

Municipality of Bayham - Developable Lands Review

IBI Group

2019-11-12

| Total by Settlement Area | | | |
|--------------------------|--------------|--------------|--------------|
| Settlement Area | Area (ha) | Lots (min.) | Lots (Max.) |
| Port Burwell | 10.4 | 70 | 77 |
| Vienna | 166.7 | 914.0 | 1,293 |
| Straffordville | 96.1 | 582 | 827 |
| Eden | 39.9 | 152 | 226 |
| Calton | 4.7 | 24 | 30 |
| Corinth | 6.5 | 36 | 45 |
| North Hall | 6.5 | 22 | 34 |
| Total | 330.8 | 1,800 | 2,532 |

NOTE: The Municipality of Bayham Developable Lands Review Report & Inventory has been prepared for reference and informational purposes only. Development requirements are determined through pre-consultation with Municipal planning staff and are subject to approvals by the appropriate approval authorities.

Port Burwell

| Map # | Roll No. | Legal Description | Zoning | Lot Size (ha) | Lots Min. | Lots Max. | Development Requirements | Water Services | Sewer Services |
|-------|-----------------|---|--------|---------------|-----------|-----------|---|----------------|----------------|
| 1-1 | 340100000101900 | CON 1 PT LOT 13 PART 1 LOTS7-19 PT LTS 6&28 PT | R1(h2) | 1.5 | 6 | 10 | Plan of Subdivision, removal of holding regulation, connect to water, extend and connect to sewer. 200 m frontage on Plank Road, access approval from County. | Y | Y |
| 1-2 | 340100200133700 | CON 1 PT LOT 13 PLAN 30 LOT 27 W/S ELIZABETH ROBINSON | R1(h2) | 0.9 | 5 | 8 | Hazard lands studies/permissions, Plan of Subdivision, removal of holding regulation, connect to sewer, connect to water. 170 m of frontage on Lakeshore Line. | Y | Y |
| 1-3 | 340100000102900 | CON 1 PT LOT 14 13 LOTS7-19 PT LTS 6&28 PT | R1(h2) | 1.5 | 3 | 3 | Hazard lands studies/permissions, Consent, removal of holding regulation, extend and connect to sewer, connect to water. 200 m of frontage on Lakeshore Line, potentially only 60 m from west developable due to slopes, significant ditch. | Y | Y |
| 1-4 | 340100200100610 | PLAN 30 PT UN-NUMBERED BLK 2 NE ELIZABETH STREET AND WELLINGTON STREET RP 11R4369 | R1-7 | 1 | 14 | 14 | Draft Plan of Subdivision 2010 - 14 lots Phase 2 pending | | |
| 1-5 | 340100200100680 | PLAN 11M188 LOT 15 11R9570 PART 5 PART 3 | R1-7 | | | | SWM facility | Y | Y |
| 1-5 | 340100200100678 | PLAN 11M188 LOT 15 11R9570 PART 5 PART 3 | R1-7 | | | | Existing dwelling | Y | Y |
| 1-5 | 340100200100676 | PLAN 11M188 LOT 14 11R9570 PART 5 PART 3 | R1-7 | | | | Lot created, vacant | Y | Y |
| 1-5 | 340100200100674 | PLAN 11M188 LOT 13 11R9570 PART 5 PART 3 | R1-7 | | | | Lot created, vacant | Y | Y |
| 1-5 | 340100200100672 | PLAN 11M188 LOT 12 11R9570 PART 5 PART 3 | R1-7 | | | | Lot created, vacant | Y | Y |
| 1-5 | 340100200100670 | PLAN 11M188 LOT 11 11R9570 PART 5 PART 3 | R1-7 | | | | Lot created, vacant | Y | Y |
| 1-5 | 340100200100668 | PLAN 11M188 LOT 10 11R9570 PART 5 PART 3 | R1-7 | | | | Lot created, vacant | Y | Y |
| 1-5 | 340100200100666 | PLAN 11M188 LOT 9 11R9570 PART 5 PART 3 | R1-7 | | | | Lot created, vacant | Y | Y |
| 1-5 | 340100200100664 | PLAN 11M188 LOT 8 11R9570 PART 5 PART 3 | R1-7 | | | | Lot created, vacant | Y | Y |
| 1-5 | 340100200100662 | PLAN 11M188 LOT 7 11R9570 PART 5 PART 3 | R1-7 | | | | Lot created, vacant | Y | Y |

