

PROCEDURES

ZONING BY-LAW AND OFFICIAL PLAN AMENDMENT

Application Fee: Zoning By-law Amendment (rezoning) - \$1,000.00 (\$400.00 to County)
Official Plan Amendment - \$1,200.00 (\$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

If septic evaluation is required, an additional \$75.00 fee applies.

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 accepts or rejects the application. If accepted, it is forwarded to the County for preparation of the by-law. If Council rejects it, the applicant has the alternative to challenge Council's decision and may lodge an appeal with the OMB for \$125.00

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: Planner gives the purpose and the reasons for the by-law. Applicant gives a presentation.

Appeal Period: Objections may be received up to 20 days after the notice of the passing of the zoning by-law. For OPA the County of Lambton indicates the last day of appeal.

Finalization: County of Lambton approval is received and amendment effective when appeal period is complete without any objections.

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

There are no guarantees and no refunds.