

Date: August 26, 2024  
 Subject: Bayham Official Plan Review – Shaping Our Future  
 Special Council Meeting, August 29<sup>th</sup>, 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
<b>Settlement Areas</b>	Requests to include or remove lands from the existing Settlement Areas.
<b>Growth Management</b>	How the new Official Plan will direct growth towards partially or fully serviced settlement areas, rather than the privately serviced areas.
<b>On-Farm Diversified and Agricultural Related Uses</b>	Enhancing the new Official Plan policies to allow for broader On-Farm Diversified and Agricultural Related Uses.
<b>Protection of Agricultural and Natural Heritage</b>	How the new Official Plan will protect the agricultural and natural heritage lands.
<b>Indigenous Engagement</b>	How the new Official Plan will involve indigenous groups in the process.
<b>New Provincial Planning Statement</b>	How the new Provincial Planning Statement will impact the new Official Plan and timeline for the deliverables.
<b>Process</b>	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 19<sup>th</sup>, 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.docx](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.docx)2024-08-26\CT



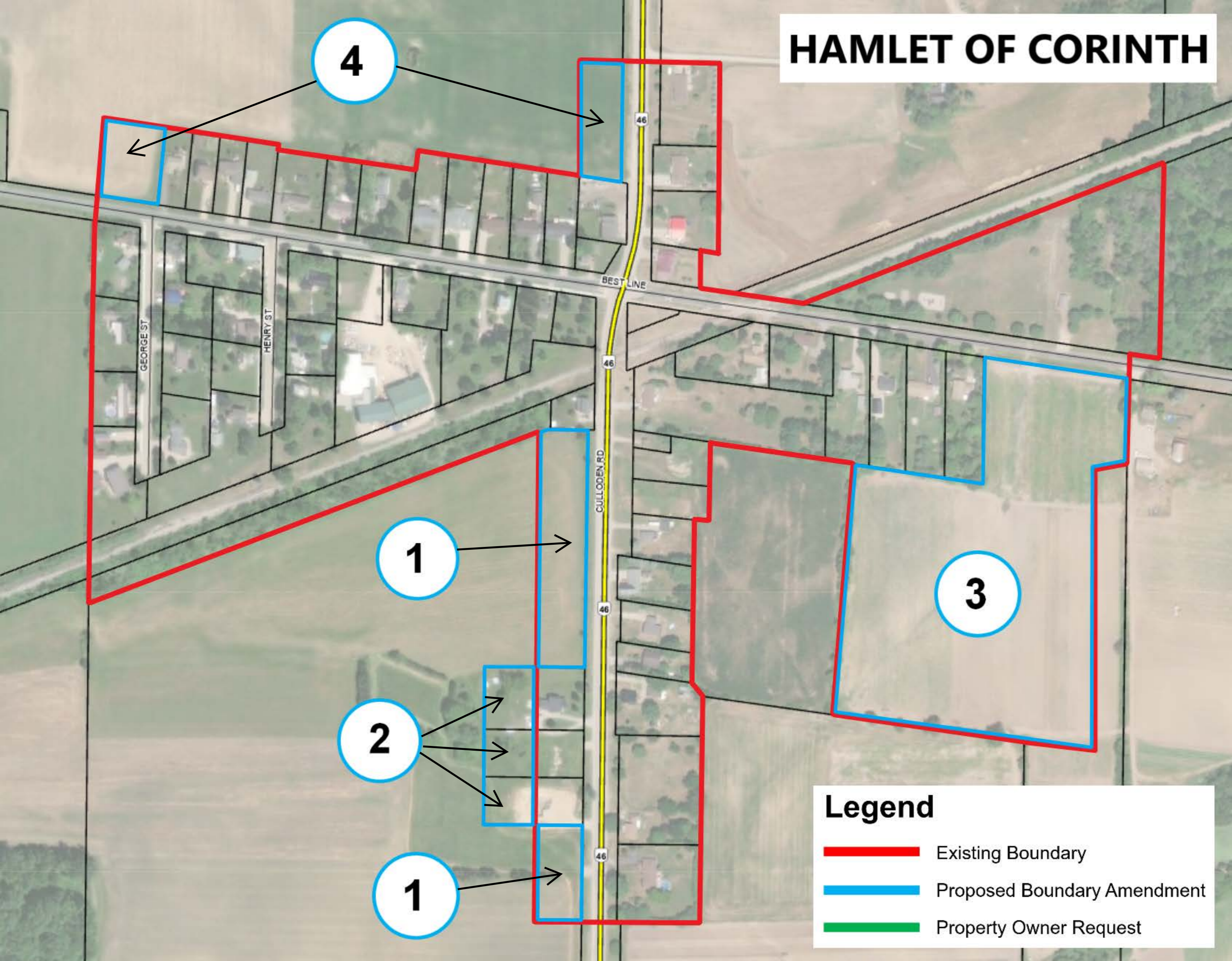
# Appendix A

## '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)

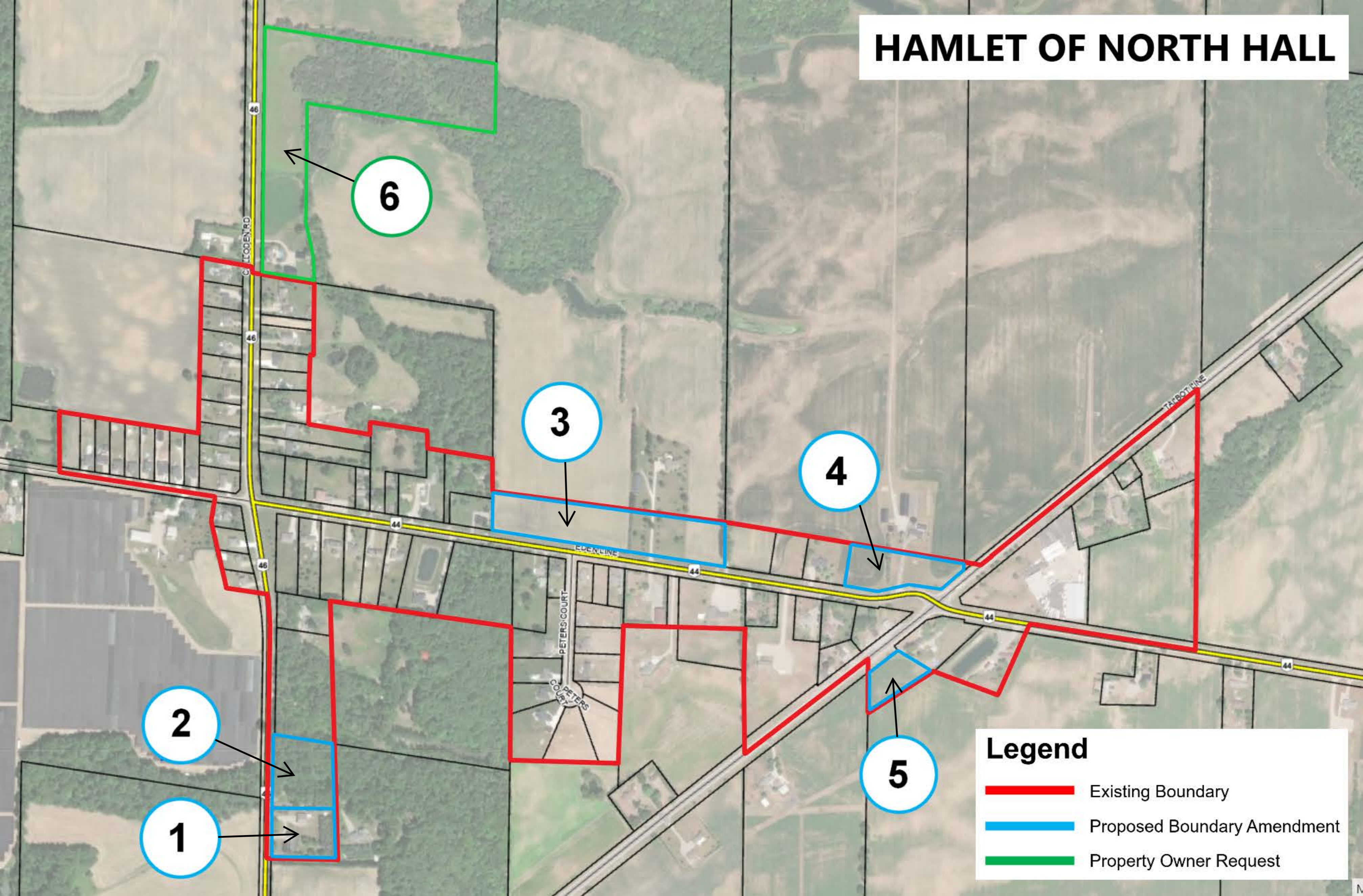
**Proposed Boundary Amendment:** REMOVE.

