



# Municipality of Bayham Zoning By-law Review Phase One – Initiation

Special Council Meeting  
May 28th, 6:00 PM



# Presentation Outline

1. Planning Hierarchy – Key Directives
2. What is a Zoning By-law?
3. What is a Zoning By-law Review?
4. Process and Estimated Timeline for Bayham Zoning By-law Review
5. Public Engagement and Consultation Strategy
6. Potential Issues for Review
7. Next Steps and Additional Information
8. Questions or Comments?

# Planning Hierarchy

## Provincial Level

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- Planning Act
- Provincial Planning Statement

## County Level

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- Elgin County Official Plan

## Local Level

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- Bayham Official Plan
- Bayham Zoning By-law



# What is a Zoning By-Law

- Restricts the use of land, buildings, and structures except for the specific purposes set-out in the by-law, and in accordance with minimum or maximum standards
- Includes Maps (or “Schedules”) used to identify specific zones that apply to each parcel of land.
- Implements Provincial policies and guidelines and the Municipality of Bayham Official Plan

## Zoning By-law of the Municipality of Bayham

No. Z456-2003



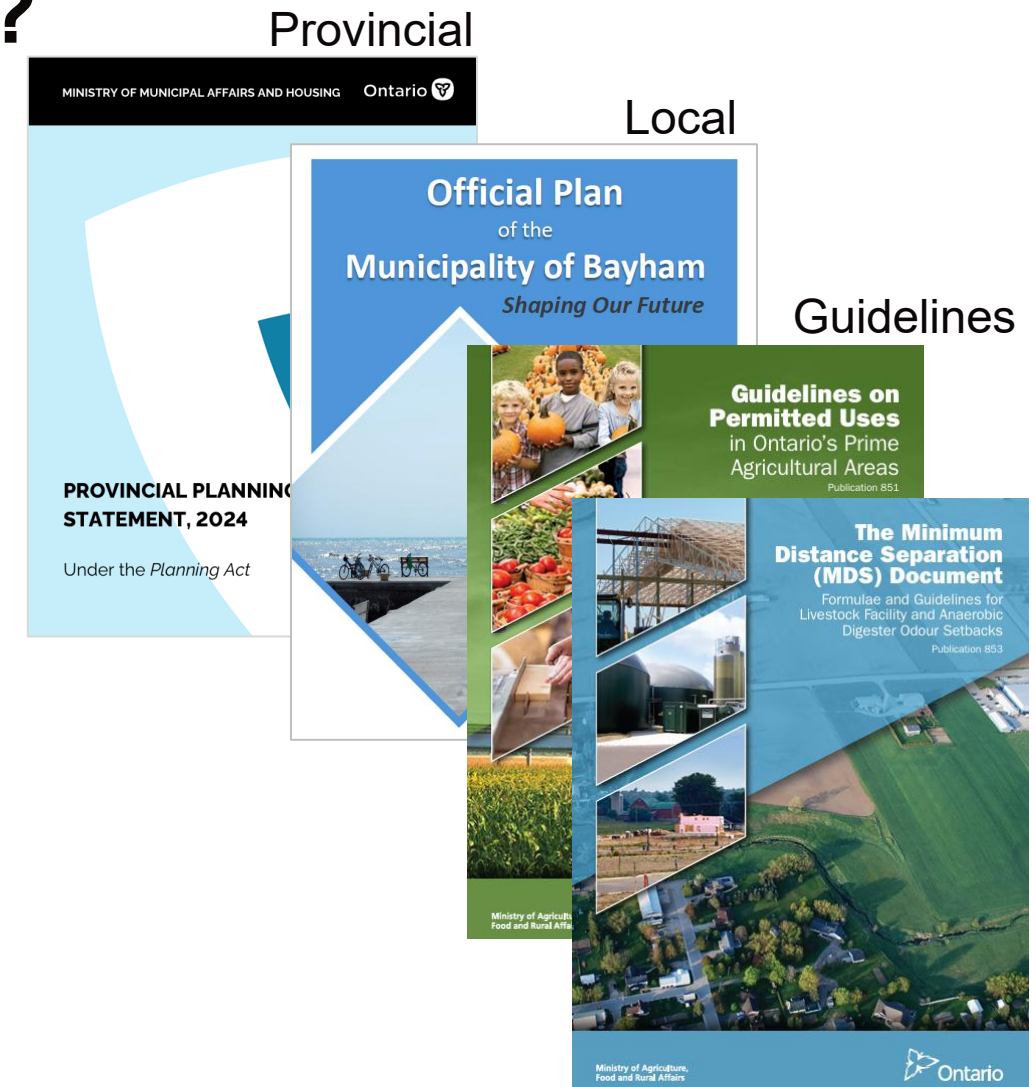
Consolidated December 18, 2025

Updated January 16, 2020

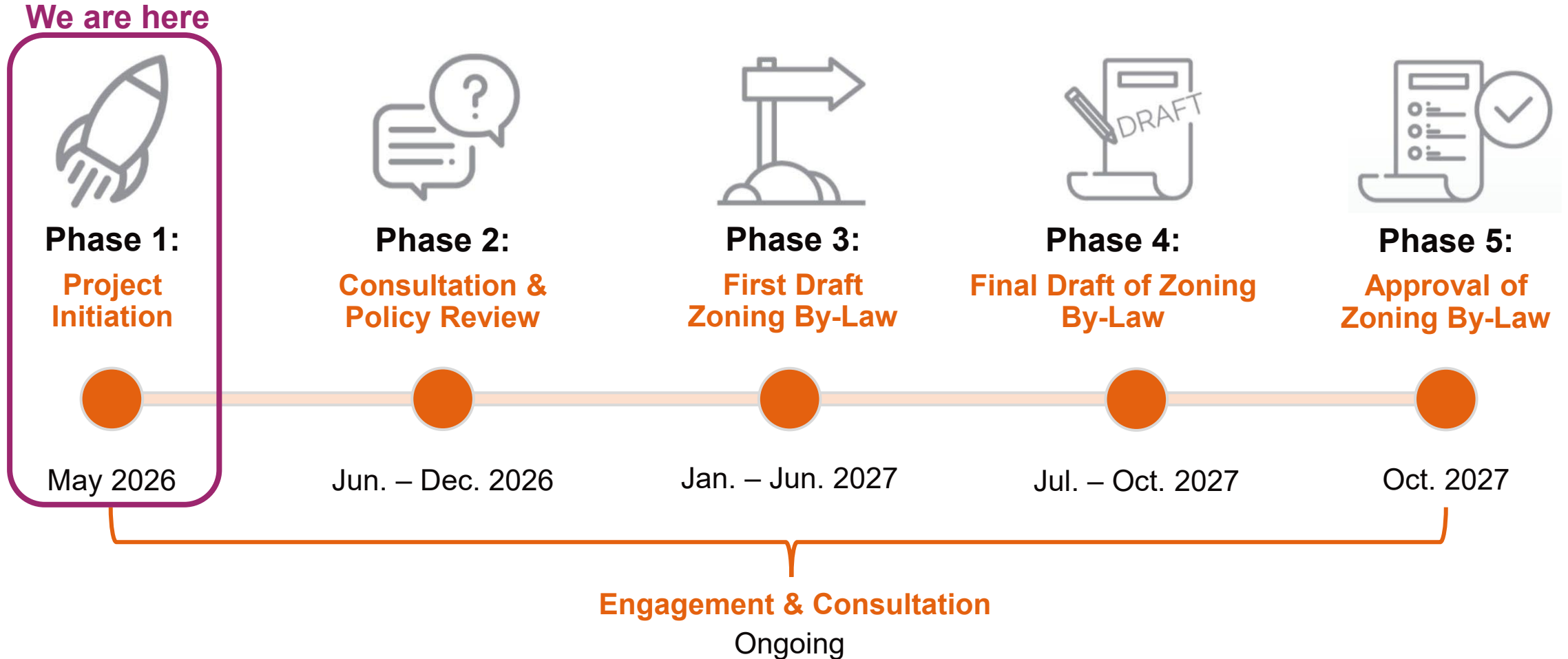
Adopted April 15, 2002

# What is a Zoning By-Law Review?

- The *Planning Act* requires municipalities to update their Zoning By-law within three (3) years of an Official Plan Review to ensure the Zoning By-law:
  1. Is consistent with the Provincial Policy Statement.
  2. Has regard to the matters of provincial interest.
  3. Conforms with the Municipality of Bayham Official Plan.
