directed to do all things necessary to give effect to the action of the Council including executing all documents and affixing the Corporate Seal.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 29th
DAY OF AUGUST, 2024.**

MAYOR

CLERK