

**AMENDMENT NO. 40
TO THE OFFICIAL PLAN
OF THE
MUNICIPALITY OF BAYHAM**

**SUBJECT: Lucien Dujardin
56149 Glen Erie Line**

**The following text constitutes
Amendment No. 40 to the Official
Plan of the Municipality of Bayham**

**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. 2025-052, in accordance with Section 17 of the **PLANNING ACT**, on the 21st day of August 2025.



MAYOR



CLERK

MUNICIPALITY OF BAYHAM

BY-LAW NO. 2025-052

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. 40 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. 40 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 21st day of August 2025.



MAYOR



CLERK

OFFICIAL PLAN
OF THE MUNICIPALITY OF BAYHAM
AMENDMENT NO. 40

1. PURPOSE

The purpose of the Official Plan Amendment is to permit a new Large Scale Supplementary Farm Dwelling, alongside three existing Supplementary Farm Dwellings on the subject property. Currently, Section 2.1.11 states that Large Scale Supplementary Farm Dwellings may be permitted for temporary accommodation of seasonal farm labour subject to the policies set out in Section 2.1.11 and detailed below.

2. LOCATION

The Official Plan Amendment will be applicable to lands known as Concession 1, Lot 19 and known municipally as 56149 Glen Erie Line.

3. BASIS OF THE AMENDMENT

The subject lands are characterized as a farmed parcel with multiple farm accessory buildings, including three existing small scale supplementary farm dwellings. The subject lands are located at the southeast corner of the Glen Erie Line and Clarke Road intersection.

The subject lands can be described as rectangular shaped lot with an approximate lot area of 19.6 hectares (48.5 acres), an estimated lot frontage of 414 metres (1,358 feet) along Glen Erie Line, and an estimated lot depth of 520 metres (1,706 feet). The subject lands are used primarily for cultivation of ginseng and tobacco. The surrounding lands are agricultural in all directions, with areas of woodland to the south and west.

The Provincial Planning Statement, 2024 and the Elgin County Official Plan permits Large Scale Supplementary Farm Dwellings for the temporary accommodation of seasonal farm labour and this is further clarified within the Official Plan of the Municipality of Bayham in Section 2.1.11, where permitted under the following criteria:

1. a) *Consideration of all criteria and policies for supplementary farm dwellings permitted by a minor variance;*
- b) *Demonstration that alternative locations for the accommodation in existing farm dwellings on lots in the same farm operation, in temporary accommodation, in settlement areas and other similar accommodation are not feasible and not appropriate*

for the intended accommodation;

c) Identification of the potential off-site impacts related to noise, lighting, traffic, maintenance and operation of the site on the surrounding community and the identification of appropriate mitigation measures; and

d) A location in the Municipality where the site and building design shall provide appropriate accommodation for the health and safety of seasonal farm labourers.

- 2. Large scale supplementary farm dwellings shall be for the temporary accommodation of seasonal farm labour. The accommodation shall be located in proximity to the farm building cluster. The site and buildings shall be subject to agreements with the Municipality for the maintenance, buffering, removal of structures and improvement and limitations on the period of seasonal occupancy. The Municipality may enact licensing bylaws to ensure the health and safety of the occupants.*

The application and supporting documentation has shown that the criteria above has been met and an appropriate Zoning By-law Amendment Application is being processed in conjunction with this application. The proposed new Large Scale Supplementary Farm Dwelling would be in conformity to the Official Plan.

4. DETAILS OF THE AMENDMENT

- a) Section 2.1.11 of the Official Plan of the Municipality of Bayham is hereby amended to add the following subsection:

2.1.11.5 Notwithstanding Section 2.1.11 the lands located in Concession 1, Lot 19, and municipally known as 56149 Glen Erie Line may be used, developed, and zoned to permit a Large Scale Supplementary Farm Dwelling in addition to the three existing Supplementary Farm Dwellings to house seasonal workers during the growing season being transported to and from leased farm parcels in the area. The proposed Large Scale Supplementary Farm building shall have a gross floor area maximum of 302m². The combined gross floor area of all Supplementary Farm Buildings, including the new Large Scale Supplementary Farm building and existing Supplementary Farm Dwellings may not exceed a maximum of 500m².