- Opportunity to modernize the regulations, improve clarity and useability, streamline appropriate development, address interpretation and enforcement issues, and respond to local priorities and changing community needs.
- Opportunity to regulations with applicable guidelines



# Process and Estimated Timeline for the Bayham Zoning By-Law Review



# Public Engagement and Consultation Strategy

- Methods of Public Engagement and Consultation for the project include:
  1. Zoning By-Law Review specific email address (Ongoing): [zoningreview@bayham.on.ca](mailto:zoningreview@bayham.on.ca)
  2. Municipal webpage (Ongoing): <https://www.bayham.on.ca/municipal-office/planning-development/zoning-by-law-review>
  3. Ongoing mailing/contact list (Ongoing)
  4. Local newspaper
  5. In-person and virtual Open Houses (Phases Two and Three)
  6. In-person and virtual One-on-One Appointments with the project team (Phases Two and Three)

# Potential Issues for Review (Staff)

- The following issues have been identified by Municipal Staff:
  1. Differences in Building Height and Lot coverage requirements across different Residential zones
  2. Maximum size of Accessory Buildings in Residential zones and cumulative totals
  3. Changes to LPRCA mapping and possible re-classification of properties
  4. Consider merging Estate Residential and Rural Residential zones
  5. Definitions and limitations of Supplementary Farm Dwellings
  6. Aligning setback requirements (primary and accessory buildings) with Building Code requirements
  7. Updates to swimming pool enclosure and fencing regulations
  8. Limitations on fence height and, when abutting lakefronts, materials

# Potential Issues for Review (Staff - Continued)

- The following issues have been identified by Municipal Staff:
