

What is a Zoning By-law Amendment?

Each property within the Township of Warwick has a zone (such as residential, commercial, or industrial) that determines what uses and buildings are permitted. Warwick Township's Zoning By-law contains the regulations and standards for each zone (for example, permitting a residential use). If a proposed use or structure does not conform to the requirements outlined in the Zoning By-law (for example, a different proposed use), a Zoning By-law Amendment would be necessary. Applications are reviewed to determine if they are consistent with Provincial policies, if they conform to The County of Lambton's Official Plan and Warwick Township's Official Plan, and if the proposal is suitable for the site and compatible with adjacent land uses. The review may also consider other elements including services, access, and environmental matters. The approval of a Zoning By-law Amendment does not exempt an applicant from securing any other required permits or approvals.

What is the Zoning By-law Amendment Process?

1. Schedule a pre-consultation discussion with the Planner.

2. Submit a complete application, any required documents, and the applicable fee to the Municipality.

3. Once the application is deemed complete, 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. A public meeting of Council is held where the application will be either approved, denied, or deferred.

6. A Notice of Passing is mailed out to the applicants, agencies, and by request within 15 days of the Hearing.

7. 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.

8. Once the application has been approved and is final an application for a building permit or site plan can be submitted.

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

