



**NOTICE OF AN APPLICATION
CONCERNING A PROPOSED DRAFT PLAN OF
SUBDIVISION APPLICATION (APPROVAL AUTHORITY
COUNTY OF ELGIN, FILE NUMBER 34T-BA2501) AND
ZONING BY-LAW AMENDMENT, IN THE MUNICIPALITY
OF BAYHAM**

APPLICANT: COUNTRYSIDE COMMUNITIES INC.

LOCATION: LOTS 22-30 EAST OF UNION STREET, LOTS 25-29 WEST OF JOHN STREET, LOTS 22-24 WEST OF SNOW STREET, LOT 20 NORTH OF CHESTNUT STREET, REGISTERED PLAN 54, VILLAGE OF VIENNA

TAKE NOTICE that the Municipality of Bayham has received a request from the County of Elgin (the approval authority for Plan of Subdivision approvals for the Municipality of Bayham) to provide Notice of an Application for Draft Plan of Subdivision Application (File No. 34T-BA2501) under Section 51 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, submitted by Strik Baldinelli Moniz Ltd. on behalf of Countryside Communities Inc.

THE PURPOSE OF THIS NOTICE is to inform the public of the nature of the Draft Plan of Subdivision and Zoning By-law Amendment proposal. A public meeting for the draft plan of subdivision is not required.

THE PURPOSE AND EFFECT of this Draft Plan of Subdivision will be to divide the Subject Lands into four semi-detached residential lots (Lots 1-4), eight single-detached residential lots (Lots 5-12) and one road-widening block (Lot 13). One proposed servicing easement is located along the rear lot lines of Lots 10-12 and the eastern lot line of Lot 12.

Proposed Lots 1-4 will front onto and have direct access along the existing Chestnut Street and Lots 5-12 will be accessed by a new cul-de-sac road that will connect to Chestnut Street. The residential lots will be serviced by municipal water and sanitary sewage disposal systems, including a new watermain and sanitary sewer connection to the existing municipal water and sanitary sewage disposal systems.

The Subject Property is designated as 'Residential' in the Municipality of Bayham Official Plan and is Zoned 'Village Residential (R1(h2))' in the Municipality of Bayham Zoning By-law No. Z456-2003.

The applicant will be required to apply for and obtain Zoning By-law Amendment approval for site-specific exceptions and to remove the Holding Provision (h2) subject to entering into a subdivision agreement between the applicant and the Municipality.

ANY PERSON may attend the (future) public meeting and/or make a written or verbal representation in support of or in opposition to the proposed Draft Plan of Subdivision.

IF A PERSON OR PUBLIC BODY would otherwise have the ability to appeal the decision of Elgin County but does not make oral submissions at the public meeting, if one is held, or make written submissions to Elgin County in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of Elgin County to the Ontario Land Tribunal.

IF A PERSON OR PUBLIC BODY does not make oral submissions at the public meeting, if one is held, or make written submissions to Elgin County in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

IF YOU WISH to be notified of the decision of Elgin County in respect of the proposed plan of subdivision, you must make a written request to the County of Elgin, c/o Diana Morris, Senior Planner, at 519-631-1460 or dmorris@elgin.ca or visit the County website at <https://www.elgincounty.ca>. The County Office is located at 450 Sunset Drive, St. Thomas, ON, N5R 5V1.

FOR ADDITIONAL INFORMATION about this matter, including information about preserving your appeal rights, contact the Municipal Office (contact information below) or Elgin County (contact information above). The following reports are available for inspection at the Municipal office from Monday to Friday, between 8:30 A.M. and 4:30 P.M.:

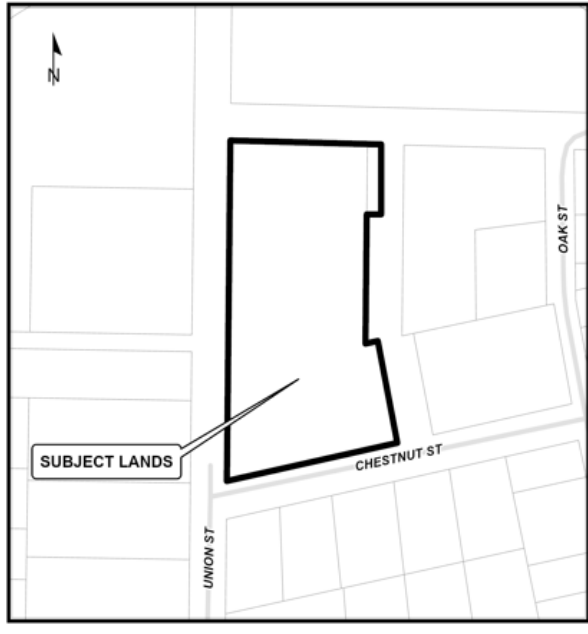
- Planning Rationale Report prepared by Strik Baldinelli Moniz Ltd., dated January 17, 2025.

- Archaeological Assessment, Stage 1 & 2 prepared by Lincoln Environmental Consulting Corporation, dated November 2021.
- Tree Preservation Plan prepared by Dan Weagant Landscape Architect, dated January 27, 2023.
- Transportation Impact Brief prepared by Strik Baldinelli Moniz, dated October 31, 2024.
- Servicing and Stormwater Management Feasibility Study prepared by Strik Baldinelli Moniz, dated October 30, 2024.

Dated at the Municipality of Bayham this 3rd day of March 2025.

KEY MAP

MUNICIPALITY OF BAYHAM



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Village of Vienna