**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.

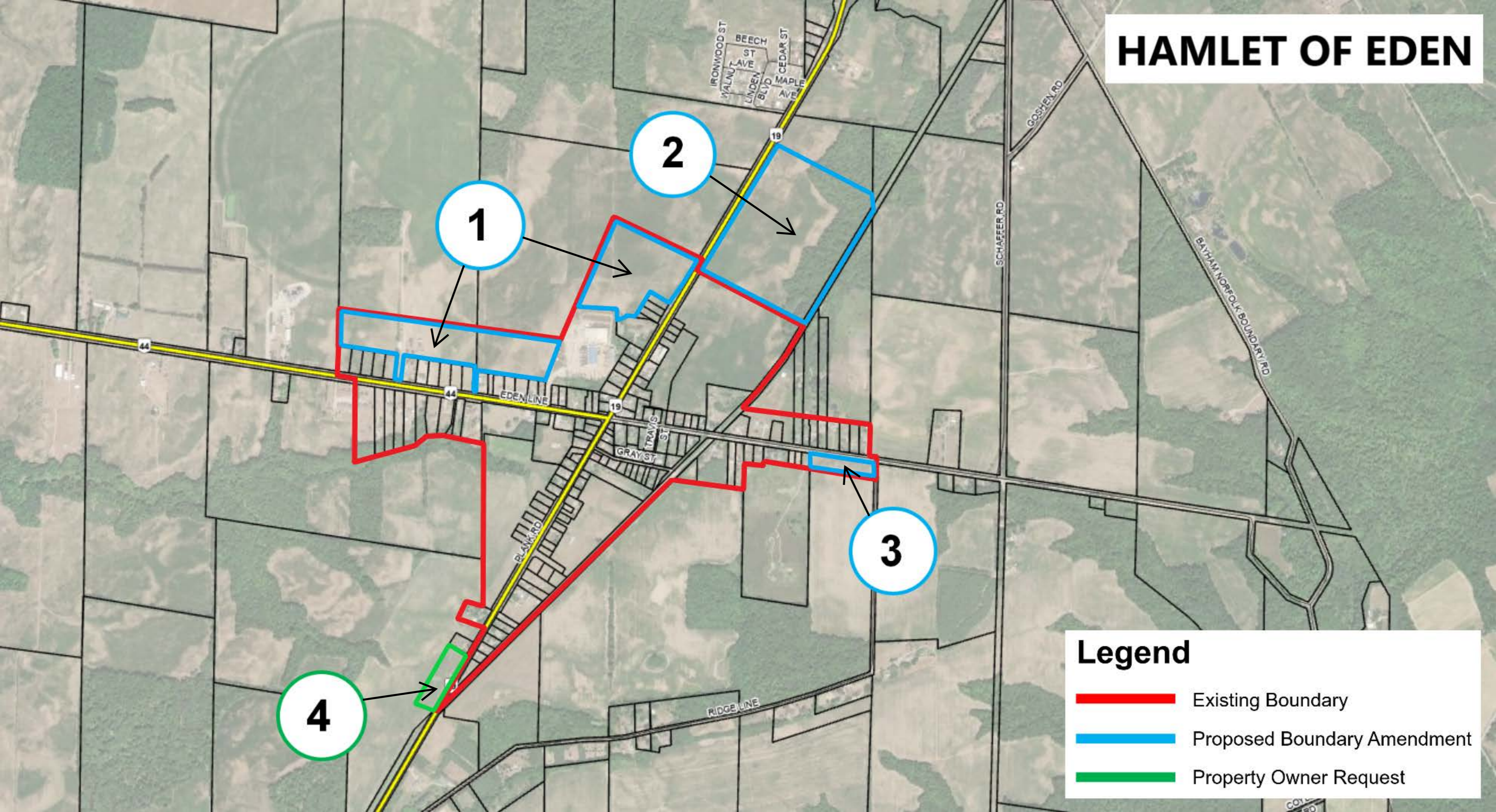
**Growth Management:** The proposed boundary change request encourages strip development, resulting in the fragmentation of agricultural lands. Residential development should be directed within settlement areas that are fully or partially serviced rather than privately serviced.

