OPA 01/26
ZBA-13/25

NOTICE OF PUBLIC MEETING AND DECISION MEETING
CONCERNING A PROPOSED
OFFICIAL PLAN AMENDMENT AND
ZONING BY-LAW AMENDMENT
IN THE MUNICIPALITY OF BAYHAM

APPLICANT: 1001484981 ONTARIO INC.
LOCATION: 1 PINE STREET, VILLAGE OF VIENNA

TAKE NOTICE that the Municipality of Bayham has received a complete application for a proposed Official Plan Amendment and Zoning By-law Amendment (OPA-01/26 and ZBA-13/25).

AND TAKE NOTICE that the Council of the Corporation of the Municipality of Bayham will hold a public meeting on **Thursday, December 3rd, 2026 at 7:30 p.m.** in the Municipal Council Chambers, 56169 Heritage Line, Straffordville, to consider a proposed Official Plan Amendment and Zoning By-law Amendment under Sections 22 and 34 of the *Planning Act***.** Following the public meeting, it is expected that Council will decide whether the application should be approved, denied or amended. Public Planning Meetings may be viewed virtually through the live-stream on the **Municipality of Bayham's YouTube Channel**. A copy of the staff report will be available prior to the public meeting.

THE PURPOSE of this Official Plan Amendment is to change the proposed area shown as 'Lot 5' on Draft Plan of Subdivision 34T-BA2503 from a 'Residential' designation to a 'Multi-Unit Residential' designation to permit development of a four-unit Townhouse building and to change a portion of Lots 1, 2 and 8 to align with the undevelopable, significant natural area regulated by the LPRCA in the south-west corner of the property.

THE PURPOSE of this By-law Amendment is to rezone the subject property from a 'Village Residential (R1)' Zone to:

A 'Village Residential with Site Specific provisions (R1-XX)' Zone to permit as follows:

- Section 10.12.X to permit a minimum Lot Area of 740m² for proposed Lot 6 of Draft Plan of Subdivision 34T-BA2503, whereas 800m² is required for Single-Detached Dwellings under Section 10.3;
- Section 10.12.X to permit a minimum Lot Area of 380m² for proposed Lot 7 of Draft Plan of Subdivision 34T-BA2503, whereas 400m² is required for Semi-Detached Dwellings under Section 10.3;
- Section 10.12.X to permit a maximum Building Coverage of 32% for Single-Detached Lots 6 & 8 proposed within Draft Plan of Subdivision 34T-BA2503, whereas a maximum of 30% is required under Section 10.6;
- Section 10.12.X to permit a maximum Building Coverage of 45% for Semi-Detached Lots 2, 3, 4, and 7 proposed within Draft Plan of Subdivision 34T-BA2503, whereas a maximum of 30% is required under Section 10.6;
- Section 10.12.X to permit a driveway width of 12.0m when shared between two adjoining semi-detached units within Draft Plan of Subdivision 34T-BA2503, whereas a maximum width of 9.0m is permitted under Section 4.34.1; and,
- Section 10.12.X to permit a maximum driveway coverage of 60% for semi-detached residential units, whereas a maximum of 50% is permitted under Section 4.34.1.
- Section 10.12.X to prohibit any structures including a fence within an easement containing stormwater management infrastructure

And to recognize the dual zoning over Lot 8 of Draft Plan of Subdivision 34T-BA2503, being Village Residential with Site Specific provisions (R1-XX) and Open Space (OS) where the zone boundary becomes the effective boundary:

- Section 10.12.X to permit a minimum Lot Area of 520m² for proposed Lot 8, whereas 800m² is required for Single-Detached Dwellings under Section 10.3;
- Section 10.12.X to permit a minimum Lot Frontage of 8.0m, whereas a Lot Frontage of 15.0m is required for an internal Lot with Public Water & Sanitary services under Section 10.4

- Section 10.12.X to permit a 0.0m setback to the Open Space boundary limit, where a minimum width of 1.2 metres plus 0.5 metres for each additional or partial storey above the first storey is required under Section 10.9.1

And to recognize the deficiencies with the existing single residential dwelling which remain within Lot 1 of Draft Plan of Subdivision 34T-BA2503 with the following Site Specifics:

- Section 10.12.X to permit a minimum Front Yard Depth of 2.7m for the existing single-detached dwelling, whereas 7.0m is required;

- Section 10.12.X to permit the existing driveway width of 2.4m, whereas a minimum width of 3.0m is permitted under Section 4.34.1; and,

- Section 10.12.X to permit a minimum setback of 0.0m to a Lot line for the two existing accessory structures, whereas 1.0m is required in Section 4.2 e).

