



NOTICE OF AN APPLICATION
CONCERNING A PROPOSED DRAFT PLAN OF SUBDIVISION
APPLICATION (APPROVAL AUTHORITY COUNTY OF ELGIN, FILE
NUMBER 34T-BA2502), IN THE MUNICIPALITY OF BAYHAM

AGENT/APPLICANT: USHDEEP SANDHU C/O BUILD ONTARIO DEVELOPMENTS, ON BEHALF OF OWNER 10010410501 ONTARIO INC.

LOCATION: PART LOT 22, CONCESSION 8, RP 11R10855 PART 1, MUNICIPALITY OF BAYHAM; WEST SIDE PLANK ROAD, HAMLET OF EDEN

TAKE NOTICE that the Municipality of Bayham has received a request from the County of Elgin (the approval authority for Plan of Subdivision approvals for the Municipality of Bayham) to provide Notice of an Application for Draft Plan of Subdivision Application (File No. 34T-BA2502) under Section 51 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, submitted by Build Ontario Developments on behalf of 1001041051 Ontario Inc.

THE PURPOSE OF THIS NOTICE is to inform the public of the nature of the Draft Plan of Subdivision. A public meeting for the draft plan of subdivision is not required.

THE PURPOSE AND EFFECT of this Draft Plan of Subdivision will be to divide the Subject Lands into 39 single detached residential lots (Lots 1-39), three internal streets, a stormwater management block (Block 40), an open space block (Block 41), and a walkway block (Block 42) in two phases of development. Easements to provide maintenance access to rear yard drainage structures are also proposed.

Proposed Lots 1-6 will front onto and have direct access along Plank Road and are to be developed in the first phase. Proposed Lots 7-39 will front onto new internal streets and cul-de-sacs in the second phase. Access will be provided by Street 'A' and Street 'C', which will connect Street 'B' to Plank Road. The residential lots will be serviced by individual private water wells and by municipal sanitary services, including a new sanitary sewer connection to existing municipal sanitary sewage disposal systems. Stormwater flows will be conveyed to a new dry stormwater management pond.

The Subject Property is designated as 'Hamlets' in the Municipality of Bayham Official Plan and includes lands designated 'Hazard Lands' and 'Significant Woodlands'. The Subject Property is Zoned 'Hamlet Residential' HR(h2) in the Municipality of Bayham Zoning By-law No. Z456-2003.

The applicant will be required to apply for and obtain Zoning By-law Amendment approval to remove the Holding Provision (h2) subject to entering into a subdivision agreement between the applicant and the Municipality. The applicant will also be required to apply for and obtain either Minor Variance(s) or a Zoning By-law Amendment for site-specific relief or exceptions.

ANY PERSON may attend the (future) public meeting, if any, and/or make a written representation in support of or in opposition to the proposed Draft Plan of Subdivision to the municipal office or the County of Elgin planning office.

IF A PERSON OR PUBLIC BODY would otherwise have the ability to appeal the decision of Elgin County but does not make oral submissions at the public meeting, if one is held, or make written submissions to Elgin County in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of Elgin County to the Ontario Land Tribunal.

IF A PERSON OR PUBLIC BODY does not make oral submissions at the public meeting, if one is held, or make written submissions to Elgin County in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, 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 decision of Elgin County in respect of the proposed plan of subdivision, you must make a written request to the County of Elgin, c/o Diana Morris, Senior Planner, at 519-631-1460 or dmorris@elgin.ca or visit the County website at <https://www.elgincounty.ca>. The County Office is located at 450 Sunset Drive, St. Thomas, ON, N5R 5V1.

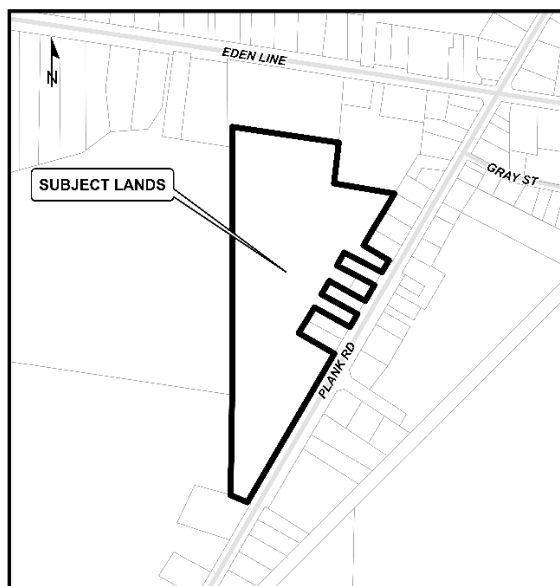
FOR ADDITIONAL INFORMATION about this matter, including information about preserving your appeal rights, contact the Municipal Office (contact information below) or Elgin County (contact information above). The following reports are available for inspection at the Municipal office from Monday to Friday, between 8:30 A.M. and 4:30 P.M.:

- Planning Justification Report prepared by K. Smart Associates Limited, dated March 11, 2025.
- Traffic Impact Assessment prepared by F. R. Berry & Associated, dated May 2021

- Stage 1&2 Archaeological Assessment prepared by Wood Environmental & Infrastructure Solutions Canada Limited, dated September 14, 2022
- Scoped Environmental Impact Study prepared by Vroom + Associates, dated August 2024
- Hydrogeologic Evaluation prepared by Ian D. Wilson Associates Limited, dated July 5, 2024
- Geotechnical Engineering Report prepared by Englobe Corp., dated December 22, 2022
- Geotechnical Engineering Report (Slope Stability Assessment) prepared by Englobe Corp., dated July 2, 2024
- Functional Servicing and Stormwater Management Report prepared by CJDJL Consulting Engineers, dated February 14, 2025

Dated at the Municipality of Bayham this 22nd day of April 2025.

KEY MAP
MUNICIPALITY OF BAYHAM



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Proposed Draft Plan of Subdivision (copy; size reduced from original)