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|--------------|-----------------|--|---------------|------|----|----|---|---|---|
| 1-5 | 340100200100660 | PLAN 11M188 LOT 6 11R9570 PART 5 PART 3 | R1-7 | | | | Lot created, vacant | Y | Y |
| 1-5 | 340100200100658 | PLAN 11M188 LOT 5 11R9570 PART 5 PART 3 | R1-7 | | | | Lot created, vacant | Y | Y |
| 1-5 | 340100200100656 | PLAN 11M188 LOT 4 11R9570 PART 5 PART 3 | R1-7 | | | | Lot created, vacant | Y | Y |
| 1-5 | 340100200100654 | PLAN 11M188 LOT 3 11R9570 PART 5 PART 3 | R1-7 | | | | Lot created, vacant | Y | Y |
| 1-5 | 340100200100652 | PLAN 11M188 LOT 2 11R9570 PART 5 PART 3 | R1-7 | | | | Lot created, vacant | Y | Y |
| 1-6 | 340100200142100 | CON 1 PT LOT 11 RP 11R4822 PART 1 UNSUBDIV LOT N OF LOTS | R1 - C2 - OS1 | 5.5 | 42 | 42 | Plan of Subdivision to be finalized, connection to water, extension and connection to sewer. Draft Plan of Subdivision Approved 2006, somewhat small retirement lots, no SWM pond was identified. Hazard lands studies/permissions - HL need to be determined due to potential changes/requirements since 2006, consult with LPRCA/MNR. Access to County Road 42 / Nova Scotia Line coordinated through County. | Y | Y |
| 1-7 | 340100000101300 | CON 1 N PT LOT 11 RP11R3651 PART 1 LOTS7-19 PT LTS 6&28 PT | R1 - C2 - OS2 | 0 | 0 | 0 | Mostly hazard lands - survey and consult with LPRCA to determine Top-of-bank and OPA/ZBLA, water connection, sewer extension and connection. 0.4 ha outside OS1/Hazard, possible to incorporate into plan of subdivision to south? | Y | Y |
| Total | | | | 10.4 | 70 | 77 | | | |

Vienna

| Map # | Roll No. | Legal Description | Zoning | Lot Size (ha) | Lots Min. | Lots Max. | Development Requirements | Water Services | Sewer Services |
|-------|-----------------|---|-----------|---------------|-----------|-----------|--|----------------|----------------|
| 2-1 | 340100000214500 | CON 4 S PT LOT 14 RP 11R3989 PT PART 1 7,8,9 AND RP 11R5251 PART 2 | R1(h1/h4) | | 0 | 0 | Perhaps 1-2 lots north of creek but unlikely, LPRCA Regulation Limit most of parcel - Survey of creek/gully to determine hazard lands with LPRCA approval, possible Official Plan Amendment OS / Hazard lands, Consent, removal of holding regulation, water and sewer (private). | N | N |
| 2-2 | 340100000214900 | CON 4 PT LOT 15 15 AND RP 11R6499 PT PART 1 7,8,9 AND RP 11R5251 PT 2 | R1(h1/h4) | 7 | 49 | 70 | Plan of Subdivision, removal of holding, extension and connection of sewer and water. Water terminates adjacent to parcel on Light Line. Sewer terminates at Old Mill Line, 400 metre extension to site then extend into site. | N | N |
| 2-3 | 340100000204201 | CON 3 N PT LOT 12 RP 11R1871 PARTS 1 AND 2 11R4891 PART 1 | R1(h2) | 0 | 0 | 0 | Perhaps several lots but unlikely, LPRCA Reg Limit most of parcel and existing estate-type residential dwelling - Survey of creek/gully to determine hazard lands with LPRCA approval, Official Plan amendment OS / Hazard lands, Consent, removal of holding regulation, water and sewer (private). | N | N |
| 2-4 | 340100000204300 | CON 3 N PT LOT 12 PLAN 54 PT BLK F 11R4891 PART 1 | R1(h2) | 2.9 | 5 | 8 | Plan of Subdivision, removal of holding regulation, water and sewer extension and connection to municipal services, none available in the area. Coordination with future plan of subdivision lands east and south. LPRCA/Hazard lands north and west portion, approx 1.2 ha strip could accommodate lots. Access constraint. | N | N |
| 2-5 | 340100400125400 | PLAN 54 PT BLOCK F RP 11R6158 PTS 23,24,26-28 RP 11R6159 PART 1 | R1(h2) | 38.7 | 210 | 300 | Plan of Subdivision, removal of holding regulation, water and sewer extension and connection to municipal services, none available in the area. Coordination with future plan of subdivision lands east and north. LPRCA/Hazard lands/OS portions south (12 ha) and northwest (3.8 ha), removed 8.4 ha from potential lot calc. Access constraint, upgrade Edison Drive and connection to Light Line / unopened ROW. | N | N |

