



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

APPLICANT: DAVID & LEIGH VYN
(C/O NETHERY PLANNING – AGENT)
LOCATION: 11045 BAYHAM NORFOLK BOUNDARY ROAD

TAKE NOTICE that the Municipality of Bayham has received a complete application for a proposed Official Plan Amendment (OPA-02/25) and Zoning By-law Amendment (ZBA-18/25), the County of Elgin is the Approval Authority for Official Plan amendments.

AND TAKE NOTICE that the Council of the Corporation of the Municipality of Bayham will hold a public meeting on **Thursday, July 17th, 2025, at 7:30 p.m.** in the Municipal Council Chambers, 56169 Heritage Line, Straffordville, to consider a proposed combined Official Plan Amendment and Zoning By-law Amendment under Section 34 of the *Planning Act*. Public Planning Meetings may be viewed virtually through the live-stream on the [Municipality of Bayham's YouTube Channel](#)

THE PURPOSE of this this combined Official Plan Amendment and Zoning By-law Amendment is to permit the Additional Use of Large Scale Supplementary Farm Dwellings and to rezone the subject property from 'Agricultural (A1)' Zone to a 'Site Specific Agricultural (A1-XX)' Zone to permit Additional Permitted Uses in the form of two (2) Supplementary Farm Dwellings including one (1) existing Supplementary Farm Dwelling and one (1) Supplementary Farm Dwelling in the form of a temporary mobile home to be removed and replaced in the future by one (1) new Large Scale Supplementary Farm Dwelling on the subject property, which requires the additional following provisions:

- Section 5.12.X to permit Additional Permitted Uses of a maximum of two (2) Supplementary Farm Dwellings in the form of one (1) Supplementary Farm Dwelling and one (1) in the form of a temporary mobile home to be replaced in the future by one (1) Large Scale Supplementary Farm Dwelling.
- Section 5.12.X to permit a Building Area for Supplementary Farm Dwellings of 550m² for the one (1) Large Scale Supplementary Farm Dwelling and a maximum total cumulative Gross Floor Area of 615m² for both Supplementary Farm Dwellings.
- Section 5.12.X to permit a Minimum Front Yard Depth of 9.0m to an existing Barn and 12.0m to an existing Greenhouse (Accessory Farm Buildings), whereas Section 4.2 (b) requires that accessory uses shall not be built closer to the front lot line than the minimum distance required for the main building on the lot, being 15.0m under Section 5.8.

The subject property is a corner Lot located on the west side of Bayham Norfolk Boundary Road and the north side of Vincent Line; south-east of Eden.

THE EFFECT of this combined Official Plan and Zoning By-law Amendment is to permit a new Large Scale Supplementary Farm Dwelling on the subject property to provide accommodation for temporary Farm Labour. The additional effect of the Zoning By-law Amendment is to legalize the location of existing Accessory Farm Buildings.

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, July 9th, 2025 to munderhill@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.

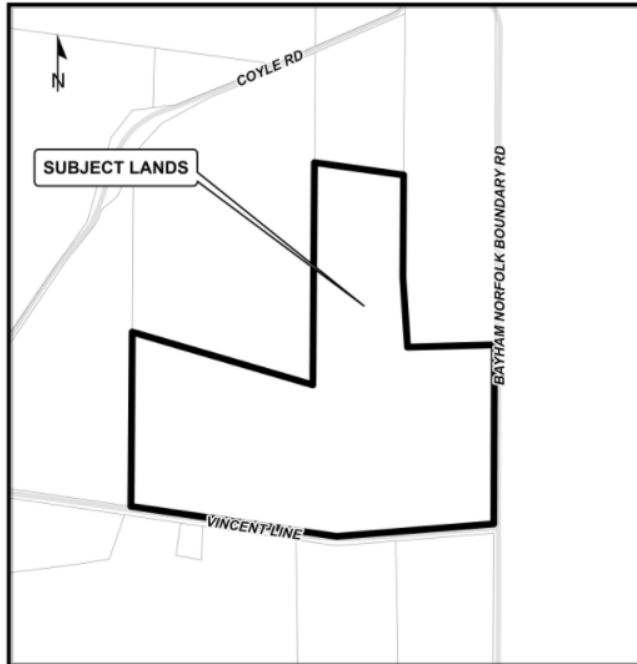
IF YOU WISH to be notified of the adoption of the proposed amendment, you must make a written request to the undersigned.

OPA-02/25
ZBA-18/25

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 **26th** day of **June 2025**.