

Bayham Official Plan Review – Shaping Our Future

Phase Three - First Draft Official Plan

Open House #2

January 15, 2025, 6:00 – 8:30 PM



Arcadis Project Team in Attendance

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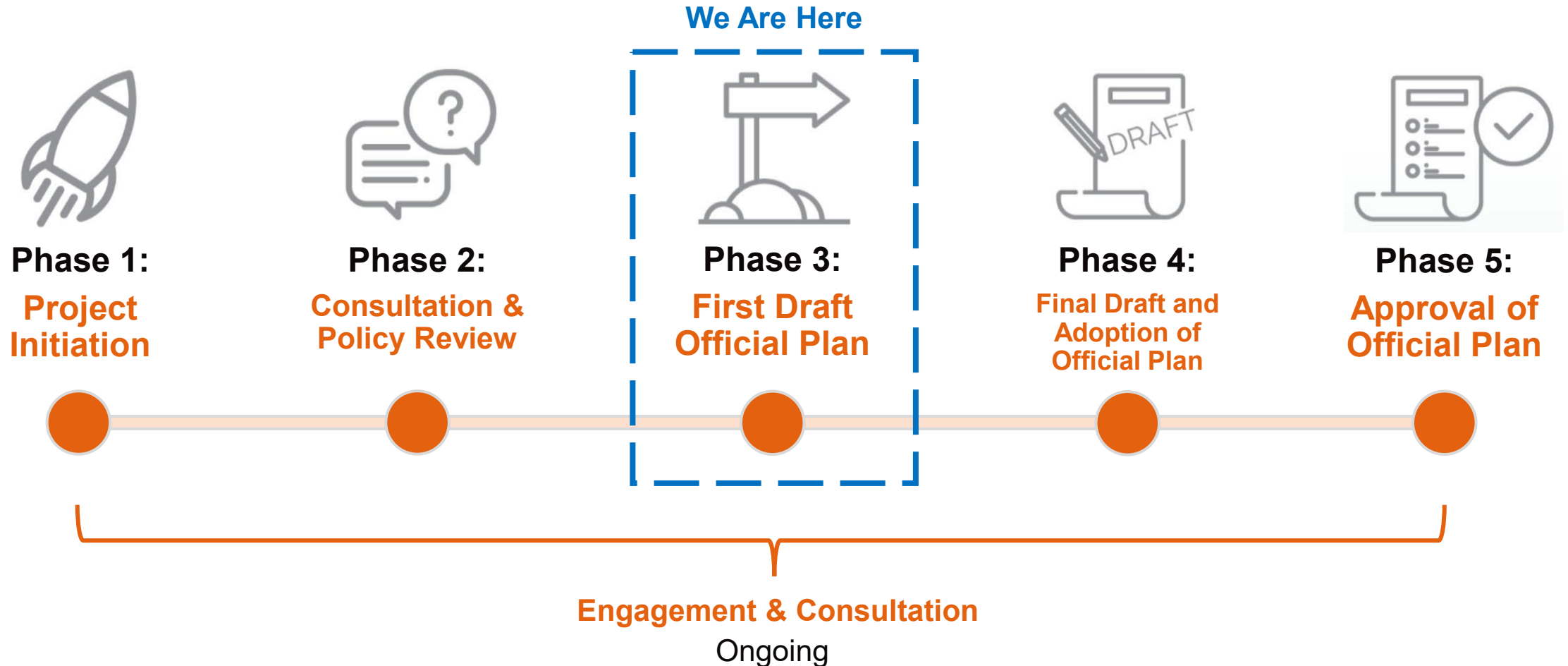
Land Acknowledgement

- We will begin this Open House by acknowledging that we are meeting on aboriginal land that has been inhabited by the Indigenous peoples of this great Country. As settlers, we are grateful to meet here, and we thank all of the generations of people who have taken care of this land throughout the years. Specifically, we would like to acknowledge that we gather on land in the Between the Lakes Treaty territory (Treaty 3, 1792), the traditional territory of the Anishinabek and Haudenosaunee Peoples.
- Arcadis acknowledges that there are Treaties and Agreements in place throughout Ontario and we are thankful to be able to work and live here. We are thankful to those who have cared for these lands and who continue to contribute to our collective strength. We are honoured to collaborate with our Indigenous clients, partners, stakeholders and communities.

Presentation Outline

1. Process for the Bayham Official Plan Review
2. Planning Hierarchy
3. What is an Official Plan?
4. What is an Official Plan Review?
5. Draft Official Plan – Text
6. Draft Official Plan – Schedules/Appendices
7. Q&A Period
8. Discussion Period
9. Next Steps and Additional Information

Process for the Bayham Official Plan Review



Planning Hierarchy

Provincial Level

- Planning Act
- Provincial Planning Statement

County Level

- Elgin County Official Plan

Local Level

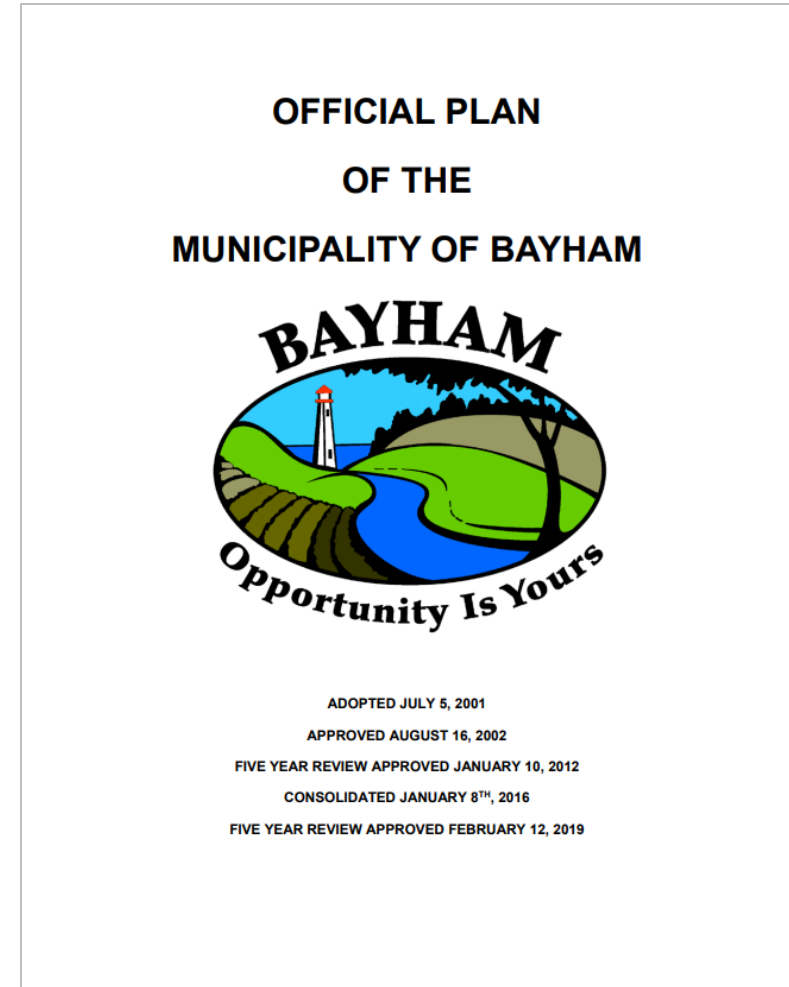
- **Bayham Official Plan**
- Bayham Zoning By-law



What is an Official Plan?