And a 'Site Specific Village Residential (R2-XX)' Zone to permit the development of four (4) Townhouse residential dwellings, which requires the additional provisions:

- Section 11.11.X to permit a Minimum Lot Frontage of 10.0m per townhouse or row house dwelling unit, or 25.0m, whichever is less; whereas 25.0m is required for Townhouse or Row House dwellings under Section 11.4

- Section 11.11.X to permit on a lot that contains a townhouse or row house dwelling an Interior Lot Line setback of 0.0m on an Interior Lot Line that forms the party wall(s)

- Section 11.11.X to permit a driveway width of 12.0m when shared between two adjoining Townhouse units within Draft Plan of Subdivision 34T-BA2503; whereas a maximum width of 9.0m is permitted under Section 4.34.1

- Section 11.11.X to permit a maximum driveway coverage of 60% for a Townhouse residential unit; whereas a maximum of 50% is permitted under Section 4.34.1

- Section 11.11.X to prohibit any structures including a fence within an easement containing stormwater management infrastructure

And lastly, an 'Open Space (OS)' zone on a portion of Lots 1, 2 and 8 to align with the un-developable, significant natural area regulated by the LPRCA in the south-west corner of the property.

The subject property is known as 1 Pine Street, west side, and south of Fulton Street in the village of Vienna.

THE EFFECT of the Official Plan Amendment and Zoning By-law Amendment is to permit the development of the lands in accordance with draft plan of subdivision application 34T-BA2503, that will contain 3 detached dwellings (one of which is existing), eight semi-detached dwellings, and four townhouse units, and which includes an area of non-development Open Space.

ANY PERSON may attend the public meeting and/or make a written or verbal representation in support of or in opposition to the proposed amendment. **Written comments submitted on or before 12:00 Noon on Wednesday, *November 25th, 2026* to planning@bayham.on.ca or at the municipal office will be included in the public meeting agenda.**

IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting or make written submissions to the Municipality of Bayham before the by-law is passed, the person or public body is not entitled to appeal the decision of the Council of the Corporation of the Municipality of Bayham to the Ontario Land Tribunal.

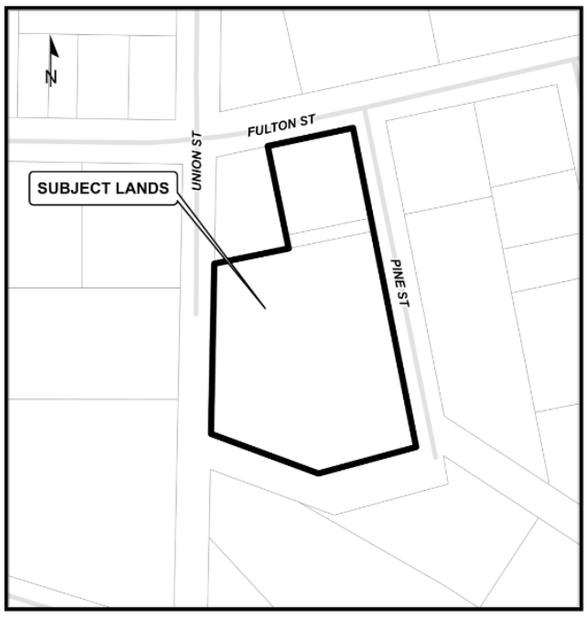
IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting, or make written submissions to the Municipality of Bayham before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

IF YOU WISH to be notified of the adoption of the proposed amendment, you must make a written request to the undersigned.

ADDITIONAL INFORMATION relating to the proposed amendment may be obtained at the Municipal Office.

KEY MAP

MUNICIPALITY OF BAYHAM



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Dated at the Municipality of Bayham this ***10th*** *day of* ***November, 2026*****.**