

MUNICIPALITY OF BAYHAM - COMMERCIAL AND INDUSTRIAL LANDS REVIEW

June 2020

NOTE: The Municipality of Bayham Commercial and Industrial Lands Review 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.

Map ID	Location	ARN	Lot Area (m ²)	Lot Area (ha)	Street Name	Civic Address	Zone	Development Requirements	Vacant (Y/N)	Municipal	
										Water Services	Sewer Services
01	Corinth	340100000517800	1,764	0.18	Best Line	54115	M4-3	Vacant industrial parcel, portion used for access to interior industrial welding business with same site-specific zoning (M4-3) which permits <i>Metal and wood fabrication for manufacturing and repair of horse race carts</i> and reduced frontage. Requires private water and sewer services, however, undersized lot for private services, 1,764m ² where 2,000m ² required minimum. Adjacent dwellings constrain types of industrial uses. Adequate frontage, site-specific reduced frontage appears to apply to existing industrial uses to rear.	Y	N	N
02	Corinth	340100000518500	1,360	0.14	Culloden Road	11331	HC	Vacant Hamlet Commercial used as residential lawn/open space. Private water and sewer services required, however, undersized lot area for privately serviced lot, 1,360m ² where 1,800m ² required minimum. Minimum 6m exterior side yard, east side along Culloden Road, minimum 4.5m west side abutting dwelling of approx. 31 m frontage Best Line.	Y	N	N
03	Corinth	340100000505500	6,431	0.64	Culloden Road		M4	Strip of industrially zoned land along the railway approx 18m deep by 150m length. Not wide enough for development, no street frontage. Consent for severance from larger parcel and rezone additional land to accommodate building/uses, only dry industrial uses with no municipal sewer, limited industrial uses in OP.	Y	N	N
			294,131	29.41			A1	Farmland			
			8,586	0.86			HR(h1/h4)	Undeveloped residential land along Culloden Rd			
			3,123	0.31			HR(h1/h4)	Undeveloped residential land along Culloden Rd			
04	Rural	340100000617800	167604.21	16.76	Pressey Road		M2 (h2)	Vacant industrial land with access to Pressey Road within the Bayham Industrial Park (BIP). There are applicable BIP policies in the Bayham Official Plan. Private water and sewer services required. Only "Dry" industrial uses permitted. Agricultural land on same parcel requires severance/consent and road frontage. Woodlot in northeast corner constraint. "h2" holding symbol indicates development agreement addressing financial and servicing impacts required with the Municipality.	Y	N	N
			109704.81	10.97			A1	Farmland			
05	Rural	340100000617950	178236.42	17.82	Pressey Road	57475	M2(h2)	Vacant industrial land with access to Pressey Road and Bayham Drive (to be developed) within the Bayham Industrial Park (BIP). There are applicable BIP policies in the Bayham Official Plan. Private water and sewer services required. Only "Dry" industrial uses permitted. Woodlot in north constraint. Railway corridor along the south property line with daily freight service, possible connection status unknown. "h2" holding symbol indicates development agreement addressing financial and servicing impacts required with the Municipality.	Y	N	N
06	Rural	340100000617930	14338.02	1.43	Bayham Drive	14821	M2(h2)	Vacant industrial land with access to Bayham Drive within the Bayham Industrial Park (BIP). There are applicable BIP policies in the Bayham Official Plan. Private water and sewer services required. Only "Dry" industrial uses permitted. "h2" holding symbol indicates development agreement addressing financial and servicing impacts required with the Municipality.	Y	N	N
07	North Hall	340100000508610	37722.22	3.77	Eden Line		M4(h1)	Recent inquiry for conversion to residential uses, proposed subdivision. Vacant agricultural field. Private water and sewer services required. Only 'dry' industrial uses on private services. Holding provision (h1) development agreement with Municipality addressing water and sewer services required.	Y	N	N
08	North Hall	340100000503100	8001.05	0.80	Eden Line		HWC	Portion highway commercial zoned lands of larger agricultural parcel, consent required. Private water and sewer services required. Frontage on Highway 3 where limited roadway access permitted, MTO approval required.	Y	N	N
			571725.79	57.17			A2	Farmland			
09	Straffordville	340100000420100	450.46	0.05	Plank Road	9322	C1/R1	Vacant split zone, undersized lot area of 450m ² where 800m ² required minimum. Private water required, existing municipal sewer services. Lot frontage below required minimum.	Y	N	Y
10	Straffordville	340100000429600	1663.99	0.17	Plank Road		C1/R1	Vacant split zone lands. Recent pre-application review to merge/site plan/rezone with abutting auto parts supplier to north, proposed expansion. Existing private water and municipal sewer services.	Y	N	Y

NOTE: The Municipality of Bayham Commercial and Industrial Lands Review 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.