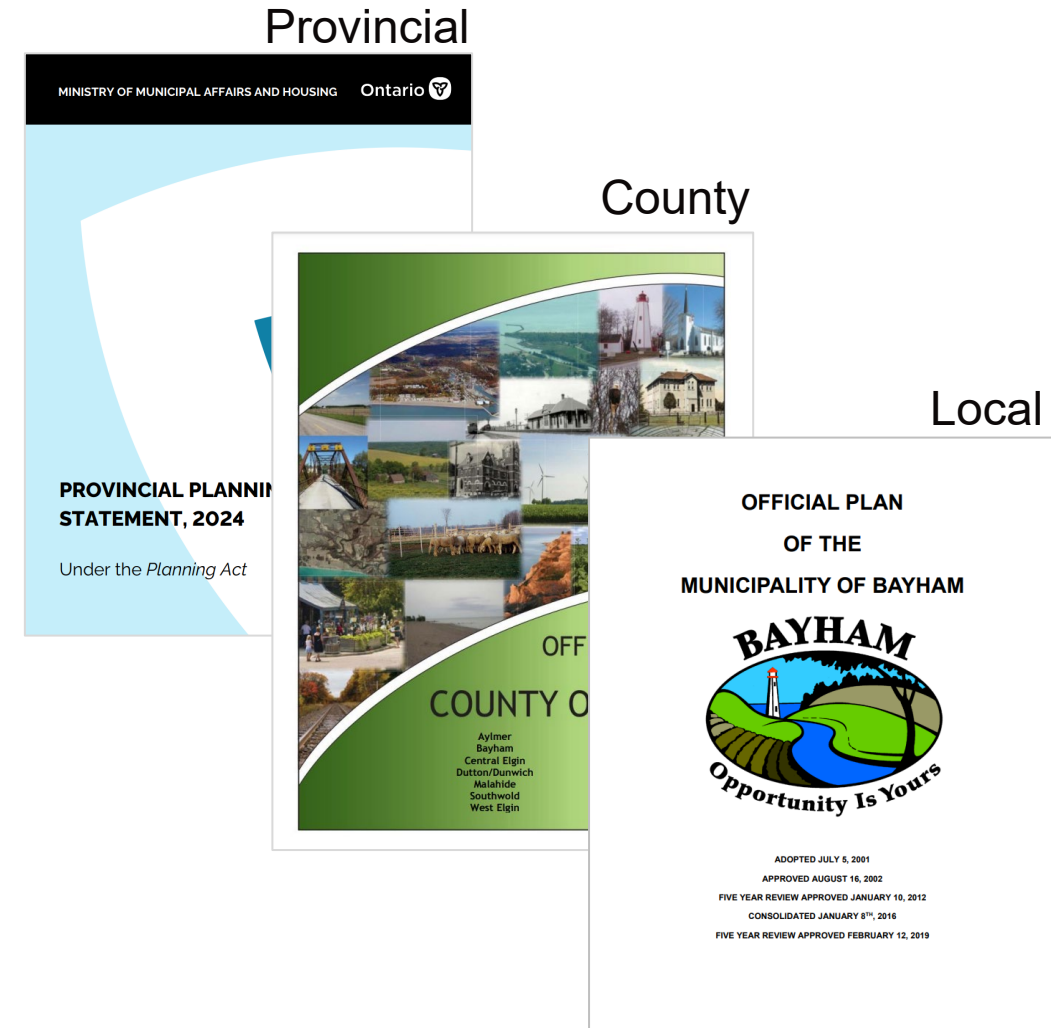
Bayham Official Plan

- Contains goals, objectives and policies to direct physical and land use change and their effects on the cultural, social, economic and natural environment within Bayham.
- Maps (or “Schedules”) used to identify specific land use designations that apply to each parcel of land.
- Implements Provincial policies and guidelines, as well as County policies.



What is an Official Plan Review?

- The *Planning Act* requires municipalities to update their Official Plan every five (5) years so that it:
 1. Is consistent with the Provincial Planning Statement.
 2. Has regard to the matters of provincial interest.
 3. Conforms with the upper-tier (Elgin County) Official Plan.
- Opportunity to address local priorities and changing community needs.



What is an Official Plan Review? (Continued)

- County of Elgin Council adopted the new Elgin County Official Plan on May 14, 2024, and is still being reviewed by the Minister of Municipal Affairs and Housing for approval.
- The new Provincial Planning Statement also came into effect on October 20, 2024.

What does this mean for Bayham?

- The Bayham Official Plan Review is a “**conformity**” exercise to ensure it conforms with the adopted Elgin County OP and is consistent with the new Provincial Planning Statement.
- Opportunity to create a robust and modernized Bayham Official Plan.

Draft Official Plan

- The Draft Official Plan consists of the following **eleven (11) Sections**:
 - **Section 1** - Introduction
 - **Section 2** - Growth Management & Community Structure
 - **Section 3** - The Rural Area
 - **Section 4** - Settlement Areas
 - **Section 5** - The Natural System
 - **Section 6** - Transportation & Infrastructure Systems
 - **Section 7** - Natural Resource Management Areas
 - **Section 8** - Development Hazards
 - **Section 9** - General Policies
 - **Section 10** - Specific Policy Areas
 - **Section 11** - Implementation

Draft Official Plan (Continued)

- The Draft Official Plan consists of the following **nine (9) Schedules / Appendices**:
 - **Schedule 'A'** - Bayham Structure Plan
 - **Schedule 'B'** - Land Use Plan
 - **Schedule 'B1'** - Straffordville: Land Use and Constraints Plan
 - **Schedule 'B2'** - Vienna: Land Use and Constraints Plan
 - **Schedule 'B3'** - Port Burwell: Land Use and Constraints Plan
 - **Schedule 'C'** - The Natural System
 - **Schedule 'D'** - Richmond: Water Resources
 - **Appendix '1'** - Development Hazards
 - **Appendix '2'** - Natural Resource Management Areas

Draft Official Plan (Continued)

- The Draft Official Plan namely includes policies from the **Provincial Planning Statement** to ensure consistency, as well as policies from the **adopted County of Elgin Official Plan** to ensure conformity.
- **The following slides provide a breakdown of each Section**, specifically the purpose of each Section, some notable changes compared to the current Bayham Official Plan, as well as the applicable Schedules/Appendices associated with each new Section.

Section 1 – Introduction

Purpose of this Section?

- Provides an overview of the purpose, background and organization of the Official Plan.

What are some notable changes?

- Establishes a 30-year planning horizon that will guide growth and development in the Municipality of Bayham to the **year 2054**.
- Includes a new subsection outlining the structure of the Plan and how it should be read.
- Includes an **overview of the Ontario Planning System** and the relationship between the *Planning Act*, Provincial Planning Statement, County’s Official Plan, and the Municipality’s Official Plan.

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Future

1 INTRODUCTION

The Official Plan contains policies to guide growth and development in the Municipality of Bayham to the year 2054. This new Official Plan sets out the urban and rural structure and provides updates to the land use designations, policies, and schedules; pursuant to Section 26 of the *Planning Act*, has regard for matters of provincial interest in Section 2 of the *Planning Act*, is consistent with the Provincial Planning Statement, and is in conformity with the County of Elgin Official Plan.

1.1 Purpose of this Plan

An Official Plan is a strategic document that describes how and where a municipality will grow over a 30-year planning horizon. In Ontario, an Official Plan is adopted under the authority of the *Planning Act* as a document approved by the County of Elgin (being the upper-tier government), that contains objectives and policies to guide the physical development of a municipality, while having regard for relevant social, economic, built, and natural environmental matters. Where an Official Plan is in effect, no public work is to be undertaken, and no by-law passed for any purpose unless it is in conformity with the Official Plan.

The purpose of this Official Plan is to position the Municipality of Bayham within the land use planning framework of the Province of Ontario and County of Elgin, providing clear goals, objectives, policies, and indicators to guide development, monitor growth, and manage land use. Based on census data released by Statistics Canada in 2021, the population of the Municipality of Bayham is 7,096. Based on the *Population, Housing and Employment Forecasts and Associated Land Needs Analysis, June 2022* prepared for the County of Elgin’s Official Plan review, the population of the Municipality is projected to grow to 8,560 by the year 2051. It was further identified in the analysis that the Municipality of Bayham has a 93.2 hectare surplus of residentially designated land between the Tier I Settlement Areas of Vienna and Port Burwell. This means the Municipality currently has 93.2 hectares of residentially designated lands greater than what is required to accommodate the projected population growth of 1,270 people between the years 2021-2051. This Official Plan incorporates policies to guide and manage this projected growth within the Municipality. This Official Plan incorporates policies to guide and manage this projected growth within the Municipality.

In line with the Municipality’s strategic directions, this Plan works alongside other Municipality of Bayham plans, initiatives, and implementation tools to support a successful, flexible, and resilient municipality. The Municipality of Bayham is an inclusive place for people to live, work, and play in the context of its small-town and rural

Section 2 – Growth Management and Community Structure

Purpose of this Section?

- Provides policies related to growth management and the Municipality’s land use structure, notably Settlement Areas, Rural Area, and Strategic Employment Areas.

What are some notable changes?

- Maintains the **existing hierarchy system/classification** of the Settlement Areas (i.e. Tier I, II and III).
- Updates to **Settlement Area Expansion** policies for Tier I Settlement Areas and Settlement Area Boundary Adjustments updated to reflect the new Provincial Planning Statement.
- Prohibits the establishment of new Settlement Areas and only permits the expansion of Tier II or III Settlement Areas until **full municipal services are available**.
- Encourages residential intensification & redevelopment in existing Settlement Areas to assist the County in their 16% target of all new residential development to be achieved through intensification and redevelopment.
- Identifies and protects **Strategic Employment Areas** that are of strategic importance to the Municipality due to their contribution to the local economy and broader regional economy.