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|------|-----------------|--|--------|------|-----|-----|---|---|---|
| 2-6 | 340100000204500 | BAYHAM CON 3 PT LOTS 13 14 AND PLAN 54 PT LOT E MARR, LOTS 1-6 W/S UNION AND | R1(h2) | 22.9 | 136 | 195 | Plan of Subdivision, removal of holding regulation, water and sewer extension and connection to municipal services, none available in the area. Coordination with plan of subdivision lands south and east. 1.9 ha northwest recent Official Plan Amendment potential 8-10 lots requiring Plan of Subdivision, upgrade Light Line, private services approval anticipated. LPRCA/Hazard lands/OS portions 3 ha removed from potential lot calculation between OPA lands and larger parcel. | N | N |
| 2-7 | 340100400125500 | PLAN 54 PT LOT E 11R6158 PARTS 1 TO 22 11R6159 PART 1 | R1(h2) | 27.4 | 163 | 233 | Plan of Subdivision, removal of holding regulation, water and sewer extension and connection to municipal services, none available in the area. Coordination with plan of subdivision lands north, east and west. LPRCA/Hazard lands/OS portions 9.6 ha along south and east, 4 ha removed from potential lot calculation south side valley wall. Access connections needed to Edison Drive, ROW to east or Light Line. | N | N |
| 2-8 | 340100400124900 | PLAN 54 PT BLOCK D FORMERLY CREEK RD & RIVER ST | R1(h2) | 0 | 0 | 0 | Creek/LPRCA/Hazard Lands/OS constraint - access, servicing, plan of subdivision, etc. unlikely. | N | N |
| 2-9 | 340100400125000 | CON 3 PT LOT 14 & RP 11R7082 PART 2 & RIVER ST | R1(h2) | 7.4 | 49 | 74 | Plan of Subdivision, removal of holding regulation, water and sewer extension and connection to municipal services, none available in the area. Coordination with plan of subdivision lands west, north, east. LPRCA/Hazard lands/OS portions south and west, 0.4 ha removed from potential lot calculation south side valley wall. Upgrade Edison Drive/ connect/ build in coordination the ROW to east. | N | N |
| 2-10 | 340100000204700 | CON 3 N PT LOT 14 PLAN 54 PT LOT B N/S MILL RP 11R4865 PARTS 1 TO 3 | R1(h2) | 3 | 15 | 22 | Plan of Subdivision, removal of holding regulation, water and sewer extension and connection to municipal services, none available in the area. Coordination with plan of subdivision lands west, north, east. LPRCA/Hazard lands/OS portions south, 0.8 ha removed from potential lot calculation south side valley wall. Upgrade Edison Drive/ connect/ build in coordination the ROW to west. | N | N |
| 2-11 | 340100000206100 | CON 3 N PT LOTS 14,15 PLAN 54 PT BLKS A,B RP 11R7082 PART 1 | R1(h2) | 13.8 | 98 | 140 | Plan of Subdivision, removal of holding regulation, water and sewer extension and connection to municipal services, none available in the area. Coordination with plan of subdivision lands west, south, east. LPRCA/Hazard lands/OS portions south and west, doesn't appear to be as hazardous / valley wall, all included in potential lot calculation. | N | N |
| 2-12 | 340100000206030 | CON 3 N PT LOT 15 PLAN 17 SMITH BLK PT LOTS 3,4 AND RP 11R6564 PART 7 | R1(h2) | 3.1 | 22 | 31 | Plan of Subdivision, removal of holding regulation, water and sewer extension and connection to municipal services. Existing water line ends 150m east of southeastern corner. Coordination with plan of subdivision lands west. 0.5 ha removed where existing dwelling located north side. | N | N |
| 2-13 | 340100400120600 | PLAN 54 LOT 13 LOT 16 TO 20 LOT 18 TO 20 W/S CENTRE LOT 19 TO 21 E/S CENTRE LOT 13 | R1(h2) | 2.5 | 2 | 4 | Consent, removal of holding regulation, connect to water and sewer. Possible to locate lots fronting on Centre Street in the south east corner. Northwest hazard lands, etc., dwelling and accessory buildings constraint. | P | P |
| 2-14 | | | R1(h2) | 2.8 | 11 | 16 | Plan of Subdivision, removal of holding regulation, extend and connect to water and sewer. North portion LPRCA/hazard lands - 1.2 ha north side Creek valley wall not included in calculation. Union Street extension needed to connect to east portion. | | |
| 2-15 | 340100400120803 | PLAN 54 PT LOTS 12-17 RP 11R2522 PART 1 & RP 11R2591 PART 2 | R1(h2) | 3.8 | 26 | 38 | Plan of Subdivision, removal of holding regulation, water and sewer extension (into subdivision from Centre St existing) and connection to municipal services. Small portion of northwest corner LPRCA/Hazard. | P | P |
| 2-16 | 340100400118900 | PLAN 54 LOTS 14 & 15 LOTS 5 TO 11 W/S PINE LOTS 3,8 TO 11 E/S UNION RP | R1(h2) | 0.7 | 3 | 3 | Consent, removal of holding regulation, extend and connect to water and sewer. Possible to locate lots fronting on Union St. ROW but need to extend roadway north of Chestnut St. | P | P |

