



OFFICIAL PLAN AMENDMENT

Application Fee:

Official Plan Amendment (re-designating) - \$1,665.00 (\$600.00 to County)

Other Fees:

St. Clair Region Conservation Authority Natural Hazard & Natural Heritage Fees are available on their website www.scrca.on.ca or by calling 519-245-3710

\$75.00 – County of Lambton – If septic evaluation is required, payable to ‘The County of Lambton’

Development Review:

The applicant/proponent must attend a development review meeting (DRM) prior to submission of the application. After the DRM, a letter with the requirements for a ‘complete application’ will be sent to the proponent/applicant. This letter must be attached to this application form at the time of submission.

Application Forms:

A complete sketch of the property must accompany the application showing accurate dimensions and buildings.

The proposed zoning should be detailed so an appropriate zone can be established.

Justification for the change should accompany the application.

Council is the approval authority to approve or deny the application. If adopted, it is forwarded to the County for approval. If Council or the County denies it, the applicant has the alternative to appeal the decision by filing an appeal with the Ontario Land Tribunal.

Notification:

Notice is sent to all property owners within 400 ft. (150 m) of property line and appropriate agencies (sent 20 days prior to the meeting). Notice is also posted on site.

Public Meeting:

A statutory public meeting must be held where a Town Planner will provide Council with the purpose and the reasons for the by-law amendment. The Applicant is also given an opportunity to make a presentation.

Appeal Period:

The County of Lambton will indicate the final day for appeal. Any formal appeals must be filed with the Ontario Land Tribunal.

Finalization:

Once County of Lambton approval is received and the appeal period is complete without any objections, the amendment becomes effective.

Other Permits: St. Clair Region Conservation Authority
 Ministry of Transportation
 County of Lambton
 Ministry of the Environment
 (if applicable)

There are no guarantees of approval for any application submitted to the Town of Plympton-Wyoming. No refunds will be issued in the event the application is denied by the Council of the Town of Plympton-Wyoming.



APPLICATION FOR OFFICIAL PLAN AMENDMENT

<p>FOR OFFICE USE Development review meeting date: File No.: Reviewed by: Review date:</p>

<p><i>Planning Act, R.S.O. 1990, c. P.13, s. 34(10); 1996, c. 4, s 20(5) O. Reg. 199/96, schedule</i></p>

NAME OF APPROVAL AUTHORITY: Plympton-Wyoming Council

NAME OF MUNICIPALITY: Town of Plympton-Wyoming

APPLICATION FEE: \$1,665.00 (\$600.00 to County of Lambton)

Please complete all sections of the application form. The Town of Plympton-Wyoming has the right to refuse any applications that are incomplete, inaccurate, or have not been reviewed by the Planning Department prior to submission. Applications will not be accepted without payment present at the time of submission.

NAME OF OWNER(S):	NAME OF AGENT: (if applicant is an agent authorized by the owner)
MAILING ADDRESS:	MAILING ADDRESS:
TELEPHONE:	TELEPHONE:
EMAIL:	EMAIL:

AMENDMENT REQUEST	
Date of request to municipality to initiate proposed amendment:	Name of the official plan proposed to be amended: The Town of Plympton-Wyoming Official Plan

LEGAL DESCRIPTION of subject land (the municipality, concession and lot numbers, registered plan and lot numbers, reference plan and part numbers - www.gislambton.on.ca can help with this or a Parcel Abstract from Land Registry Ontario. This information can be found on a Town tax bill):	
MUNICIPAL ADDRESS AND ROLL NUMBER:	
DIMENSIONS OF SUBJECT LAND: (in metric only)	AREA:
FRONTAGE:	DEPTH:
DATE subject property was acquired by current owner:	

OFFICIAL PLAN POLICY AND DESIGNATION – EXISTING: (found on schedule 'A' or 'B' of the Official Plan)
State current land uses authorized by the official plan designation:

THE PROPOSED AMENDMENT changes / replaces / deletes a <u>WRITTEN</u> policy in the official plan (circle one).
NAME/DESCRIPTION of affected policy:

POLICY – ADDITION – the proposed amendment adds the following <u>WRITTEN</u> policy to the official plan:

PURPOSE – if the proposed amendment changes, replaces, deletes or adds a policy, state the purpose of the proposed official plan amendment:

EFFECT OF PROPOSED AMENDMENT ON DESIGNATION (MAPPING)

The proposed amendment Changes Replaces a designation of the Land Use Schedule of the official plan.