Tier I:

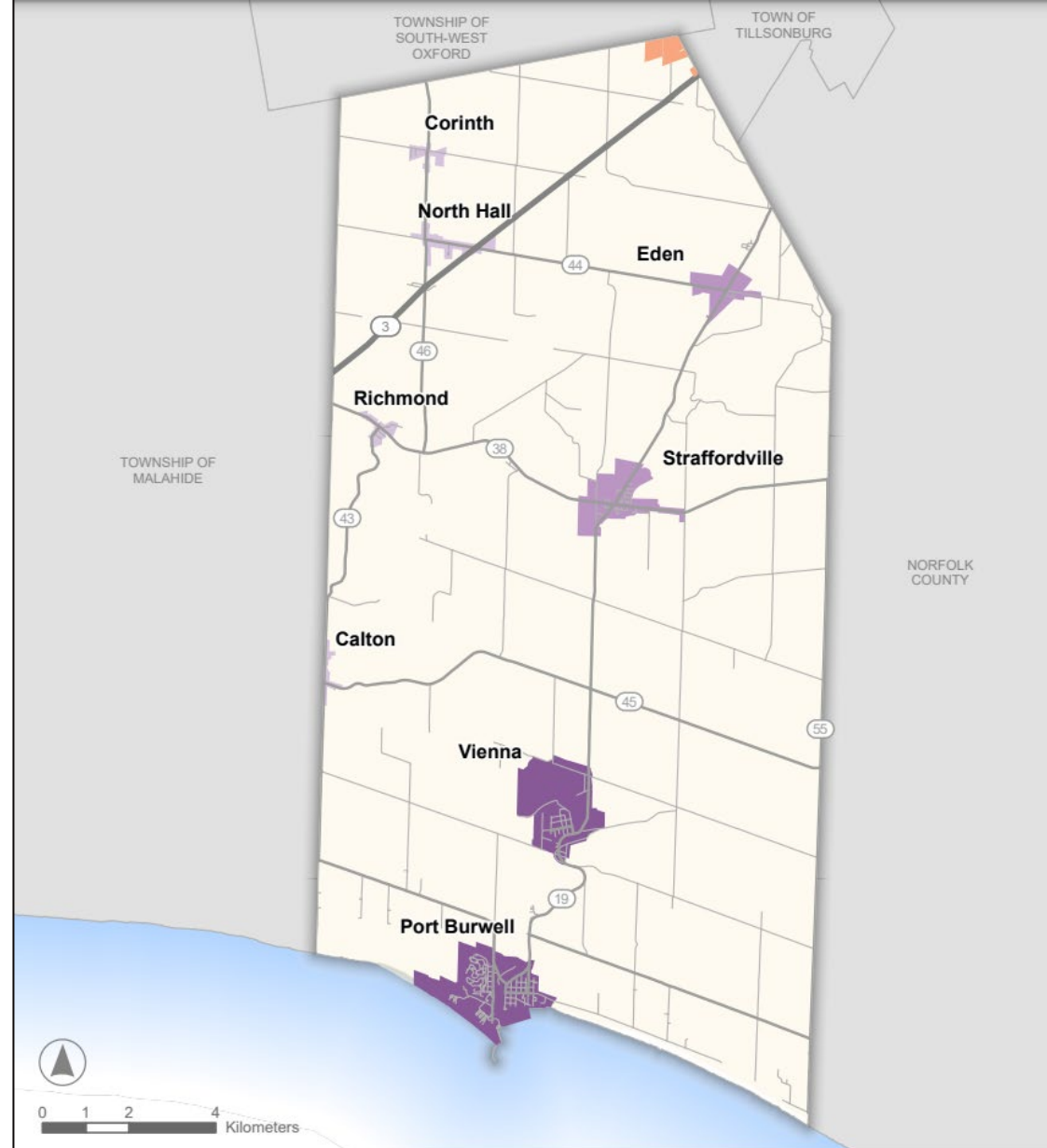
- Village of Vienna
- Village of Port Burwell

Tier II:

- Village of Straffordville
- Hamlet of Eden

Tier III:

- Hamlet of Corinth
- Hamlet of North Hall
- Hamlet of Richmond
- Hamlet of Calton



Schedule A - Bayham Structure Plan

Settlement Areas

- Tier 1
- Tier 2
- Tier 3

Rural Area

- Rural Area
- Strategic Employment Areas

Base Features

- Provincial Highways
- County Roads
- Local Roads



Section 3 – The Rural Area

Purpose of this Section?

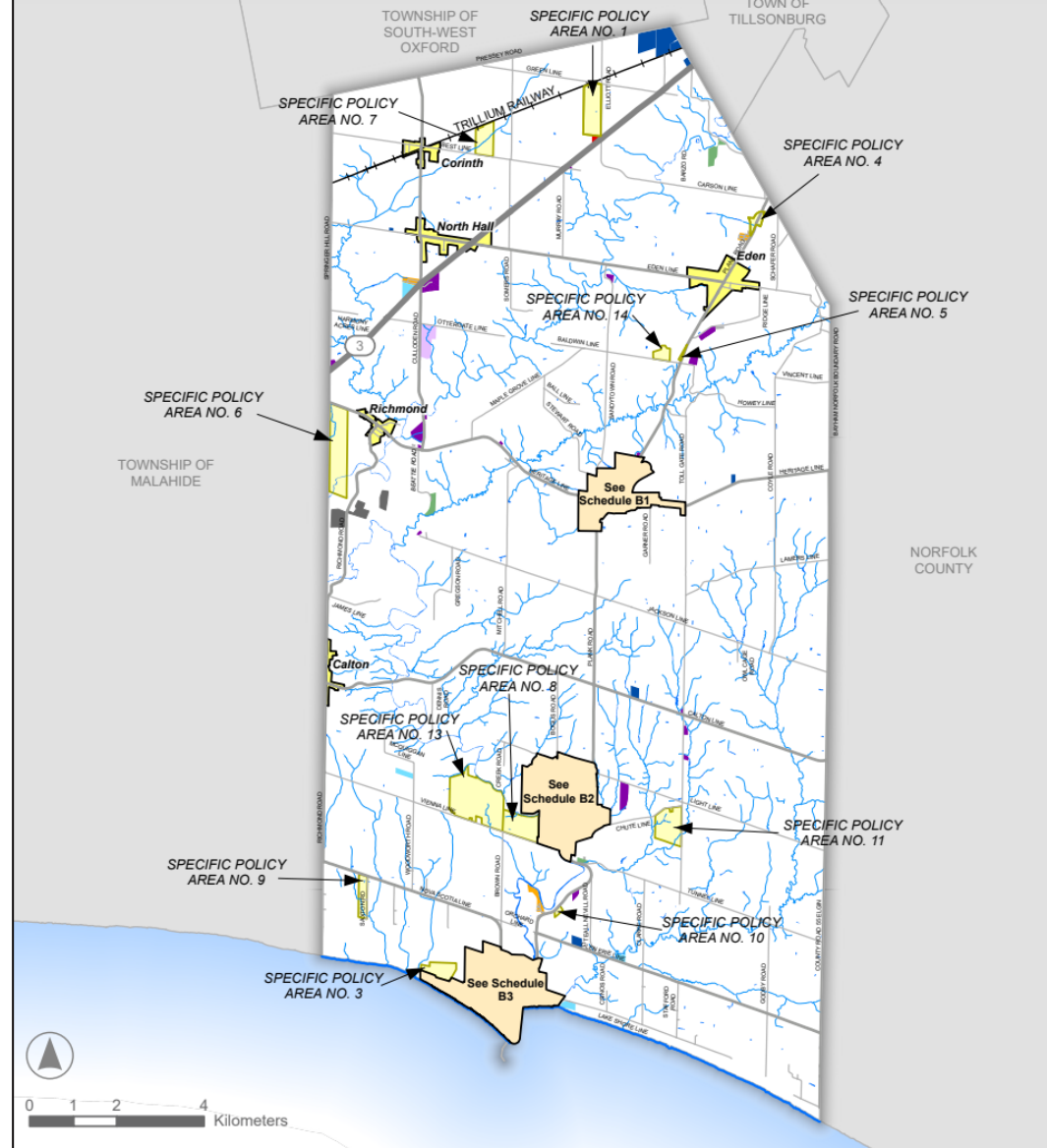
- Provides detailed policies to protect the Rural Area, including land use policies for the “Agricultural Area” designation and other non-agricultural use designations, including: Estate Residential; Mobile Home Parks; Seasonal Travel Trailer and Campgrounds; Institutional; Commercial / Highway Commercial; Recreational; Industrial; Conservation Lands; and, Licenced Pits and Quarries.

What are some notable changes?

- Updates to Additional Residential Unit (ARU) policies in the Rural Area to reflect new requirements in the Provincial Planning Statement, which now permits a **maximum of two (2) ARUs**.
- Improvements to the “**On-Farm Diversified Uses**” policies by providing greater clarity in terms of permitted uses, size, scale and location of such uses.
- Includes new “**Temporary Outdoor Special Events**” policies for hosting large-scale temporary outdoor events such as fairs, festivals, concerts, ploughing matches, historical re-enactments, etc. in the “Rural Area”.

Section 3 – The Rural Area (Continued)

- Improvements to the “**Agriculturally-related Uses**”, “**Home-based Businesses & Industries**”, and “**Core Agri-tourism Operations**” policies in terms of clarifying the permitted uses and requirements.
- The term “Supplementary Farm Dwellings” (i.e., seasonal farm labourer housing) from the current Bayham OP is now referred to as “**Farm Labour Accommodations**” to match terminology of the adopted Elgin County OP.
- Improvements to policies pertaining to **new or expanding non-agricultural uses in the “Rural Area”**, explicitly requiring an Official Plan Amendment and Zoning By-law Amendment, as well as demonstrating consistency with the Provincial Planning Statement for non-agricultural uses in prime agricultural areas, where applicable.