**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)

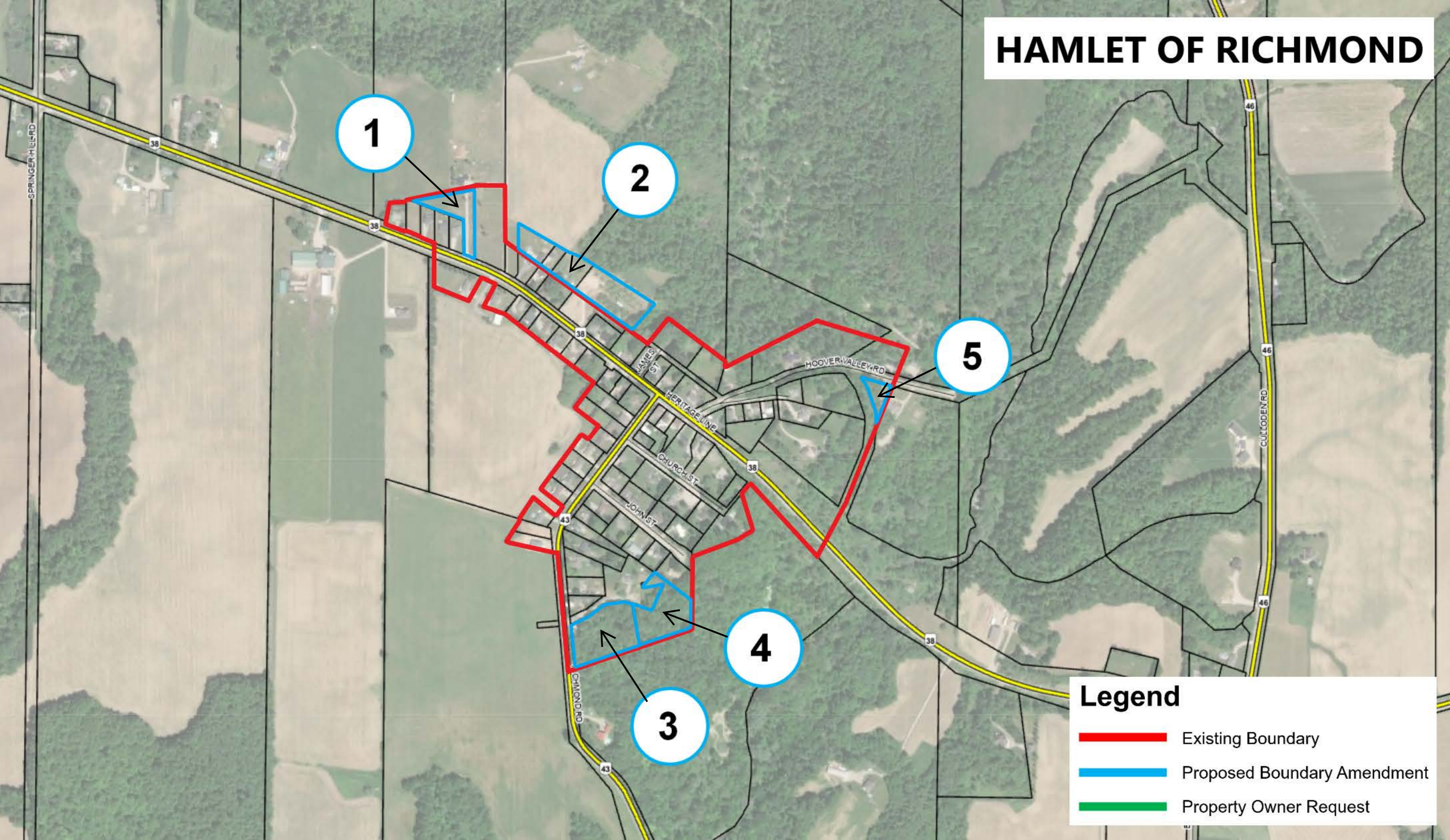
**Proposed Boundary Amendment:** A request was made by the property owner to INCLUDE the front portion of the subject property within the settlement area boundary for future residential

