

What is an Official Plan Amendment?

An Official Plan is a comprehensive policy document that establishes the long term vision for the Municipality. It contains policies that deal with issues of Provincial, County, and Municipal interests, and sets out the goals, objectives, and policies that are used to manage and direct physical change that are further implemented through Warwick Township's Zoning By-law and other planning approvals. If a proposed land use or development is not in conformity with the Official Plan, an amendment may be needed. Official Plan Amendments are evaluated against principles of good planning, Provincial policy, County policy, and Warwick Township's Official Plan. If Municipal Council supports the proposed amendment, it is then submitted to the County of Lambton as the Approval Authority for review and a decision.

What is the Official Plan Amendment Process?

1. Schedule a pre-consultation discussion with the Planner.
2. Submit a complete application, any required documents, and the applicable fees to the Municipality.
3. Once the application is deemed complete, a Notice of a Public Meeting is posted on the subject lands and circulated to the applicants, landowners within 120 meters, and any relevant agencies at least 20 days before the meeting.
4. Staff collect public and agency comments and prepare a planning report that includes a planning recommendation.

5. The application is considered during a public meeting of Council. The application will be either endorsed and forwarded to County of Lambton, denied, or deferred to a future meeting.
6. If the application is endorsed, the County of Lambton will then undertake a review of the proposal. The application will either be approved, approved with modifications, denied or deferred.
7. A Notice of Decision is mailed out to the applicants, agencies, and by request from the County of Lambton.
8. A 20-day appeal period begins on the date of the Notice of Decision. Any appeals will be heard by the Ontario Land Tribunal for a final decision.

Need More Information?

Contact the Warwick Planning team at 226-848-3926

Find the Zoning By-Law at www.warwicktownship.ca

Visit the Municipal Office at 5280 Nauvoo Road, Watford