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|--------------|-----------------|---|---------------|-------|-----|------|---|---|---|
| 2-17 | 340100400117200 | ALL LAND S BIG OTTER CREEK MILL PLACE PART 1 | R1(h2) | 2.5 | 4 | 7 | Plan of Subdivision, removal of holding regulation, extend and connect to water and sewer. 0.7 ha / 170 m frontage on (unconstructed) Queen Street outside of LPRCA/Hazard lands used for potential lots calculation. | P | P |
| 2-18 | 340100400116800 | PLAN 54 LOT 20 CHESTNUT ST LOT 22 TO 30 E/S UNION ST LOT 22 TO 24 E AND W/S SNOW | R1(h2) | 2 | 12 | 17 | Plan of Subdivision, removal of holding regulation, extend and connect to water and sewer, construct road. Limited to 170 m frontage on (unconstructed) Union St. and 90 m on Chestnut St. Either 7-9 lots fronting Chestnut and 4-5 lots on Union St. or 5-8 lots fronting on Union St. and 3-4 lots east along Chestnut. | P | P |
| 2-19 | 340100000205500 | PLAN 54 PT LOTS 13 AND 14 PLANK RD RP 11R6521 PART 1 PARTS 2 AND 3 | R1(h2) | 5.9 | 33 | 33 | Plan of Subdivision, removal of holding regulation, extension and connection to water and sewer. See correspondence, re: servicing/sanitary connection and 4 lots on Old Mill Line. Conceptual plan shows 33 lots, recent inquiries looking at revising lot configuration. | P | P |
| 2-20 | 340100400102700 | Plan 54 Lot 17, Pt Lots 7, 20 RP11R4380 Parts 1 and 2 | OS1, OS1-9, O | 7.9 | 19 | 19 | Plan of Subdivision, Zoning By-law amendment to rezone R1-1, extension and connection to water and sewer. 19 lots shown on conceptual subdivision plan on 2 ha of lands in the R1-1 zone - setbacks from 660 ft contour level, coordinate with LPRCA approvals. Coordinate with lands to north, only 7.5m frontage on Plank Road. | | |
| 2-21 | 34010000205400 | CON3 N Pt Lot 15 Plan 54 PtLots 13, 14 | R1(h2) | 0.8 | 3 | 3 | Consent, removal of holding regulation, connect to water and sewer. 75 m frontage on Plank Road, tight for 4 lots. Coordinate with lands to north and west to maximize lot efficiency. | | |
| 2-22 | 340100000206800 | CON 3 PT LOT 16 AND PLAN 54 LOTS 6 7 10 AND 11 PT LOTS 8 9 12 TO 14 | R1(h1/h4) | 2.7 | 9 | 13 | Plan of Subdivision, removal of holding regulation, connect to water and sewer. 87m lot depth restricts internal road, all lots fronting on Plank Road - require access approval from County. | P | P |
| 2-23 | 340100000204401 | PLAN 54 RESERVE BLOCK, LOTS 1-12 W/S MARR LOTS 1-6 E/S MARR, LOTS 1-6 W/S UNION AND | R1(h2) | 4.7 | 24 | 36 | Plan of Subdivision, removal of holding regulation, connect to water and sewer, extend sewer on south side. Locate east-west roadway centrally and lots can front on Pearl/new road/Vienna Line. Union St. to be constructed. | P | P |
| 2-24 | 340100000204600 | CON 3 SPT LOT 14 PLAN 54 LOTS A TO D RP 11R1947 PARTS 2,3 PTS | R1(h2) | 0.9 | 2 | 2 | Most of the lands within the flood/hazard zone, small portion northwest corner could be developed in future in coordination with development of lands to the west. | P | P |
| 2-25 | 340100000204920 | NORTH ST PT LOT G S CHAPEL ST RP 11R9611 PART 1 | R1(h1/h4) | 2 | 8 | 12 | Plan of Subdivision, removal of holding regulation, connect to water and sewer. 250m frontage on North St. Possible extension of services 90m north of Walnut St. | P | P |
| 2-26 | 340100000204900 | PLAN 54 PT LOT G S CHAPEL ST LOT B N/S MILL RP 11R4865 PARTS 1 TO 3 | R1(h1/h4) | 1.3 | 11 | 17 | Plan of Subdivision, removal of holding regulation, extension and connection to sewer, water connection may not accommodate additional hookups. 350 m frontage on Chapel St. | P | P |
| Total | | | | 166.7 | 914 | 1293 | | | |