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



## 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

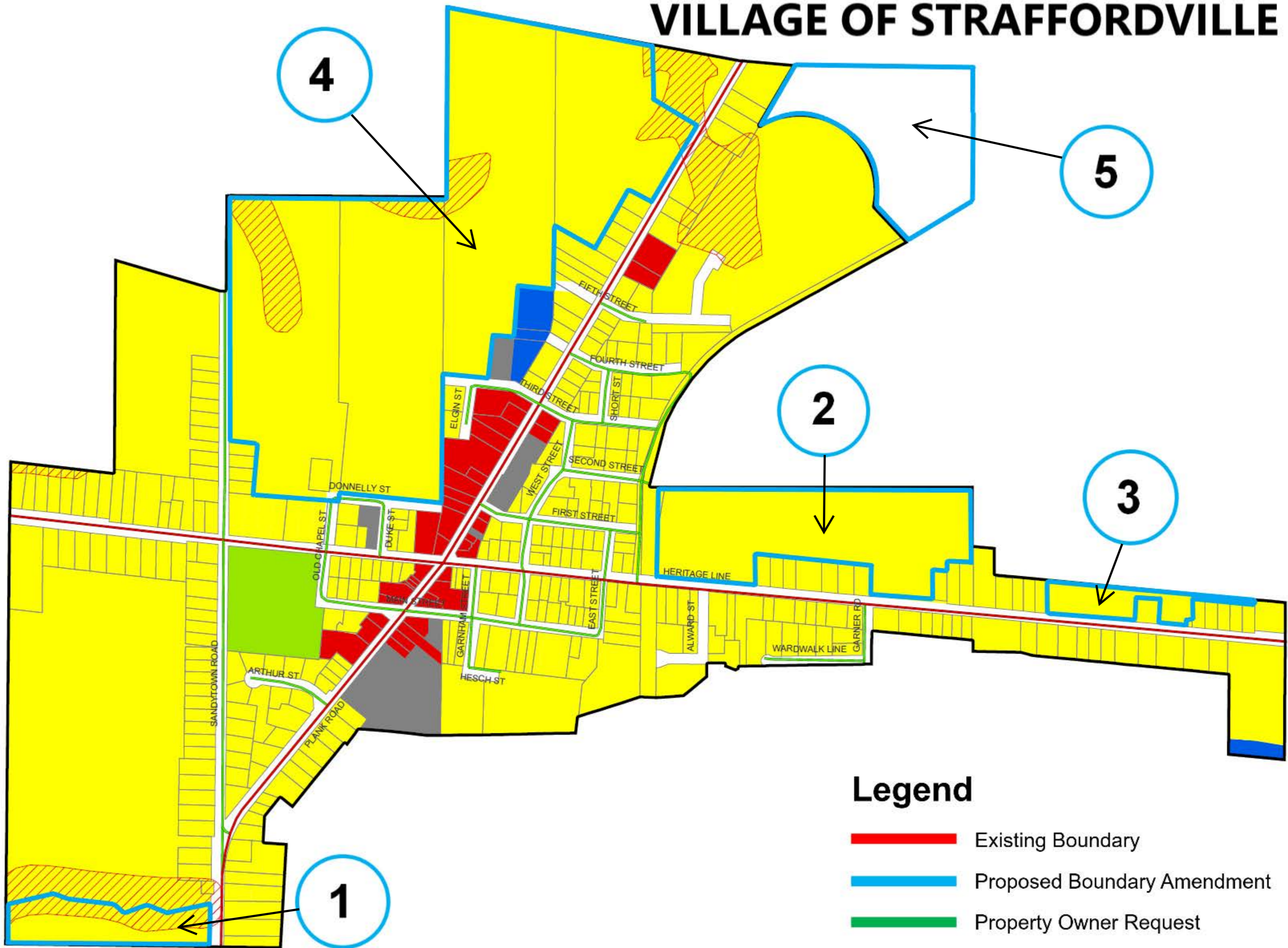
**Proposed Boundary Amendment:** REMOVE.