Schedule B - Land Use Plan

Land Use

- | | |
|---|----------------------------|
| Agricultural Area | Recreational |
| Estate Residential | Industrial |
| Mobile Home Parks | Conservation Lands |
| Seasonal Travel Trailer and Campgrounds | Licenced Pits and Quarries |
| Institutional | Specific Policy Areas |
| Commercial / Highway Commercial | Hamlets |

Base Features

- | |
|-------------------------|
| Provincial Highways |
| County Roads |
| Local Roads |
| Railway |
| Watercourse / Shoreline |

Section 4 – Settlement Areas

Purpose of this Section?

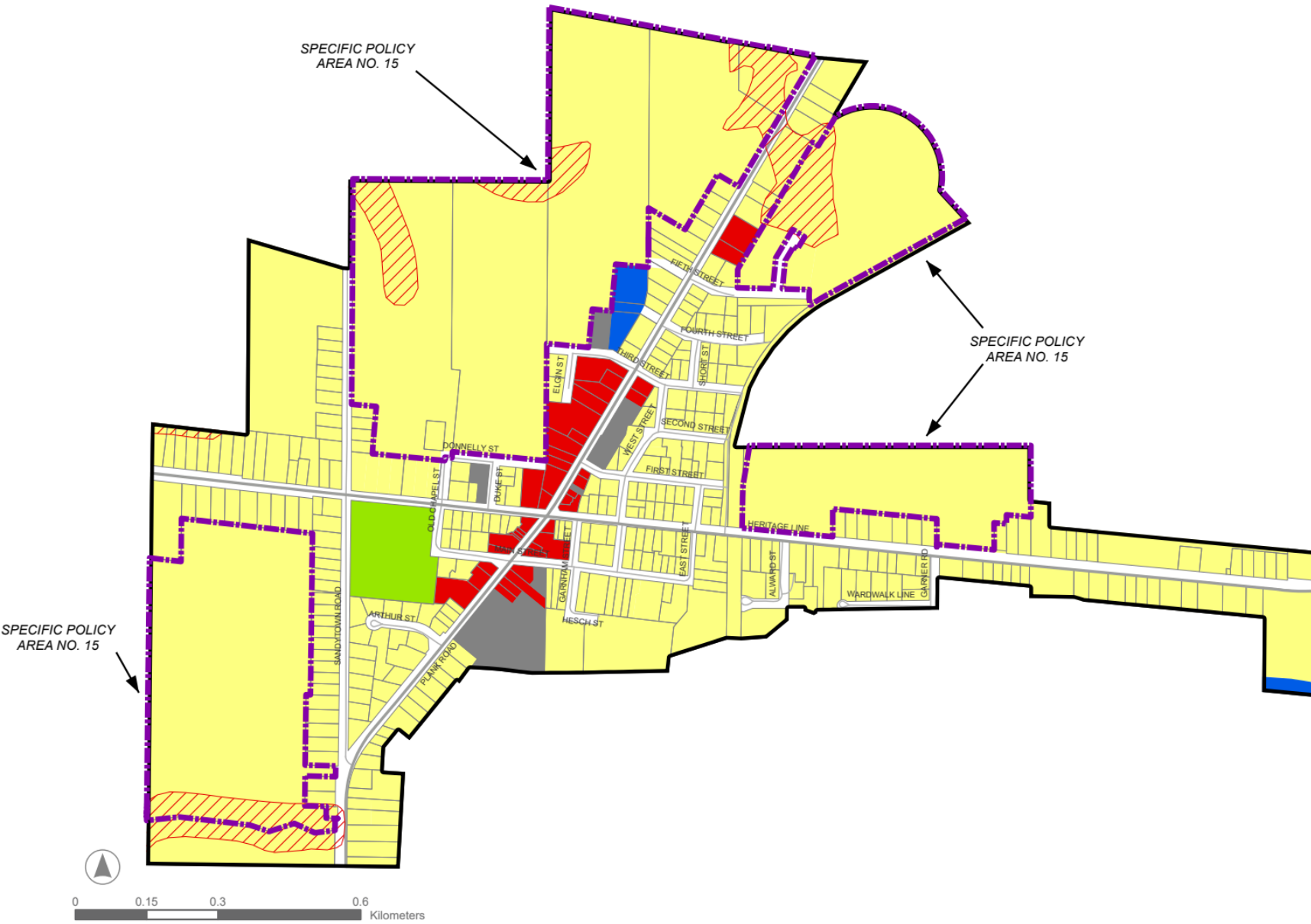
- Provides detailed policies related to the Settlement Area, including the land use designations which specifies the type, scale and form of development and range of uses appropriate for each land use designation.
- Consists of the Tier I (Village of Vienna and Port Burwell), Tier II (Village of Straffordville and Hamlet of Eden) and Tier III (Hamlet of Corinth, Calton, North Hall and Richmond) Settlement Areas.

What are some notable changes?

- Introduces new policies pertaining to “**Community Design and Protecting Urban Character**”, encouraging new development to be designed in keeping with the traditional character of settlement areas, achieves high quality design, improves streetscape, etc.
- Specifies “**General Development Policies**” between each Tier I, II and III Settlement Areas based on the available servicing (i.e. Full Municipal, Partial, or Independent/Private Servicing).

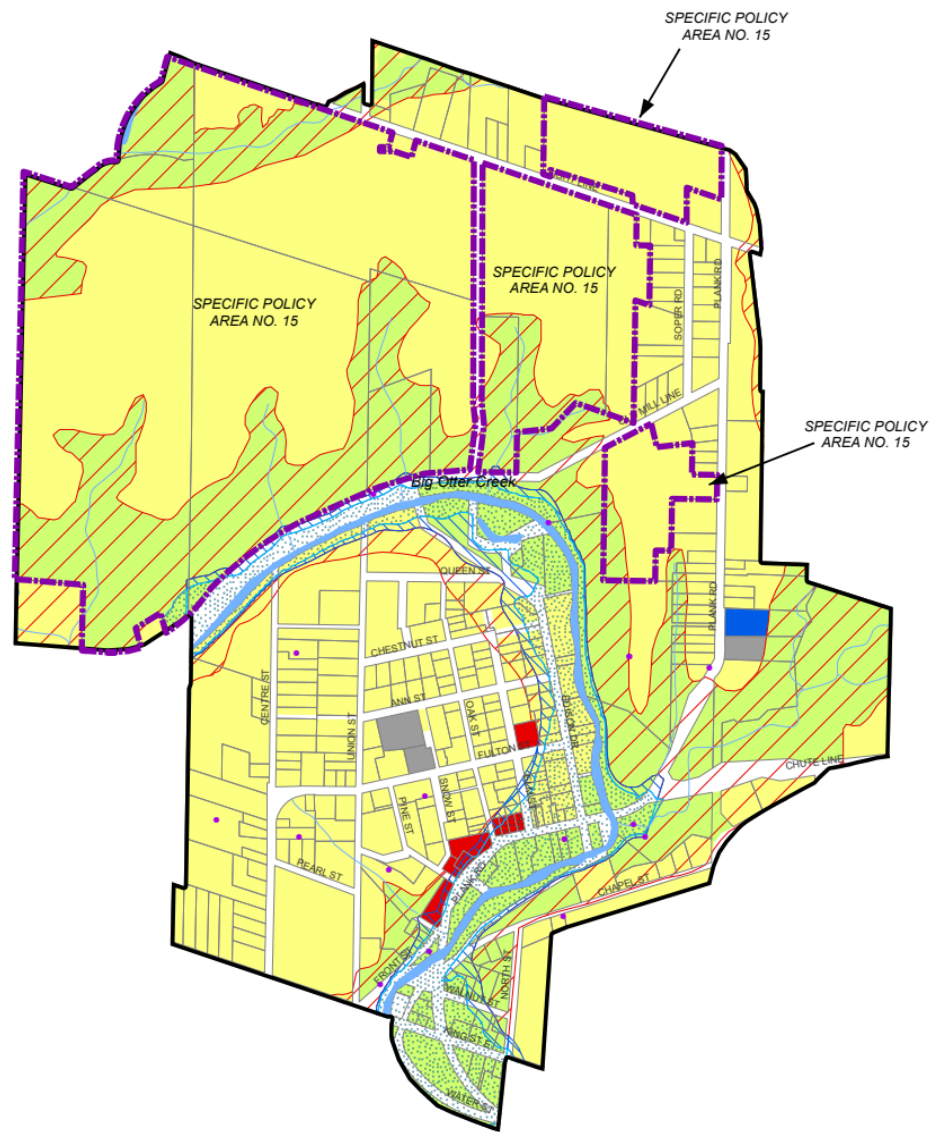
Section 4 – Settlement Areas (Continued)

- Introduces new policy, per the adopted Elgin County OP, that encourages new development in Settlement Areas to **mitigate and adapt to the impacts of climate change**.
- Minor refinements to the Additional Residential Unit (ARU) policies in Settlement Areas to reflect requirements in the Provincial Planning Statement, which permits a **maximum of two (2) ARUs** where single-detached, semi-detached, and/or rowhouse dwellings are permitted on a lot.
- Existing land use designations (i.e. Hamlet, Residential, Multi-Unit Residential, Harbour Residential/Commercial, Commercial, Industrial, Institutional, and Open Space) within the Settlement Areas and their policies were **generally unchanged** from the current Bayham Official Plan.



