

**AMENDMENT NO. 38  
TO THE OFFICIAL PLAN  
OF THE  
MUNICIPALITY OF BAYHAM**

**SUBJECT: Municipality of Bayham  
Part of Snow Street, Registered Plan 54**

**The following text constitutes  
Amendment No. 38 to the Official Plan of  
the Municipality of Bayham**

OFFICIAL PLAN  
OF THE  
MUNICIPALITY OF BAYHAM

**THIS** Amendment was adopted by the Council of the Corporation of the Municipality of Bayham by By-law No. 2024-063, in accordance with Section 17 of the **PLANNING ACT**, on the 17<sup>th</sup> day of October 2024.



MAYOR



CLERK

# THE CORPORATION OF THE MUNICIPALITY OF BAYHAM

## BY-LAW NO. 2024-063

**THE** Council of the Corporation of the Municipality of Bayham, in accordance with the provisions of the **PLANNING ACT**, hereby enacts as follows:

- 1) **THAT** Amendment No. 38 to the Official Plan of the Municipality of Bayham is hereby adopted.
- 2) **THAT** the Clerk is hereby authorized and directed to make an application to the County of Elgin for approval of the aforementioned Amendment No. 38 to the Official Plan of the Municipality of Bayham.
- 3) **THAT** no part of this By-law shall come into force and take effect until approved by Elgin County.

**ENACTED AND PASSED** this 17<sup>th</sup> day of October 2024.



**MAYOR**



**CLERK**

**OFFICIAL PLAN  
OF THE MUNICIPALITY OF BAYHAM  
AMENDMENT NO. 38**

**1. PURPOSE**

The purpose of the Official Plan Amendment is to designate the subject property to the 'Residential' land use designation in order to facilitate the creation of a new residential lot. The subject lands, being an unopened road allowance, currently do not have an associated land use designation in the Official Plan on Schedule 'C': Vienna Land Use and Constraints. Therefore, in order to permit residential development on the subject lands, an Official Plan Amendment is required to designate the lands accordingly.

The Official Plan Amendment also would facilitate the concurrent Zoning By-law Amendment Application to rezone the subject lands from 'Institutional (I)' Zone to 'Village Residential 1 (R1)' Zone to permit residential development on the future lot.

The subject lands are identified as municipal-owned lands available for surplus and sale as developable, residential lots. The purpose is to sell the proposed new residential lot, and that any net proceeds derived from the sale of these lands may be used for strategic ventures, such as extinguishing the balance of the HMCS Ojibwa principal when the term renews in March 2025.

**2. LOCATION**

The Official Plan Amendment will be applicable to lands known as Part of Snow Street, Registered Plan 54, in the Village of Vienna.

**3. BASIS OF THE AMENDMENT**

The subject lands are characterized as a vacant (grassed) space, being an unopened road allowance, located immediately south of Ann Street, and are legally identified as Part of Snow Street, Registered Plan 54, in the Village of Vienna.

The subject lands to be redesignated can be described as a rectangular shaped parcel with an approximate lot area of 804.5 square metres (8,659.5 square feet), estimated lot frontage of 15.2 metres (49.9 feet) along Ann Street, and an estimated lot depth of 53.0 metres (173.9 feet). The surrounding lands are predominantly residential with single-detached dwellings, notably to the north, south, and east. To the immediate west of the subject lands is the Vienna Community Park, which consists of playground equipment,

pickle ball court, soccer field, basketball court and a pavilion.

The proposed amendment is consistent to intensification of development policies within settlement areas with municipal water and sewer services in the Provincial Policy Statement, 2020 (hereafter “PPS”), as well as the new Provincial Planning Statement (2024, in-force and effect on October 20, 2024). As per the 2020 PPS, Section 1.1.3.1 directs growth and development to settlement areas; and Section 1.1.3.6 indicates that new development should occur in settlement areas adjacent to the built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

The proposal is in conformity with the County of Elgin Official Plan policies for residential intensification within a ‘Tier 1’ Settlement Area that is fully municipally serviced.

The proposal would provide for efficient use of underutilized, fully serviced settlement area lands and conforms with the applicable policies of the Municipality of Bayham’s Official Plan, particularly those relating to residential intensification within settlement areas and access to full municipal servicing.

#### **4. DETAILS OF THE AMENDMENT**

- a) Schedule ‘C’ of the Municipality of Bayham Official Plan is hereby amended by changing the symbol for land use designation to “Residential” for the lands outlined in bold on the following attached Schedule.

# OFFICIAL PLAN OF THE MUNICIPALITY of BAYHAM

## SCHEDULE 'C' VIENNA: LAND USE and CONSTRAINTS

- Land Use**
- Residential
  - Commercial
  - Institutional
  - Industrial
  - Open Space
- Constraints**
- Hazardous Lands
  - Flood Fringe
  - Floodway
  - \*

 Existing Petroleum Wells
- Base Features**
- County Roads
  - Local Roads
  - Watercourse



Schedule 'C' forms part of Official Plan of the Municipality of Bayham and must be read in conjunction with the written text.