**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.

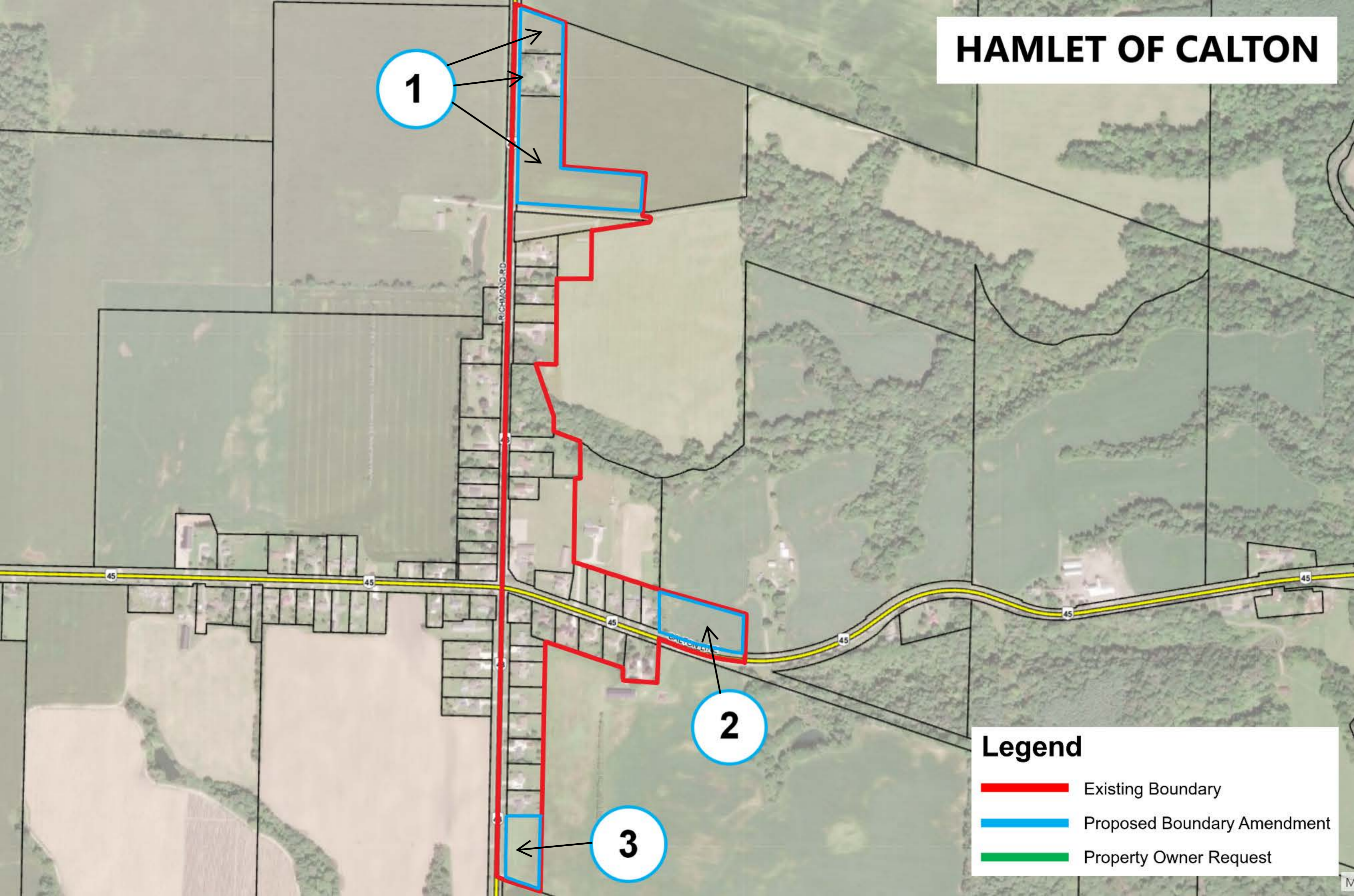
**#5 – 56486 Heritage Line (Roll: 340100000410000)**