Straffordville

| Map # | Roll No. | Legal Description | Zoning | Lot Size (ha) | Lots Min. | Lots Max. | Development Requirements | Water Services | Sewer Services |
|-------|-----------------|--|--------|---------------|-----------|-----------|--|----------------|----------------|
| 3-1 | 340100000409030 | BAYHAM CON NTR PT LOT 123 RP 11R8413 PT PART 1 RP 11R8705 PART 3 | R1(h2) | 5.9 | 30 | 37 | Plan of Subdivision, removal of holding regulation, water (private), extend and connect to municipal sewer. Conceptual plan shows 37 lots with a SWM pond north west corner. Upgrade Stewart Road. | N | P |
| 3-2 | 340100000409500 | CON 7 NTR PT LOT 124 RP 205 LOTS 1,2,16 BLK D RP11R3807 PART 1 | R1(h2) | 11.2 | 78 | 112 | sewer. LPRCA Regulation Limit constraint lands along creek/ditch from north west corner extending into site diagonally. Need to ensure orderly development by coordinating conceptual neighbourhood design, with undeveloped to east. Based potential lots on 7 uph and 10uph. Potential for lots by developing/extending Donnelly Dr from Sandytown Rd. to Old Chapel St. | N | P |

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| 3-3 | 340100000409700 | BAYHAM CON NTR PT LOTS 124 AND 125 PLAN 205 BLK E LOTS 6 TO 9 E CHAPLE ST LOTS 10 | R1(h2) | 11.1 | 78 | 112 | Plan of Subdivision, removal of holding regulation, water (private), extend and connect to sewer. Need to ensure orderly development by coordinating conceptual neighbourhood design, with undeveloped to east and west. Based potential lots on 7 uph and 10uph. Need to develop/extend Donnelly Drive for frontage. | N | P |
| 3-4 | 340100000409800 | BAYHAM CON 7 NTR PT LOT 125 PLAN 205 PT FIFTH ST PT FOURTH ST AND RP 11R1720 | R1(h2) | 13.3 | 93 | 133 | Plan of Subdivision, removal of holding regulation, water (private), extend and connect to sewer. Need to ensure orderly development by coordinating conceptual neighbourhood design, with undeveloped to east and west. Based potential lots on 7 uph and 10uph. | N | P |
| 3-5 | 340100000409900 | CON 7 NTR PT LOTS 125,126 RP 11R4317 PARTS 9 TO 12 FOURTH ST AND RP 11R1720 | R1(h2) | 7.6 | 53 | 76 | Plan of Subdivision, removal of holding regulation, water (private), extend and connect to sewer. Need to ensure orderly development by coordinating conceptual neighbourhood design, with undeveloped to west. Based potential lots on 7 uph and 10uph. | N | P |
| 3-6 | 340100000410000 | BAYHAM CON NTR PT LOTS 126 AND 127 AND RP 11R8012 PT PART 1 RP 11R3950 PARTS 3 | R1(h2) | 11.1 | 63 | 91 | Plan of Subdivision, removal of holding regulation, water (private), extend and connect to sewer. Based potential lots on 7 uph and 10uph. Removed 2 ha of LPRCA Regulation Limit lands along the west / pond from potential lot calculations. Existing access ROW's along south. Awkward curved north boundary, assuming meant for rear of cul-de-sac? | N | P |
