



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

**APPLICANT: 1498855 ONTARIO INC. (C/O TIMOTHY EMERSON)  
LOCATION: 92 EDISON DRIVE, VILLAGE OF VIENNA**

**TAKE NOTICE** that the Municipality of Bayham has received a complete application for an Official Plan Amendment (OPA-04/24) and Zoning By-law Amendment (ZBA-27/24), 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, December 19<sup>th</sup>, 2024, at 7:30 p.m.** in the Municipal Council Chambers, 56169 Heritage Line, Stratfordville, to consider a proposed combined Official Plan and Zoning By-law Amendment under Sections 17 and 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 combined Official Plan and Zoning By-law Amendment is to permit the proposed Micro Distillery use with ancillary Retail and Event space on private services within an existing building on the subject property known as 92 Edison Drive, north side, in the Village of Vienna. Through the Official Plan Amendment, the south-western portion of the subject property will be designated from the 'Open Space' and 'Hazard Lands' designation to the 'Commercial' designation. Through the Zoning By-law Amendment, the south-western portion of the subject property will be rezoned from the current 'Holding Village Residential 1 (R1(h2))' Zone to a 'Holding Site-Specific Tourist Commercial (C3-XX(h2))' Zone, limiting the proposed use to a Maximum Floor Area of 450.0 m<sup>2</sup> (4,843.76 ft<sup>2</sup>).

**THE EFFECT** of this combined Official Plan and Zoning By-law Amendment is to permit the proposed Micro Distillery business with ancillary Retail and Event space on private services for a Maximum Floor Area of 450.0 m<sup>2</sup> (4,843.76 ft<sup>2</sup>) within an existing building on the subject property.

**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, December 11, 2024 to [munderhill@bayham.on.ca](mailto: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.

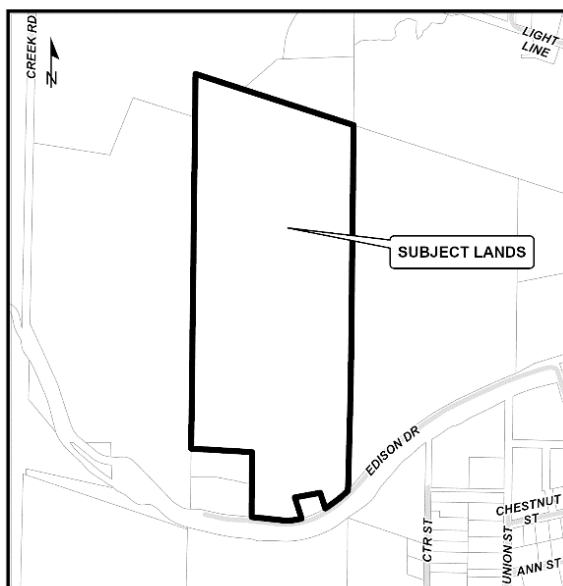
**IF A PERSON OR PUBLIC BODY** does not make oral submissions at a public meeting, or make written submissions to the Municipality of Bayham before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

**IF YOU WISH** to be notified of the adoption and approval of the proposed Official Plan and Zoning By-law Amendment, you must make a written request to the undersigned.

**ADDITIONAL INFORMATION** relating to the proposed Official Plan and Zoning By-law Amendment may be obtained at the Municipal Office.

## **KEY MAP**

MUNICIPALITY OF BAYHAM



**Dated** at the Municipality of Bayham this **29<sup>th</sup>** day of **November 2024**.

**Margaret Underhill**  
**Planning Coordinator/Deputy Clerk**  
**Municipality of Bayham**  
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