Schedule B1 - Straffordville: Land Use and Constraints Plan

- | | | |
|-----------------|-----------------------|----------------------|
| Land Use | Constraints | Base Features |
| Residential | Hazard Lands | County Roads |
| Commercial | Specific Policy Areas | Local Roads |
| Institutional | | |
| Industrial | | |
| Open Space | | |



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Schedule B2 - Vienna: Land Use and Constraints Plan

Land Use

- Residential
- Commercial
- Institutional
- Industrial
- Open Space
- Specific Policy Areas

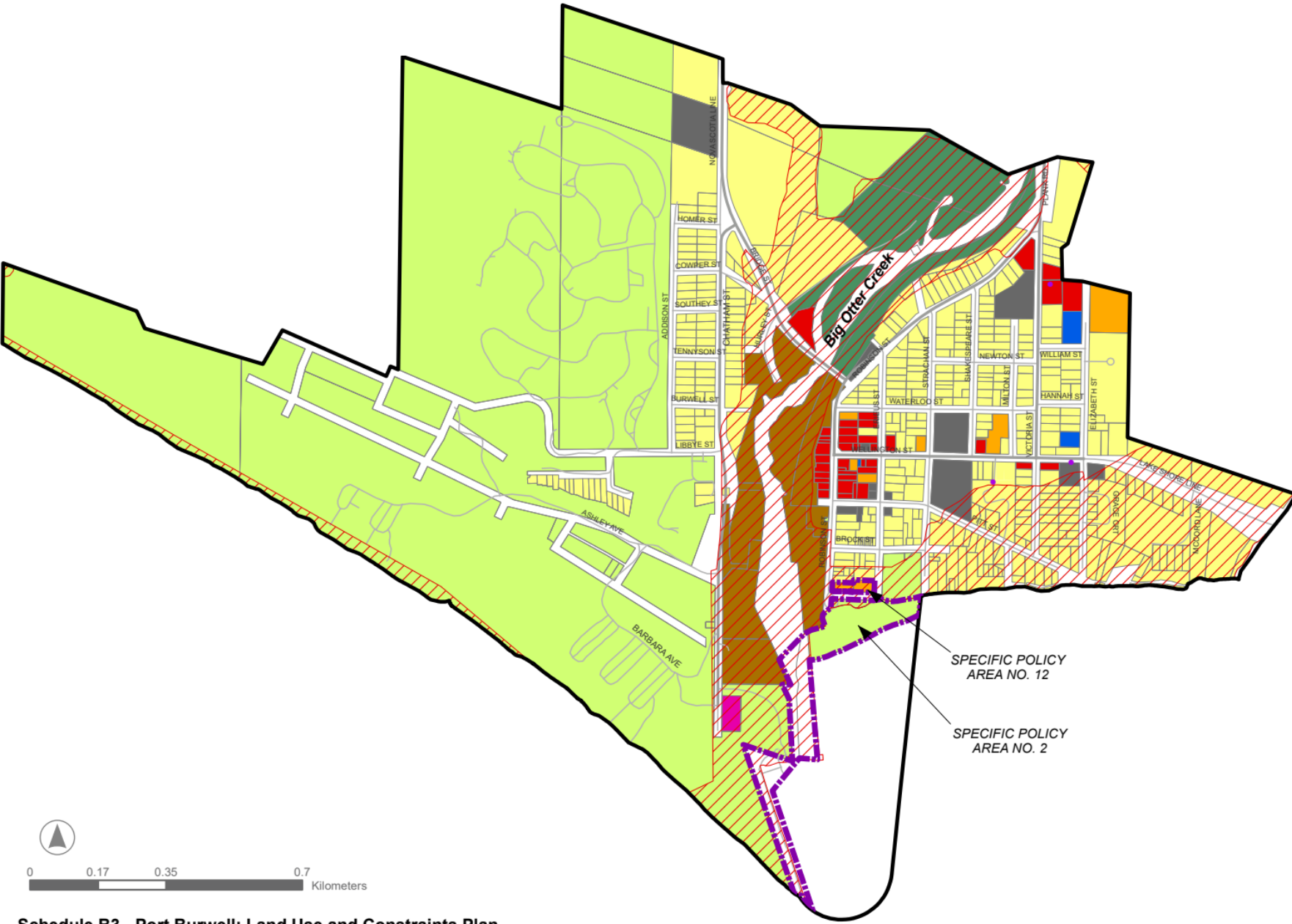
Constraints

- Hazard Lands
- Flood Fringe
- Floodway
- Existing or Closed Petroleum Wells

Base Features

- County Roads
- Local Roads
- Watercourse





Schedule B3 - Port Burwell: Land Use and Constraints Plan

- | Land Use | |
|----------------------------------|-----------------------|
| Residential | Industrial |
| Multi-Unit Residential | Institutional |
| Harbour Residential / Commercial | Open Space |
| Commercial | Conservation Lands |
| | Specific Policy Areas |

- | Constraints | |
|--------------|------------------------------------|
| Hazard Lands | Sewage Treatment Facility |
| | Existing or Closed Petroleum Wells |

- | Base Features | |
|---------------|-------------|
| County Roads | Local Roads |

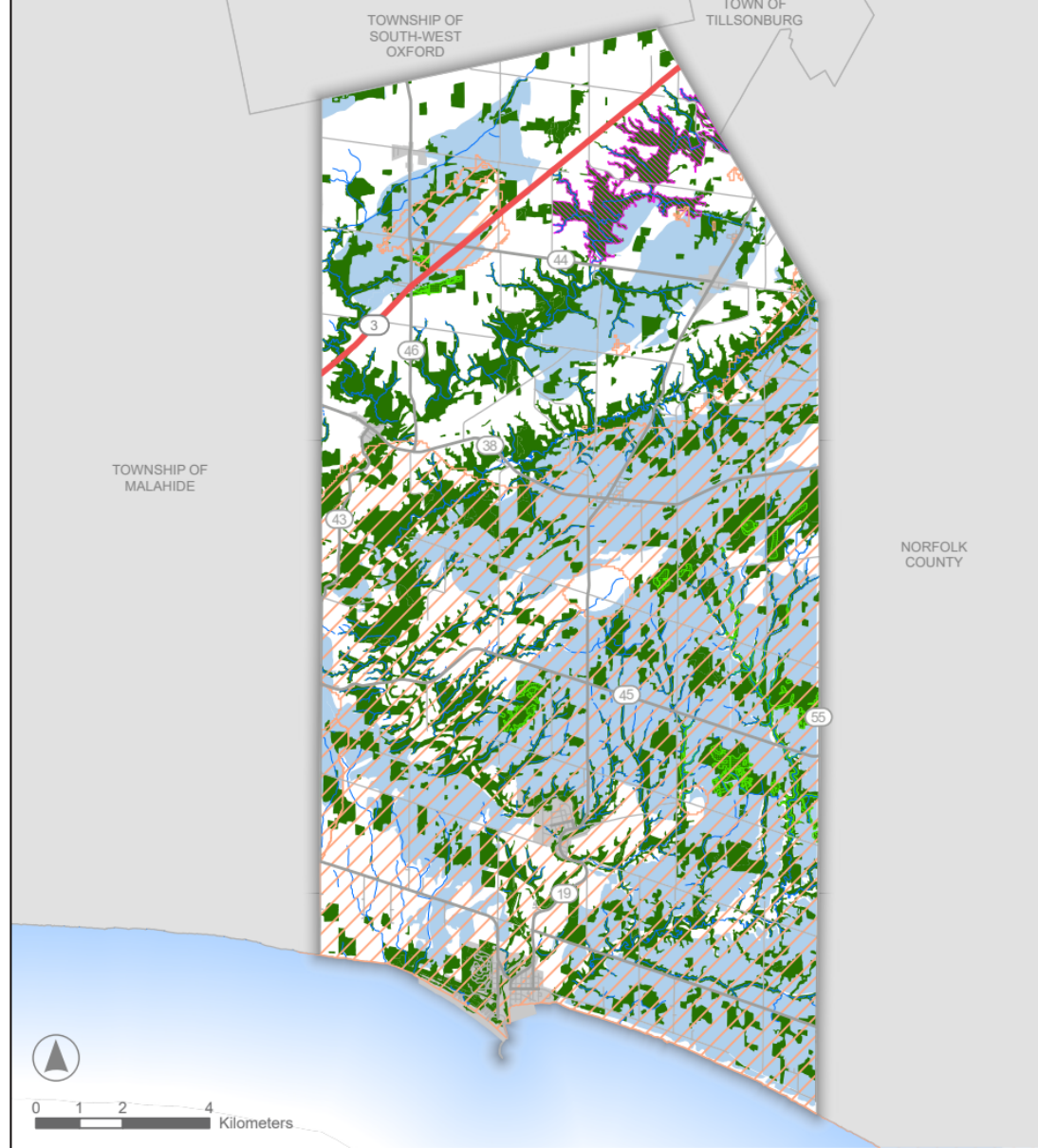
Section 5 – The Natural System

Purpose of this Section?