| 3-7 | 340100000410000 | BAYHAM CON NTR PT LOTS 126 AND 127 AND RP 11R8012 PT PART 1 RP 11R3950 PARTS 3 | R1(h2) | 9.7 | 47 | 65 | Plan of Subdivision, removal of holding regulation, water (private), extend and connect to sewer. Farm building cluster with 2 existing dwellings and several accessory buildings (barns) constraint. Connection to 1st Street over railway trail? | N | P |
| 3-8 | 340100000410400 | Part of Lots 127 and 128, CON NTR Bayham as in E147704 | R1 | 1.6 | 7 | 11 | Plan of Subdivision, water (private), connect to sewer. 56 m frontage east of existing lot due to small infrastructure lot on southeast corner, perhaps accommodates 3 lots, 170 m frontage west. | | |
| 3-9 | 340100000401000 | BAYHAM CON 6 STR PT LOT 123 AND RP 11R7269 PT PART 2 11R6452 PART 3 RP 11R6641 | R1(h2) | 24.6 | 133 | 190 | Plan of Subdivision, removal of holding regulation, water (private), extend and connect to sewer. Access connection constraint to Heritage Line. Creek/ditch east/west along southern portion constraint, 3.8 ha LPRCA Regulation Limit, 1.8 ha strip south of LPRCA - removed from potential lot calculation. | N | P |
| Total | | | | 96.1 | 582 | 827 | | | |

Eden

| Map # | Roll No. | Legal Description | Zoning | Lot Size (ha) | Lots Min. | Lots Max. | Development Requirements | Water Services | Sewer Services |
|-------|-----------------|--|--------|---------------|-----------|-----------|--|----------------|----------------|
| 4-1 | 340100000611200 | BAYHAM CON 9 PT LOT 21 RP 11R2031 PARTS 4 AND 9 PT PART 8 RP 11R9055 PARTS 2 | HR(h2) | 5.2 | 26 | 40 | Plan of Subdivision, removal of holding regulation, water (private), sewer (extend and connect lots to municipal service). Adequate depth to accommodate east-west road centrally and lots fronting either side. Lot lines show apparent unopened ROW west side. | N | N |
| 4-2 | 340100000611240 | BAYHAM CON 9 PT LOT 21 PT RD ALLOW RP 11R9055 PART 1 BURWELL LAND USE PERMIT | HR(h2) | 1.5 | 5 | 8 | Plan of Subdivision, removal of holding regulation, water (private), sewer (extend and connect lots to municipal service). Lot line appear to show ROW unopened west side for access for internal lands, reduced available frontage in potential lot calculation. | N | N |
| 4-3 | 340100000611500 | CON 9 PT LOTS 22 TO 24 RP 11R5905 PART 2 AND PT PART 1 RP 11R8326 PART 4 | HR(h2) | 3.6 | 15 | 23 | Plan of Subdivision, removal of holding regulation, water (private), sewer (extend and connect to municipal service). Existing access owned by Bayham to Eden Line, may need to retain further connection to north. Coordination with abutting developable lands to west, however, lot configuration determines straight road down centre east-west. Abutting industrial lands to east may require additional buffering/setback. | N | P |
| 4-4 | 340100000611500 | Part Fronting on Plank Road north side of Eden. | HR(h2) | 5.5 | 16 | 30 | Plan of Subdivision, removal of holding provision, water (private), 4-6 lots fronting on Plank Road, awkward lot configuration south side and abutting industrial. | | |

