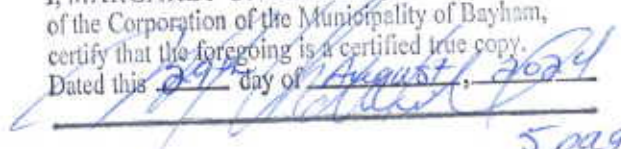


**AMENDMENT NO. 37  
TO THE OFFICIAL PLAN  
OF THE  
MUNICIPALITY OF BAYHAM**

**SUBJECT: 1830567 Ontario Inc.  
55942 Maple Grove Line**

**The following text constitutes  
Amendment No. 37 to the Official Plan of  
the Municipality of Bayham**

I, MARGARET UNDERHILL, DEPUTY CLERK  
of the Corporation of the Municipality of Bayham,  
certify that the foregoing is a certified true copy.  
Dated this 29<sup>th</sup> day of August, 2024



5 pages

**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. 2024-048, in accordance with Section 17 of the **PLANNING ACT**, on the 15<sup>th</sup> day of August 2024.

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CLERK

# THE CORPORATION OF THE MUNICIPALITY OF BAYHAM

## BY-LAW NO. 2024-048

**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. 37 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. 37 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 15<sup>th</sup> day of August 2024.



**MAYOR**



**CLERK**

**OFFICIAL PLAN**  
**OF THE MUNICIPALITY OF BAYHAM**  
**AMENDMENT NO. 37**

**1. PURPOSE**

The purpose of the Official Plan Amendment is to add a new site-specific sub-section to permit the severance of an existing single-detached dwelling constructed in 2021 on the subject lands made surplus through farm consolidation that does not conform to Section 2.1.7.1 of the Official Plan. Currently, Section 2.1.7.1 requires that consents to sever and convey existing farm dwellings are to have been built and occupied a minimum of ten (10) years prior to the date of consent application. The existing single-detached dwelling, to be severed as a surplus farm dwelling, was constructed in 2021 to replace the previous and now demolished single-detached dwelling built in 1900 that was uninhabitable and in a state of disrepair. This Official Plan Amendment would facilitate a future Consent application to sever the existing dwelling.

**2. LOCATION**

The Official Plan Amendment will be applicable to lands known as Part Lot 19, Concession 8 and known municipally as 55942 Maple Grove Line.

**3. BASIS OF THE AMENDMENT**

The subject lands are characterized as a farmed parcel with a single-detached dwelling and greenhouse to the east of the residential dwelling. 55942 Maple Grove Line, north side, and west of Plank Road.

The subject lands can be described as an irregular shaped lot with an approximate lot area of 10.08 hectares (24.9 acres), an estimated lot frontage of 292.5 metres (959.6 feet) along Maple Grove Line, and an estimated lot depth of 243.0 metres (797.2 feet). The existing gravel driveway with access to Maple Grove Line currently serves the existing residential dwelling to be severed. The retained agricultural lands have sufficient frontage along Vienna Line. The surrounding lands are agricultural in all directions, with several rural and estate residential lots to the east along Maple Grove Line, as well as small-scale commercial uses along Plank Road.

The Provincial Policy Statement, 2020 and the Elgin County Official Plan permit surplus farm dwelling severances where appropriate and where new residential dwellings are

prohibited, which in the Municipality of Bayham is accomplished by way of Conditions of the Consent to have the owners obtain Zoning By-law Amendment approval from the Municipality.

Where a farm parcel consisting of an existing residential dwelling is being consolidated into a farm operation, the Bayham Official Plan only permits that consents to sever and convey an existing farm dwelling are to have been built and occupied a minimum of ten (10) years prior to the date of consent application. It is understood that the existing single-detached dwelling, to be severed as a surplus farm dwelling, was constructed recently in 2021 to replace the previous and now demolished single-detached dwelling built in 1900 that was uninhabitable and in a state of disrepair. Given the recently constructed single-detached dwelling was a replacement of an existing (now demolished) dwelling built in 1900, the use had already existing for 100+ years and a new dwelling was simply constructed to replace the old dwelling due to safety concerns. Therefore, specifically permitting the requested surplus farm dwelling severance by way of new policy text section indicating the location of the lands and permission for the severance would be in conformity to the Official Plan.

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

- a) Section 2.1.7 of the Official Plan of the Municipality of Bayham is hereby amended to add the following subsection:
  - 2.1.7.10 Notwithstanding Section 2.1.7.1, the dwelling located in Part Lot 19, Concession 8 and known municipally as 55942 Maple Grove Line, and existing as of August 2024, 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.