Name the designation proposed:

LAND USE – state the land uses that would be authorized by the proposed amendment:

OTHER APPLICATIONS if known, indicate if the land is the subject of an application under the <i>Planning Act</i> for:			
<input type="checkbox"/>	Official plan amendment	File #	Status
<input type="checkbox"/>	Approval of a plan of subdivision (under section 51)	File #	Status
<input type="checkbox"/>	Severance (under section 53)	File #	Status
<input type="checkbox"/>	Previous rezoning application (under section 34)	File #	Status

TEXT – PROPOSED AMENDMENT – state the text of the proposed amendment if a policy in the official plan is being changed, replaced, deleted, or if a policy is being added to the official plan.

Where the proposed amendment changes or replaces a schedule in the official plan, attach the proposed schedule and the text that accompanies the schedule.

Signature page to follow.

Only to be completed if the applicant is an agent authorized by the property owner, not the property owner themselves

AUTHORIZATION BY OWNER*

I, the undersigned, being the owner of the subject land, hereby authorize _____ to be the applicant in the submission of this application.

Signature of Owner

Date

Signature of Witness
(must be a third party with no interest in the application)

Date

**If the owner is a corporation, provide witnessed authorization on company letterhead.*

To be commissioned in front of a Commissioner of Oaths at the Town office: 546 Niagara Street Wyoming, Ontario

DECLARATION OF APPLICANT

I/We, _____ of the _____ of _____
in the _____ of _____ solemnly declare that:

All statements contained in this application and provided by me are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Signature of Applicant

Date

Signature of Applicant

Date

DECLARED before me at the Town of Plympton-Wyoming in the County of Lambton this _____ day of _____, 20__.

Signature of Commissioner, etc.

It is required this application be accompanied by a fee in cash, debit, or by cheque made payable to 'The Town of Plympton-Wyoming'. If the subject land is within the Regulation Area of the Conservation Authority, their review fee can be paid directly to that office. Their review will not begin and the application will not be accepted until receipt of said fee.

Personal information contained on this form, collected pursuant to the *Planning Act*, will be used for the purpose of responding to the initial application. Questions should be directed to the Freedom of Information and Privacy Coordinator at the institution conducting the procedures under the Act.

FOR OFFICE USE ONLY	
Name of Owner:	Address:
Name of Agent:	Address:
Date of receipt of complete application:	Checked by:
Existing Official Plan Designation:	
Pertinent Policies:	
Application Concerning	
Land Use:	
Parks:	
Major Streets:	
Description of Amendment Required:	

- ❖ All Zoning By-law Amendment applications must be reviewed at a Development Review meeting (DRM) before the application is accepted. Contact the Planning Department to register.
- ❖ After the DRM, a letter with the requirements for a 'complete application' will be sent to the proponent/applicant. This letter must be attached to this application form at the time of submission.

RECOMMENDATIONS TO APPLICANTS FOR OFFICIAL PLAN AMENDMENTS

When you apply for an official plan amendment, you are required to submit information which is prescribed by Provincial Regulation as well as other additional information which the municipality required regarding the amendment. The more information provided, the less likely delays will occur in the review. An Official Plan Amendment must be based on proper planning principles. It is Recommended that an applicant:

- i. Examine all pertinent planning documents. The proposed amendment must be consistent with the general goals, objectives and development policies of the municipal official plan. The amendment must also have regard to the Provincial Policy Statement issued under the Planning Act. The County of Lambton Official Plan places the Provincial Policy Statement into the regional context of Lambton County. An amendment to a municipal official plan must conform to the County Official Plan.
- ii. Examine surrounding land uses. The proposed development must fit into the surrounding community. Show the options required to mitigate any adverse impact on surrounding land uses (if any).
- iii. Examine the capacity of municipal services to accommodate the proposal (existing water, sewage, storm drainage and roads). The proposed density of development must be supported by information about servicing. Contact the municipality or the relevant road authority.
- iv. At least one public meeting will be held and adequate information must be made available to the public in advance of the public meeting.

The *Planning Act* contains time-lines regarding the processing of this application. These time-lines are based on the date on which the **complete** application was received.