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|--------------|-----------------|--|-------------|------|-----|-----|---|---|---|
| 4-5 | 340100000611800 | CON 9 PT LTS 23 24 AND PLAN 113 PT LT 12 AND RP 11R4410 PT PTS 1 2 PTS 9 10 AND RP | HR(h2) | 9.8 | 37 | 58 | Plan of Subdivision, removal of holding provision, water (private), sewer (extend and connect lots to public). Connect roadway to abutting proposed subdivision, access to Eden Line only 15m. 4-6 lots fronting Plank Rd. Configuration and access could be improved if incorporated/acquired 57152 Eden Line. | N | P |
| 4-6 | | Dyck subdivision? Roll 34...611820 | HR(h2) / HR | 1.7 | 12 | 12 | Proposed in pre-consultation. | | |
| 4-7 | 340100000607600 | BAYHAM CON 8 N PT LOT 22 PART 1 AND 10 | HR(h2) | 7.6 | 19 | 27 | Plan of Subdivision, removal of holding regulation, water (private), sewer (connect lots to public), provide access to internal lands. LPRCA Regulation Limit lands constraint northwest corner. 10-14 lots internal, 9-13 fronting Plank Road. Awkward lot configuration, opportunity for a medium density block - low-rise apartment - would require R2 zoning? | N | Y |
| 4-8 | 340100000606700 | BAYHAM CON 8 PT LOT 22 PLAN 258 PT LOT 11 RP 11R5625 PT PART 1 | HR(h2) | 4.1 | 16 | 19 | Plan of Subdivision, removal of holding regulation, water (private), sewer (extend and connect to public). Awkward lot configuration, existing ROW south side may not have enough depth to extend ROW north - 3-4 lots; new ROW to internal cul-de-sac; 45m either side of 20 m cul-de-sac road (east of 11430 Plank Rd) may require wider frontage. | N | P |
| 4-9 | 340100000606702 | CON 8 PT LOTS 22,23,24 11R1786 PART 1 TO 3 PART 1 | HR(h1/h4) | 0.9 | 6 | 9 | Plan of Subdivision, removal of holding regulation, water (private). Connect lots to existing municipal sewer line on Eden Line. "h4" holding regulation for access probably related to abutting agricultural, appears to be sufficient access retained west of subject lands. | N | P |
| Total | | | | 39.9 | 152 | 226 | | | |

Calton

| Map # | Roll No. | Legal Description | Zoning | Lot Size (ha) | Lots Min. | Lots Max. | Development Requirements | Water Services | Sewer Services |
|--------------|-----------------|---|--------|---------------|-----------|-----------|---|----------------|----------------|
| 5-1 | 340100000810400 | CON 4 S PT LOT 1 RD ALLOW AND RP 11R9217 PART 2 | HR(h1) | 0.5 | 3 | 4 | Consent, removal of holding regulation, water and sewer (private). 80 m frontage but angled northern boundary restricts depth, may not accommodate 4th lot. | N | N |
| 5-2 | 340100000810400 | South portion | HR(h1) | 2.3 | 12 | 14 | Plan of Subdivision, removal of holding regulation, water and sewer (private). Access/lane width only 15m and privately owned, require ROW to develop lots not fronting Richmond Road, i.e. 6-9 lots along Richmond Road, however, 9 lots would be minimum lot frontage so would need adequate depth to accommodate septic. | | |
| 5-3 | 340100000811500 | Pt S 1/2 Lt 1-2 CON 4 Bayham as in E343699 | HR(h1) | 1.2 | 5 | 7 | Consent, removal of holding regulation, water and sewer (private). The 4 new lots to west have 32 m frontage, subject lands have 150+ m frontage, so likely only 5 lots but narrower could be accommodated with adequate private service / lot area. | | |
| 5-4 | 340100000806300 | Pt N1/2 of N1/2 and E1/4 of MN1/2 Lt 1 CON ; Pt Lt 2 CON 3; Pt N1/2 Lt 3 CON 3 Bayham as in E428702 | HR | 0.7 | 4 | 5 | Consent, water (private), sewer (private). 112 m frontage on Richmond Road. | | |
| Total | | | | 4.7 | 24 | 30 | | | |

