

**AMENDMENT NO. 41  
TO THE OFFICIAL PLAN  
OF THE  
MUNICIPALITY OF BAYHAM**

**SUBJECT: David and Leigh Vyn  
11045 Bayham Norfolk Boundary Road**

**The following text constitutes  
Amendment No. 41 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. 2025-053, in accordance with Section 17 of the **PLANNING ACT**, on the 21<sup>st</sup> day of August 2025.



**MAYOR**



**CLERK**

## MUNICIPALITY OF BAYHAM

### BY-LAW NO. 2025-053

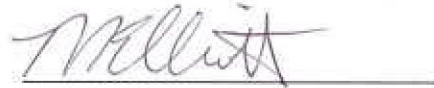
**THE** Council of the Corporation of the Municipality of Bayham, in accordance with the provisions of the **PLANNING ACT**, hereby enacts as follows:

- 1) **THAT** Amendment No. 41 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. 41 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 21<sup>st</sup> day of August 2025.



**MAYOR**



**CLERK**

**OFFICIAL PLAN**  
**OF THE MUNICIPALITY OF BAYHAM**  
**AMENDMENT NO. 41**

**1. PURPOSE**

The purpose of the Official Plan Amendment is to permit a new Large Scale Supplementary Farm Dwelling to replace one temporary Supplementary Farm Dwelling in the future, alongside one existing Supplementary Farm, 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 8, Lots 27 & 28 and known municipally as 11045 Bayham Norfolk Boundary Road.

**3. BASIS OF THE AMENDMENT**

The subject lands are characterized as a farmed parcel with multiple farm accessory buildings, including an existing farm house dwelling and one existing small scale supplementary farm dwelling. The subject lands are located on the west side of Bayham Norfolk Boundary Road and the north side of Vincent Line; south-east of Eden.

The subject lands can be described as an irregular shaped lot with an approximate lot area of 38 hectares (94 acres), an estimated lot frontage of 391 metres (1,283 feet) along Bayham Norfolk Road. The subject lands are used primarily for cultivation of flowers. The surrounding lands are agricultural in all directions, with Little Otter Creek running through a wooded area to the north.

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:

2.1.11.6 Notwithstanding Section 2.1.11 the lands located in Concession , Lots 27 & 28, and municipally known as 11045 Bayham Norfolk Road may be used, developed, and zoned to permit a Large Scale Supplementary Farm Dwelling to replace one temporary Supplementary Farm Dwelling, in addition to the one existing Supplementary Farm Dwelling, 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 550m<sup>2</sup>. The combined gross floor area of all Supplementary Farm Buildings, including the new Large Scale Supplementary Farm building and the existing Supplementary Farm Dwellings may not exceed a maximum of 615m<sup>2</sup>.