- Provides policies that protect the natural heritage system and their hydrologic and ecological functions from adverse environmental impact.
- **The Natural System is composed of:** Significant Wetlands; Significant Coastal Wetlands; Significant Woodlands; Significant Valleylands; Areas of Natural and Scientific Interest (ANSI); Significant Wildlife habitat; Fish habitat; Habitat of threatened or endangered species; Surface water; and, Ground water.

What are some notable changes?

- Updates to Mapping (Schedule ‘C’) to **incorporate boundary updates** from the adopted County of Elgin Official Plan.
- Maintains many of the existing natural system features currently designated in the Municipality.
- Clarifies how development proposals within or adjacent to the natural system will be **evaluated and the required approvals**.
- Where destruction and/or alteration of the natural system occurs, includes a policy to **restore the feature or provide compensatory restoration** of equal or greater ecological value.



Schedule C - The Natural System

- | | | |
|-----------------------------------|---------------------------------------|---------------------|
| Natural Heritage System | Significant Groundwater Recharge Area | Base Features |
| Provincially Significant Wetlands | Highly Vulnerable Aquifer | Provincial Highways |
| ANSI | Watercourse | County Roads |
| | | Local Roads |
| | | Settlement Areas |

Section 6 – Transportation and Infrastructure Systems

Purpose of this Section?

- Provides policies that provide for the integrated development of appropriate, safe, and effective transportation and infrastructure systems, including local and county roads, provincial highways, railways, marine ports, water systems, wastewater systems, stormwater management systems, waste management operations, telecommunications facilities, energy generation facilities, and linear infrastructure corridors.

What are some notable changes?

- Establishes new policies regarding the **allocation & phasing of services** (water and sanitary), in-keeping with Provincial and County requirements to ensure future development can be serviced.
- Improves the **Source Water Protection** policies from the adopted Elgin County OP, notably the Wellhead Protection Area surrounding the Hamlet of Richmond wellhead.
- Incorporates new policies encouraging and enhancing the development of **future pedestrian and cycling routes and facilities**.
- Maintains existing policies related to **energy systems** and promoting the use and development of **alternative and renewable energy systems**, with some additional clarification.



Schedule D - Richmond: Water Resources

Wellhead Protection Area

- Wellhead Protection Area - A
- Wellhead Protection Area - B
- Wellhead Protection Area - C

Base Features

- County Roads
- Local Roads
- Municipal Boundary



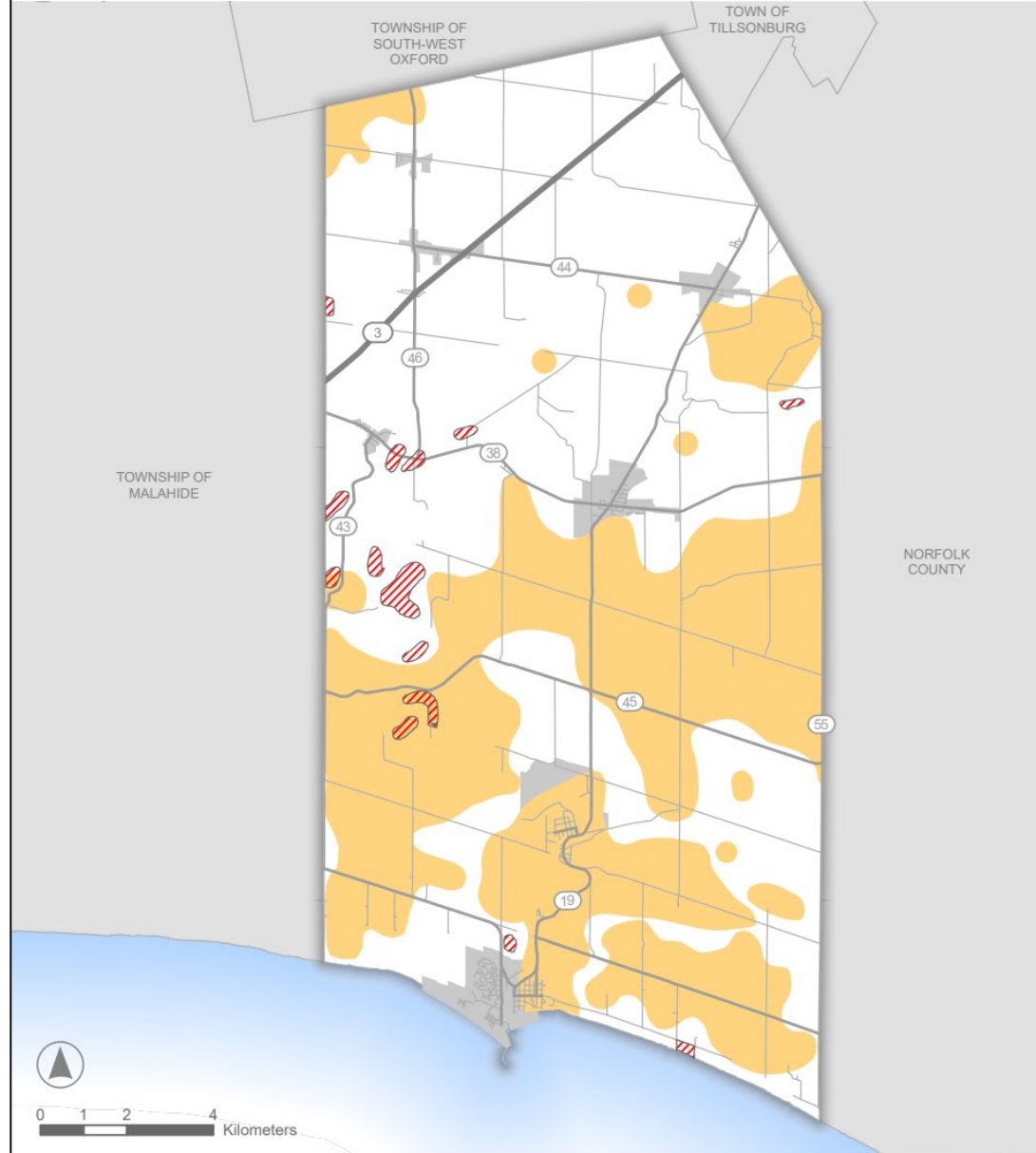
Section 7 – Natural Resource Management Areas

Purpose of this Section?

- Provides policies on the natural resources in the Municipality, including extraction of mineral, petroleum, mineral aggregate, and salt resources.
- **The Natural Resource Management Areas composed of:** Areas of potential aggregate resource; Areas of potential mineral resource; Areas of potential petroleum resource; and Natural resource extraction operations.

What are some notable changes?

- Distinct Section **rather than scattered policies** throughout the Official Plan, which now expands on existing policies from the current Bayham Official Plan.
- Includes **new policies in accordance with Provincial and County policies** related to the extraction of mineral aggregate resources through existing, new or expanding operations.
- **Expands the list of report/plans/studies** that may be required for a new mineral aggregate extraction operations, or expansions to an existing mineral aggregate extraction operation.



Appendix 2 - Natural Resource Management Areas

- | | |
|-------------------------|---------------------|
| Aggregate Resource Area | Base Features |
| Petroleum Pools | Provincial Highways |
| | County Roads |
| | Local Roads |
| | Settlement Areas |