**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

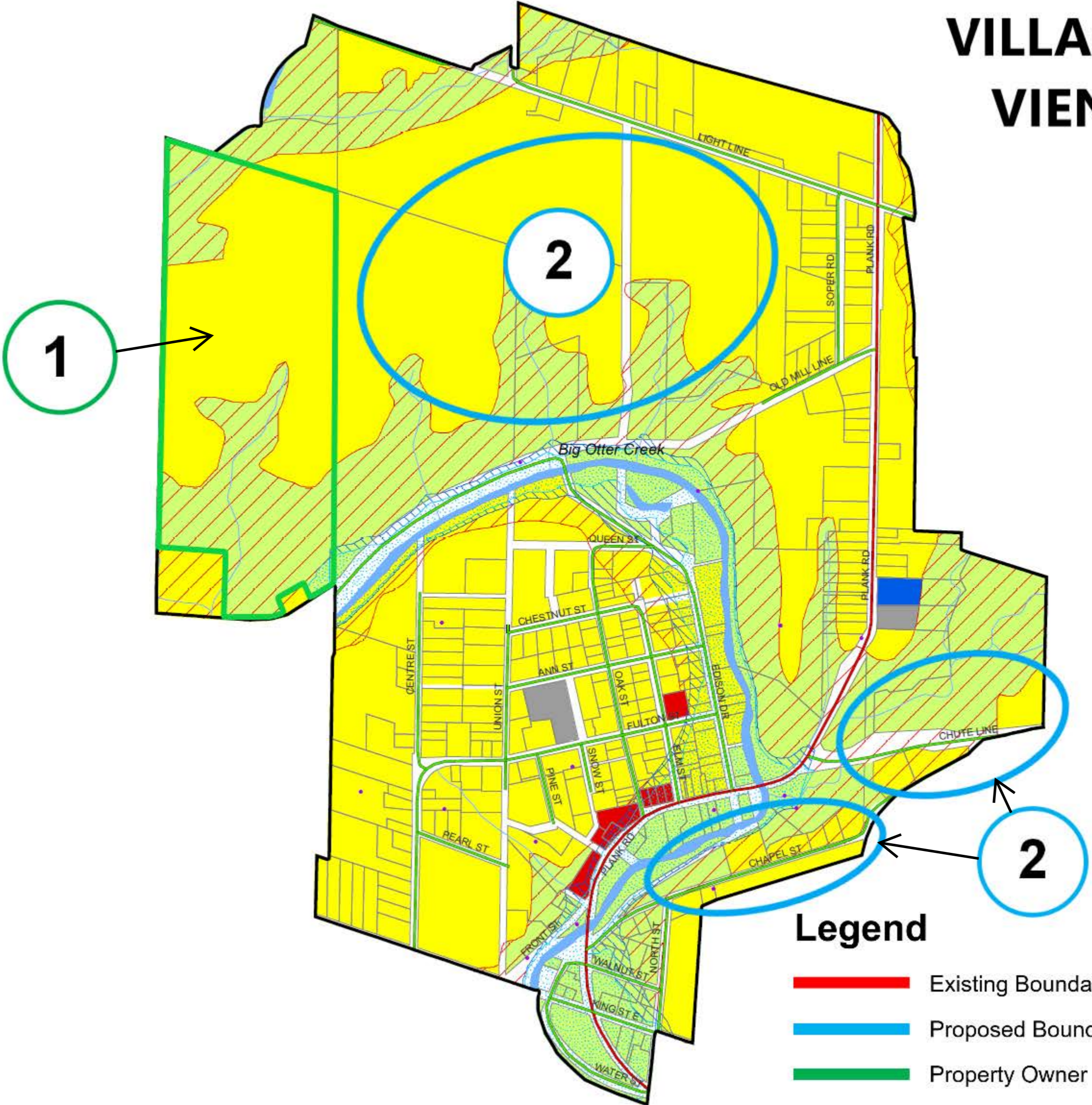
**Proposed Boundary Amendment:** REMOVE.