Corinth

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|-----|-----------------|---|-----------|-----|----|----|---|---|---|
| 6-1 | 340100000505500 | BAYHAM CON 9 N PT LOT 5 PART 8 RP 11R6431 PART 1 | HR(h1/h4) | 0.8 | 5 | 8 | Consent/Plan of subdivision, removal of holding regulation, water and sewer (private). The HR(h1/h4) zone boundary are located approximately 37 m west of the Culloden Rd. ROW, any lots created would require dwellings be built within the HR zoned area and in conformity to HR setbacks, rear yard setback to zone boundary not lot boundary. | N | N |
| 6-2 | 340100000507400 | CON 9 N PT LOT 6 RP 11R2292 PT PART 1 RP 11R6431 PART 1 | HR(h1/h4) | 0 | 0 | 0 | 2 lots being created by way of Consent E6/19 and E7/19. | N | N |
| 6-3 | 340100000508200 | CON 9 N PT LOT 6 AND RP 11R2292 PART 2 2 | HR(h2) | 5 | 26 | 31 | Plan of Subdivision, removal of holding regulation, water and sewer (private). 3-4 lots and access/ROW possible along Best Line, approx 110m frontage. At 7uph the lands could accommodate 31 lots, however, due to private servicing needs likely only 26 lots depending on design. | N | N |

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|--------------------|-----------------|--|-----------|-------|------|------|--|---|---|
| 6-4 | 340100000505500 | South of 11147 Culloden Rd | HR(h1/h4) | 0.3 | 3 | 4 | Consent/Plan of subdivision, removal of holding regulation, water and sewer (private). If 4 lots developed would only be 20m frontage, narrow for septic and well and the recently created lots to the north have 40m frontage. The HR(h1/h4) zone boundary are located approximately 37 m west of the Culloden Rd. ROW, any lots created would require dwellings be built within the HR zoned area and in conformity to HR setbacks, rear yard setback to zone boundary not lot boundary. | | |
| 6-5 | 340100000507000 | Pt N1/2 Lt 6 CON 9 Bayham Pt 1 11r8075 | HR | 0.4 | 2 | 2 | Consent, Wwater (private), sewer (private). 60 m frontage could accommodate 3 lots, however, 3 lots would be below minimum lot area due to lot depth. | | |
| Total | | | | 6.5 | 36 | 45 | | | |
| North Hall | | | | | | | | | |
| 7-1 | 340100000505110 | BAYHAM CON 9 PT LOT 5 RP 11R8006 PT PART 2 EXCEPT RP 11R7329 PARTS 6 | HR(h1/H4) | 0 | 0 | 0 | 8 lots already created | N | N |
| 7-2 | 340100000506400 | CON 9 S PT LOT 6 PART 1 11R8346 RP 11R6431 PART 1 | HR(h1) | 0 | 0 | 0 | Maybe one lot, not significant enough to show on map. | N | N |
| 7-3 | 340100000506300 | Pt S1/2 Lt 6 CON 9 Bayham as in E202607 | I | 0.7 | 2 | 3 | Consent, zone change, water (private), sewer (private). | | |
| 7-4 | 340100000508000 | CON 9 S PT LOT 6 S PT LOT 7 N/S CTY RD 44 2 | HR(H1/h4) | 2.8 | 10 | 16 | Consent/Plan of Subdivision, removal of holding regulation, water and sewer (private). 16 lots only possible if 80 m of excess frontage at 54472 Eden Line utilized. | N | N |
| 7-5 | 340100000502010 | CON 8 PT LOT 6 RP 11R2762 PT PART 2 IN 2002 | HR(H1/h4) | 1.8 | 6 | 9 | Consent/Plan of Subdivision, removal of holding provision, water and sewer (private). Existing access to dwelling on Agricultural/internal lands limits developing all the frontage, 6 lots more probable. | N | N |
| 7-6 | 340100000502002 | CON 8 N PT LOT 6 RP 11R2861 PART 1 IN 2002 | HR(H1/h4) | 1.2 | 4 | 6 | Consent/Plan of Subdivision, removal of holding regulation, water and sewer (private). 120 m frontage potential 6 lots at 20m, adequate depth at 110m even after road widening reduction. | N | N |
| Total | | | | 6.5 | 22 | 34 | | | |
| Total (All) | | | | 330.8 | 1800 | 2532 | | | |