  9. Review parking requirements, including requiring parking only on maintained hard surfaces
  10. Review recreational travel trailer provisions (consider limiting set-up to 10 days / calendar year)
  11. Update On-farm Diversified Use and Agricultural-Related Use provisions (OP changes)
  12. Review minimum lot size and as-of-right setback variances (Provincial changes)
  13. Consider appropriate petroleum extraction regulations
  14. Generally, review definitions, zoning permissions, implementation, and enforcement provisions

# Potential Issues for Review (Council)

- What Issues does Council see with Zoning Regulations that should be reviewed? (e.g. permitted uses, lot size/setbacks/coverage, building heights, on-farm diversified uses, etc.):

# Next Steps and Additional Information

- Entering Phase Two (Consultation and Policy Review/Analysis) of the project.
- Hybrid Open House on **Thursday, June 25, 2026, from 5:30 PM to 6:30 PM**
  - In-Person option: Municipal Council Chambers, 56169 Heritage Line, Straffordville
  - Virtual option: Zoom (link to be included in the Notice)
- Notice of the Open House will be circulated in the Aylmer Express newspaper and can also be found on the Municipal website.
- You can find more information on the Zoning By-Law Review webpage at <https://www.bayham.on.ca/municipal-office/planning-development/zoning-by-law-review/>
- You are encouraged to provide any comments, questions, or feedback on the Zoning By-Law Review at [zoningreview@bayham.on.ca](mailto:zoningreview@bayham.on.ca)
- Written submissions can also be mailed to the Municipal Office: Attention – Zoning By-Law Review (56169 Heritage Line, P.O. Box 160, Straffordville, ON, N0J 1Y0).



# Questions or Comments?

# Thank You

