



**NOTICE OF AN APPLICATION
CONCERNING A PROPOSED DRAFT PLAN OF
SUBDIVISION APPLICATION (APPROVAL AUTHORITY
COUNTY OF ELGIN, FILE NUMBER 34T-BA2503) AND
ZONING BY-LAW AMENDMENT,
IN THE MUNICIPALITY OF BAYHAM**

APPLICANT: ZELINKA PRIAMO LTD.

LOCATION: LOTS 10 & 11 SOUTH OF FULTON STREET; LOTS 8, 9, & 10 EAST OF UNION STREET; LOTS 5, 6, & 7 WEST OF PINE STREET; LOTS 1, 2 & 3 NORTH OF CROSS STREET, VILLAGE OF VIENNA, MUNICIPALITY OF BAYHAM

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-BA2503) under Section 51 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, submitted by Zelinka Priamo Ltd. on behalf of Frank Enns and Ben Rempel.

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 fourteen (14) semi-detached residential lots (Lots 2-15) and two (2) single-detached residential lots (Lots 1 and 16).

Proposed Lots 1-9 will front onto and have direct access along the existing Pine Street; Lots 10 - 13 will front onto and have direct access along the existing Fulton Street; and Lots 14 – 16 will front onto and have direct access along the existing Union Street. An extension of Union Street may be required to service Lot 16. The residential lots will be serviced by 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)' 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 re-zone a portion of the site to 'Open Space (OS)' subject to entering into a subdivision agreement between the applicant and the Municipality.

ANY PERSON may attend the (future) public meeting, if one is held, and/or make a written or verbal representation in support of or in opposition to the proposed Draft Plan of Subdivision to the Municipality of Bayham or to the County of Elgin contact person noted below.

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.

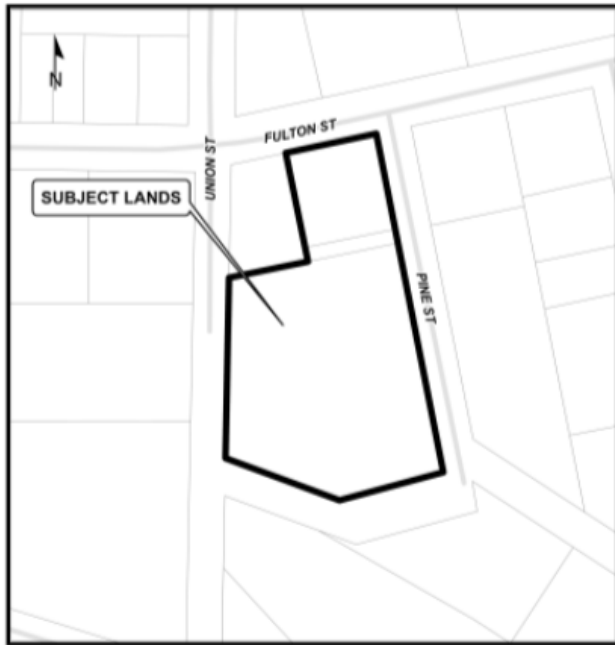
FOR ADDITIONAL INFORMATION about this matter, including information about preserving your appeal rights, contact the Municipal Office (contact information below) or Elgin County (contact information above). The following reports are available for inspection at the Municipal office from Monday to Friday,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

- Planning Justification Report prepared by Zelinka Priamo Ltd., dated April 2025.

- Archaeological Assessment, Stage 1 & 2 and Supplementary Documentation: Stage 1-2 Archaeological Assessment prepared by Lincoln Environmental Consulting Corporation, dated January 14th, 2025.
- Transportation Impact Brief prepared by RC Spencer Associates Inc, dated March 20th, 2025.
- Environmental Impact Study prepared by MTE, dated February 21st, 2025.
- Functional Servicing Report prepared by MTE, dated March 17th, 2025.
- Preliminary Geotechnical Investigation and Slope Assessment prepared by MTE, dated February 21st, 2025.

Dated at the Municipality of Bayham this 25th day of April 2025.

KEY MAP
MUNICIPALITY OF BAYHAM



Margaret Underhill
Planning Coordinator/Deputy Clerk
Municipality of Bayham
56169 Heritage Line, P.O. Box 160
Straffordville, ON, N0J 1Y0
T: 519-866-5521 Ext 222
F: 519-866-3884
E: munderhill@bayham.on.ca
W: www.bayham.on.ca

Proposed Draft Plan of Subdivision (copy; size reduced from original)

DRAFT PLAN OF SUBDIVISION
 OF ALL OF
 LOTS 10 AND 11 SOUTH OF FULTON STREET
 AND ALL OF
 LOTS 8, 9, 10 AND 11 EAST OF UNION STREET
 AND ALL OF
 LOTS 6, 8 AND 9 NORTH OF CROSS STREET
 AND ALL OF
 LOTS 1, 2 AND 3 NORTH OF CROSS STREET
 AND ALL OF
 ALLEY CLOSER BY AT PLAN No. 54 (FORMERLY VILLAGE OF VENNA)
 REGISTERED PLAN No. 54 (FORMERLY VILLAGE OF VENNA)
 MUNICIPALITY OF BAYHAM
 COUNTY OF ELGIN

INFORMATION TO BE PROVIDED BY THE LANDING PARTY

A) As shown	G) As shown
B) As shown	H) Municipal water supply available
C) As shown	I) 15m of City Street & Cheryn Dr
D) As shown above	J) As shown
E) As shown	K) All municipal services to be available
F) As shown	L) As shown

PROPOSED LAND, DEED AND PLANNING INFORMATION

OWNER'S CERTIFICATE
 FRANK KING
 HEREBY CONSENTS TO THE FILING OF THIS PLAN IN DRAFT FORM

OWNER'S CERTIFICATE
 DEN REINER
 HEREBY CONSENTS TO THE FILING OF THIS PLAN IN DRAFT FORM

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY SHOWN ON THIS PLAN

DATE: _____

FILED
 MARGARET UNDERHILL
 CLERK

DATE RECEIVED
 MARCH 2025

DATE FILED
 MARCH 2025