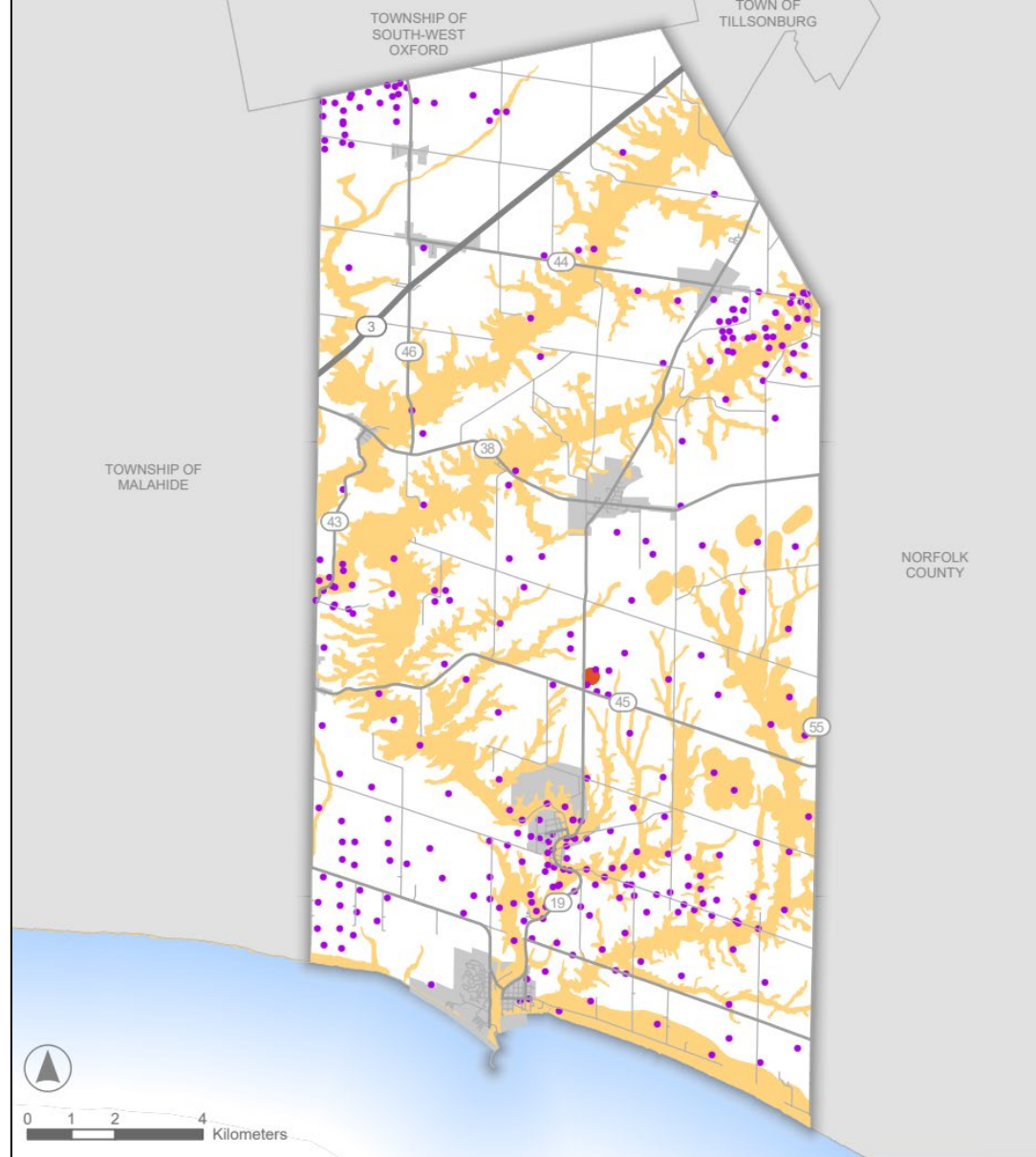
Section 8 – Development Hazards

Purpose of this Section?

- Provides policies to avoid or mitigate potential negative impacts to public health and safety and risks to property and infrastructure due to natural and human-made hazards in the Municipality.
- **Development Hazards are composed of:** Hazardous lands, such as floodplains, dynamic beach hazards, and erosion hazards; Hazardous sites; Former waste disposal sites; Contaminated and potentially contaminated sites; Oil, Gas, and Salt Hazards; Wildland Fire Hazards; Former Natural Resource Extraction Operations; and Abandoned petroleum wells

What are some notable changes?

- Many of the policies remain the same, however, this Section **now combines policies** related to both “Natural Hazards” and “Human-made Hazards”.
- Recognizes the potential impacts of **climate change** as a natural hazard to the built and natural environment.
- Introduces new policies regarding development on or adjacent to **abandoned petroleum wells, wildland fire hazards, and contaminated or potentially contaminated sites.**



Appendix 1 - Development Hazards

- | | |
|--|---|
|  Hazard Lands | Base Features |
|  Former Waste Transfer Site |  Provincial Highways |
|  Existing or Closed Petroleum Wells |  County Roads |
| |  Local Roads |
| |  Settlement Areas |

Section 9 – General Policies

Purpose of this Section?

- Provides policies with respect to (9.1) Economic Development, (9.2) Housing, (9.3) Cultural Heritage, and (9.4) Climate Change for the entire Municipality and are not specific to designated areas of land.

9.1 Economic Development

- New subsection for ‘Economic Development’, which focuses on policies supporting and promoting tourism, placemaking initiatives and knowledge based economic activities.
- Recognizes the importance of protecting the urban and rural character of the municipality, as an economic driver.
- Incorporates many of the policies from the adopted Elgin County OP.

Section 9 – General Policies (Continued)

9.2 Housing

- New subsection for ‘Housing’.
- As per the adopted Elgin County OP, a new policy for a range and mix of housing typologies, whereby **single-detached dwellings shall ‘generally’ not comprise more than 70%** of new residential dwelling mix.
- Promotes the development of affordable housing and assists the County of Elgin in their target of achieving a cumulative total of 55% of new residential units developed across the County.
- Updates to terminology and policies around **group homes, temporary housing and subsidized housing** to reflect the adopted Elgin County OP.
- Includes policy pertaining to the coordination with provincial and federal governments and agencies, **to advocate for sustained provincial and federal funding** for affordable housing options, energy efficiency and sustainable housing design for new and existing residential units, etc.

Section 9 – General Policies (Continued)

9.3 Cultural Heritage

- New subsection for “Cultural Heritage”, which maintains many of the existing cultural heritage policies.
- Introduces new policies around Indigenous archaeological resources and requirements for engagement with Indigenous communities

9.4 Climate Change

- New subsection for “Climate Change”, which recognizes the potential impacts of climate on the built and natural environment.
- Incorporates many of the existing policies from the current Bayham Official Plan, such as granting the Municipality the ability to prepare and adopt a Municipal Energy Plan and Local Action Plan (which currently exists and was prepared in 2018).

Section 10 – Specific Policy Areas

Purpose of this Section?

- This Section provides the “Specific Policy Areas” pertaining to Site-Specific Official Plan Amendments that have been approved to date.
- These “Specific Policy Areas” are also mapped throughout the Draft OP Schedules.
- Any new approved Official Plan Amendment Applications would be added to this Section and mapped accordingly.

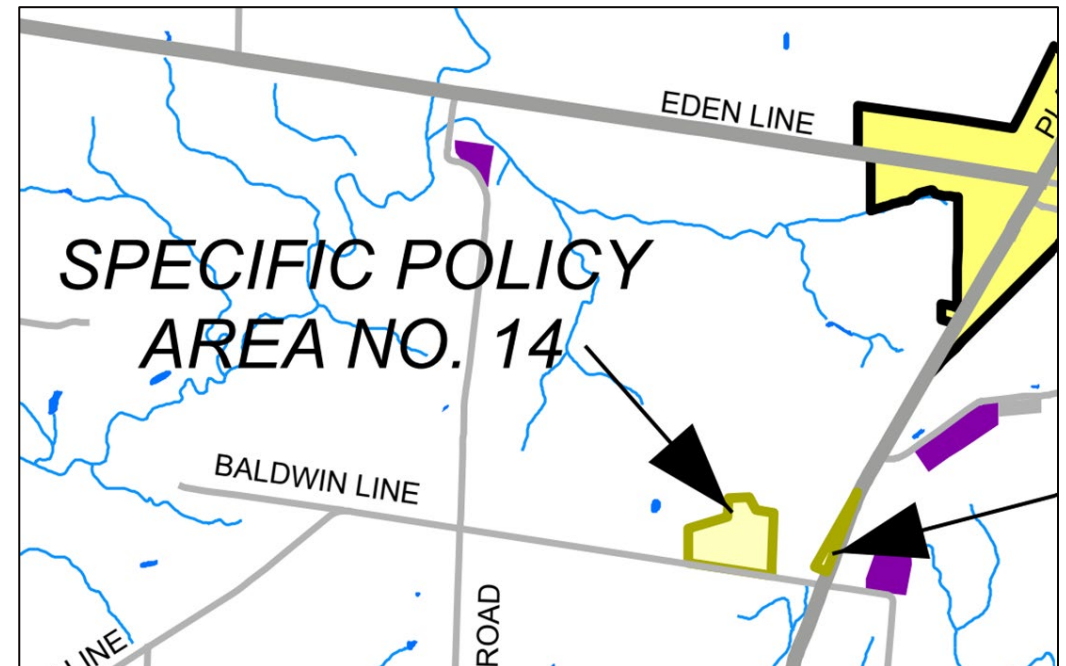
What are some notable changes?

- Maintains all existing “Specific Policy Areas” from the current Bayham Official Plan.
- Consolidates all “Specific Policy Areas” into this Section, rather than scattered through the current Bayham Official Plan.
- New “**Specific Policy Area No. 15**” added for larger agricultural tracts within the Tier I and II Settlement Area boundaries, including Vienna, Straffordville and Port Burwell:
 - *Prior to the approval of any development, the Municipality shall require the preparation and approval of a Servicing Study, which shall demonstrate available capacity of existing full or partial water and sanitary sewage systems in accordance with the policies of this Plan, and that the costs of any required upgrades or extensions of existing servicing shall be at the expense of the applicant.*