Map ID	Location	ARN	Lot Area (m ²)	Lot Area (ha)	Street Name	Civic Address	Zone	Development Requirements	Vacant (Y/N)	Municipal	
										Water Services	Sewer Services
11	Straffordville	340100000403201	1766.65	0.18	Alward Street		M4	Vacant industrial lands, to rear of existing auto repair shop, new roadway being built to accommodate 5 new residential lots to west. Existing private water service and municipal sewer services. Approx 14m frontage where 25m required minimum.	Y	N	Y
12	Rural	340100000304806	13666.65	1.37	Plank Road	7606	M2-1	Vacant industrial lands with access to Plank Road. Site-specific zone to permit former solid waste transfer and recycling operation, rezoning required.	Y	N	N
13	Rural	340100000216001	2820.00	0.28	Plank Road	7491	HWC	Vacant commercial lands, with existing accesses. Private water and sewer services required. Adequate lot area and frontage. Parcel fabric indicates road widening dedication north east and east sides.	Y	N	N
14	Rural	340100000110100	68435.08	6.84	Glen Erie Line		M2-3	Vacant industrial zoned lands along Glen Erie Line with larger agricultural lands north. Within Significant Woodlands identified in Bayham Official Plan requires justification/reports/approvals. Site-specific zone requires additional front yard and side yard setbacks. Private water and sewer services required. If developed access/frontage to be retained to agricultural lands north portion.	Y	N	N
			200117.35	20.01			A1	Wooded agriculturally zoned land.			
15	Port Burwell	340100000101401	270330.68	27.03	Orchard Line	55309	A1	Farm	Y	N	N
			25020.47	2.50			C3	Vacant commercially zoned lands with no street frontage and part of larger agricultural parcel. Connection to roadway and municipal water and sewer services required.	Y	N	N
16	Port Burwell	340100200142100	10822.66	1.08	Nova Scotia Line		C2	Vacant commercially zoned portion of larger parcel and intended for residential use in the form of single detached lots included in Draft Plan of Subdivision. Rezoning, reports, etc. pending for a number of years to complete the subdivision.	Y	N	N
			28229.08	2.82			R1	Vacant residentially zoned portion of larger parcel intended for residential use in the form of single detached lots included in Draft Plan of Subdivision. Municipal water and sewer services required.			
			16901.59	1.69			OS1	Vacant open space lands portion of larger parcel. Included in Draft Plan of Subdivision for residential use in the form of single detached lots included in Draft Plan of Subdivision. Municipal water and sewer services required.			
17	Port Burwell	340100200142200	19594.38	1.96			C3	Vacant commercial lands with no street frontage. Connection to roadway and municipal water and sewer services required. Currently farmed, part of larger agricultural parcel to north.	Y	N	N
18	Port Burwell	340100200133700	3024.65	0.30	Elizabeth Street		C2	Vacant commercial lands portion of larger parcel. Extension of Elizabeth Street and municipal water and sewer and consent required to develop.	Y	N	N
			1050.62	0.11			M4	Vacant industrial portion of larger parcel. Extension of Elizabeth Street and municipal water and sewer and consent required to develop. Medium density residential to east and low density abutting to west constraint on uses / setbacks.	Y	N	N
			92351.23	9.24			A1	Farm	N/A	N/A	N/A
			1169.16	0.12			R1(h2)	Vacant residential portion of larger parcel with 22m frontage on Victoria St. Based on surrounding lot configuration best use as a roadway.	N/A	N/A	N/A
			9049.10	0.90			R1(h2)	Vacant residential portion of larger parcel with 180 m frontage on Wellington Street.	N/A	N/A	N/A
19	Port Burwell	340100200105501	3478.48	0.35	Victoria Street	66	C2	Commercial parcel with existing vacant building.	Y	Y	Y
20	Port Burwell	340100200124200	260.37	0.03	Robinson Street	47	C1	Small vacant commercial parcel. Connection to municipal water and sewer services required.	Y	N	N
21	Port Burwell	340100200124205	267.26	0.03	Robinson Street	49	C1	Small vacant commercial parcel. Connection to municipal water and sewer services required.	Y	N	N
22	Port Burwell	340100200121600	537.66	0.05	Robinson Street	32	C1	Small vacant commercial parcel. Connection to municipal water and sewer services required.	Y	N	N
23	Port Burwell	340100200121300	403.68	0.04	Robinson Street	26	C1	Small vacant commercial parcel, frontage below minimum. 4.5m exterior side yard setback reduced building footprint contrains development. Connection to municipal water and sewer services required.	Y	N	N