**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.

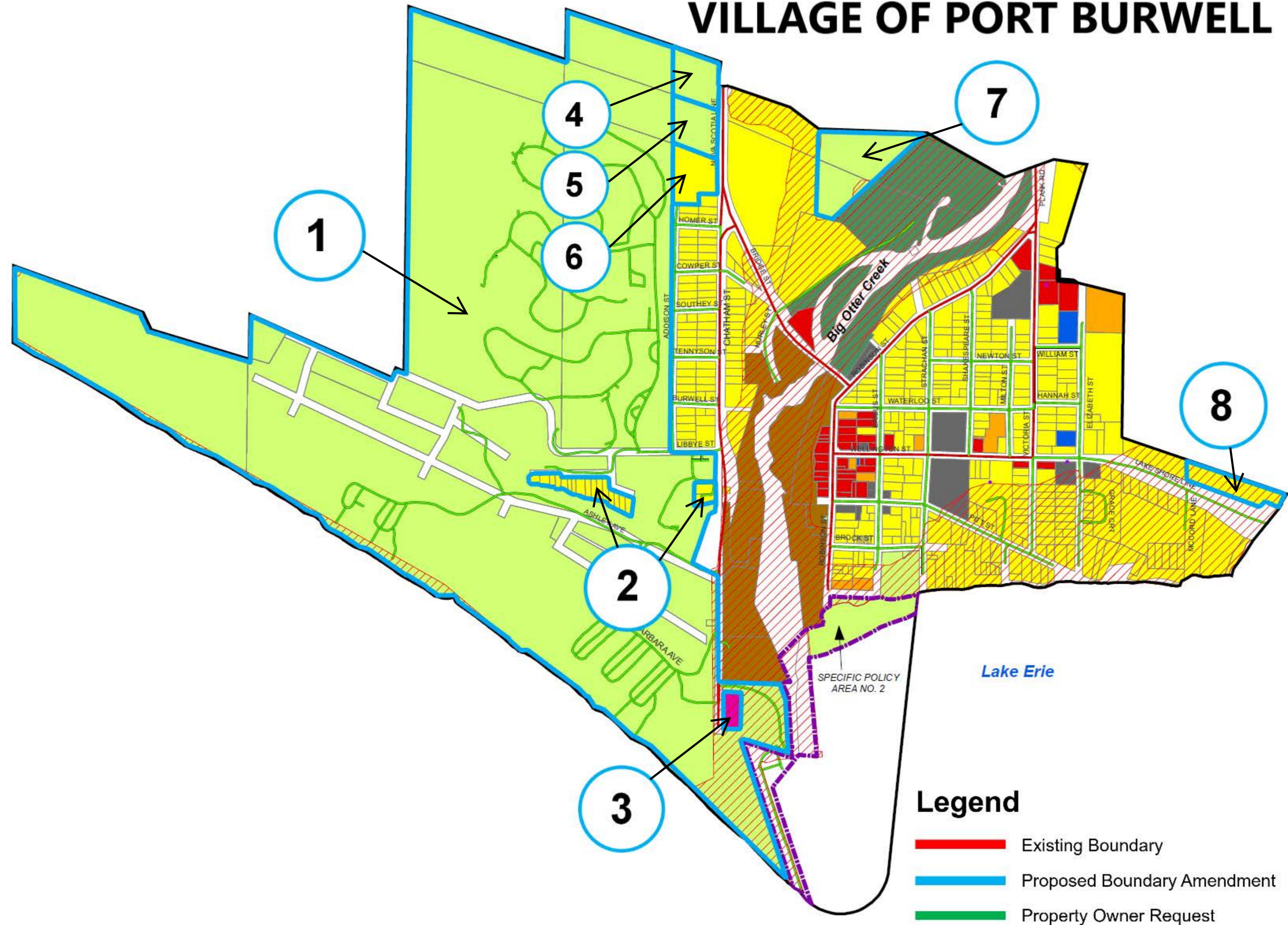
At this time, Arcadis has NOT DETERMINED an opinion on the proposed request for the removal of these lands from the settlement area. Arcadis require further consultation with Bayham Staff to determine the extent of Municipal water and sanitary servicing, as well as the projected timing for the servicing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