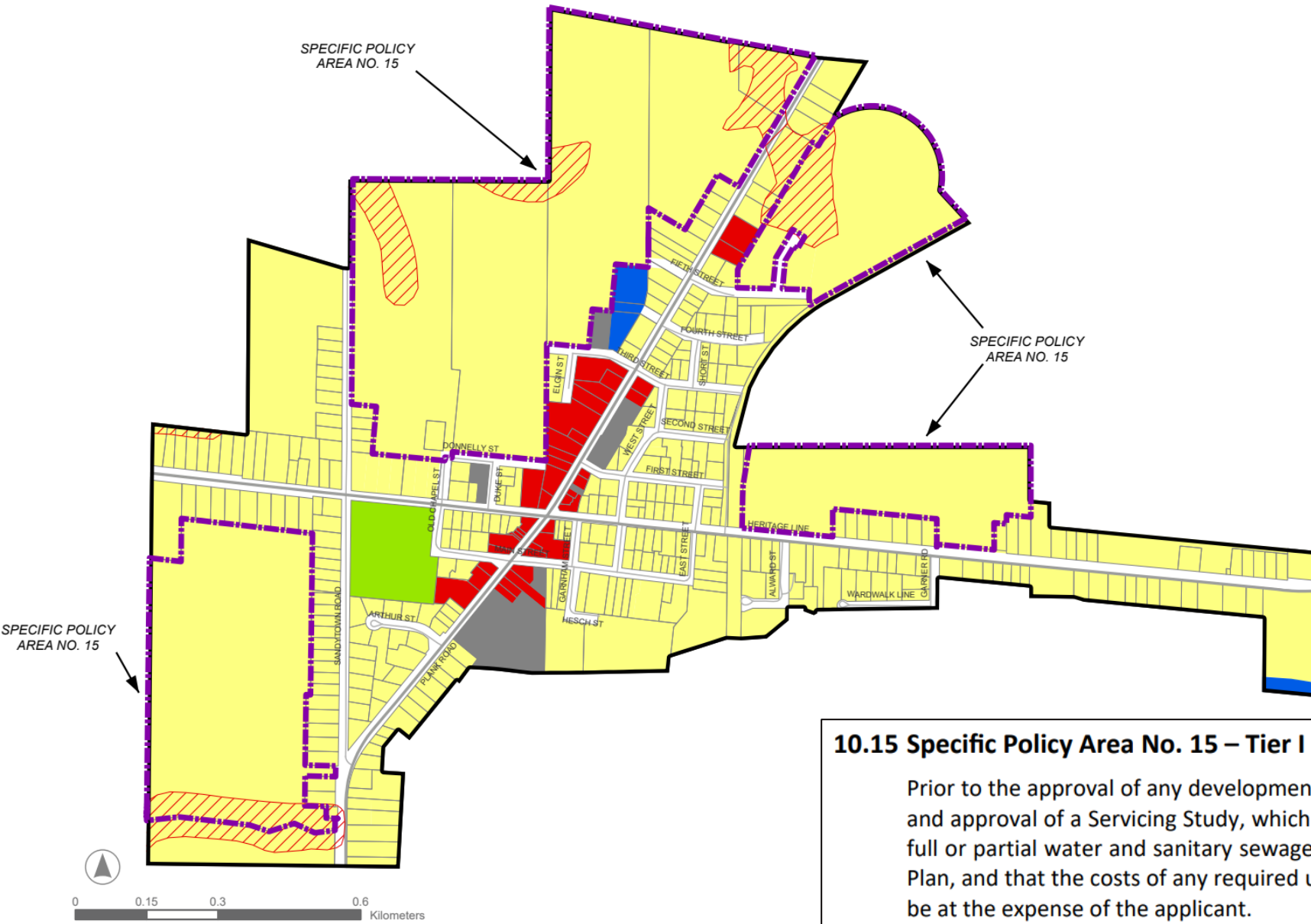
Section 10 – Specific Policy Areas (Continued)

10.14 Specific Policy Area No. 14 – 55942 Maple Grove Line

Notwithstanding Subsection 3.3.9.1, the dwelling located in Part Lot 19, Concession 8 and known municipally as 55942 Maple Grove Line, and existing as of August 2024, is designated as “Specific Policy Area No. 14” on Schedule “B” of this Plan, which may be severed as a surplus farm dwelling, where the existing single-detached dwelling has been built and occupied for less than a minimum of ten (10) years prior to the date of a consent application.



Excerpt from Schedule ‘B’ – Land Use Plan



10.15 Specific Policy Area No. 15 – Tier I & II Settlement Areas

Prior to the approval of any development, the Municipality shall require the preparation and approval of a Servicing Study, which shall demonstrate available capacity of existing full or partial water and sanitary sewage systems in accordance with the policies of this Plan, and that the costs of any required upgrades or extensions of existing servicing shall be at the expense of the applicant.

Schedule B1 - Straffordville: Land Use and Constraints Plan

- | | | |
|-----------------|-----------------------|----------------------|
| Land Use | Constraints | Base Features |
| Residential | Hazard Lands | County Roads |
| Commercial | Specific Policy Areas | Local Roads |
| Institutional | | |
| Industrial | | |
| Open Space | | |

Section 11 – Implementation

Purpose of this Section?

- Describes the mechanisms and processes for the administration and implementation of the Official Plan.

What are some notable changes?

- Updates to **Pre-Consultation requirements** in accordance with Bill 185, as it is no longer “required” but “strongly encouraged”.
- Expands the list of reports/studies/plans that could be required for a **“complete” development application**.
- Includes **planning tools** the Municipality may enlist to use in the future, which includes, Community Improvement Plans, Block Plans, Master Environmental Servicing Plans, etc.
- Introduces additional **Indigenous consultation** policies (this reflects the adopted County of Elgin OP policies).

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11 IMPLEMENTATION

It is the intent of this Plan to serve as the basis for managing change in the Municipality of Bayham until 2054. Any amendment proposed to this Plan shall conform to the Plan’s overall intent as set out in the objectives of this Plan. The Plan may be altered to correct errors in the text or Schedules/Appendices without an amendment, provided the alterations do not change the effect of the objectives and policies of the Plan.

11.1 Delegation of Authority

11.1.1 The Municipal Council may delegate any of the authority vested with Council by the *Planning Act*, which authority is permitted to be delegated by the said *Act*, as Council deems appropriate during the planning period.

11.1.2 The delegation of Council’s authority pursuant to the *Planning Act*, may be assigned by resolution of Council in compliance with the said *Act*, to any of the following: a committee of the whole or part of Council; a planning advisory committee which may or may not include non-elected ratepayers of the Municipality; the Municipal Clerk; the Municipal Building Inspector and/or By-law Enforcement Officer; a Committee of Adjustment; the Elgin County Land Division Committee; or any other eligible person or persons as permitted by the provisions of the *Planning Act*, and as Council deems appropriate.

11.2 Monitoring and Review of the Official Plan

The policies of the Plan are based on the goals and objectives of the Municipality within a regulatory environment that is subject to change over time. Therefore, Plan monitoring and review is required to identify trends in planning issues in the Municipality of Bayham, to analyze the effectiveness of the policies of the Plan, and to allow for adjustments and updating.

11.2.1 Monitoring and Review

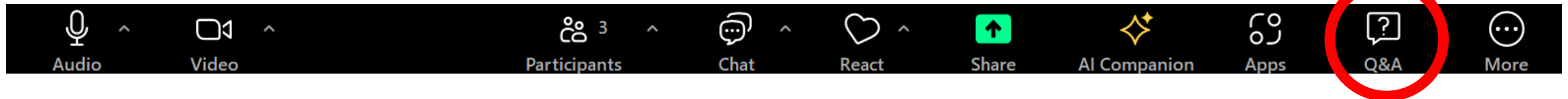
11.2.1.1 The Municipality will review and update the policies of this Plan in accordance with the *Planning Act*. The purpose of monitoring is to evaluate the effectiveness and relevance of the Plan in meeting the Municipality’s goals and objectives. The Municipality will cooperate with the County of Elgin in the maintenance of an information system to allow for the appropriate analysis of the changes in the social, economic, environmental, and technological conditions in the Municipality of Bayham.

11.2.1.2 Council shall determine the need to revise the Official Plan in whole or in part in consultation with prescribed public bodies and hold a special meeting of Council

Q&A Period and Discussion Period

Q&A Period (Written Questions)

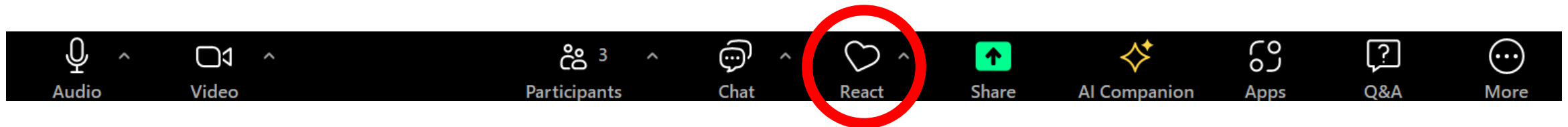
- Using the “Q&A” function on Zoom, please enter any questions you may have.



- Arcadis or Bayham Staff will then provide a verbal response to each question.
- If your question is missed due to time constraints, we strongly encourage you 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).

Discussion Period (Verbal Questions)

- If you have any questions, please use the “**React**” function on Zoom to “**Raise your Hand**”.



- You will then be unmuted and will have an opportunity to provide questions **verbally**.
- Arcadis or Bayham Staff will then provide a response to each question.
- If your question is missed due to time constraints, we strongly encourage you 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).

Next Steps and Additional Information

- Review the comments we receive tonight (and those moving forward) for the Final Draft Official Plan (Phase Four) for Bayham Council adoption.
- While public engagement will still be ongoing, **this project will be put on hold** until the adopted County of Elgin Official Plan is approved by the Province. This is to ensure the new Bayham Official Plan will be in conformity with the County of Elgin Official Plan and reduce the number of revisions.
- 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 always 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

