

## When is a Zoning By-law Amendment Application Required?

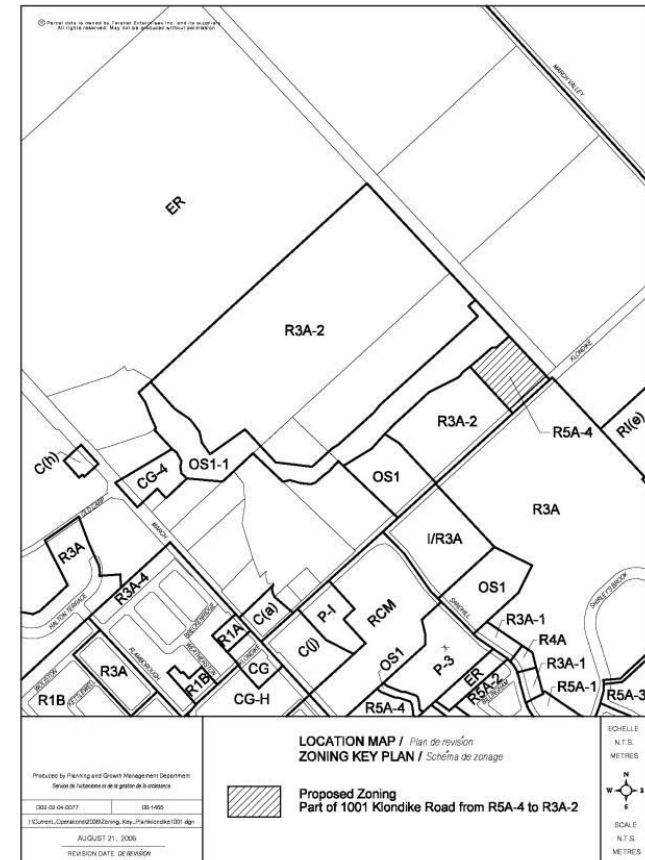
If a property owner wants to develop a property in a way that is not permitted in the Municipality's Zoning By-law, they must apply for a Zoning By-law Amendment. For example, a change of use from residential to commercial would require a Zoning By-law Amendment, which is approved by Municipal Council. An Official Plan Amendment may be required if the zoning change does not comply with the Municipality's Official Plan. A Minor Variance may be required if the Owner wishes to make only a minor change to the Zoning By-law standards of a particular zone. If an application is deemed as inappropriate by staff and/or Municipal Council it can be refused.

## Zoning By-law Amendment to remove the Holding Symbol (H)

A Zoning By-law Amendment Application is also used to remove the Holding Symbol (H) from affected lands. A Holding Symbol (H) is used when certain conditions of approval (e.g., servicing) must be satisfied before a building permit can be issued.



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For more information, contact:  
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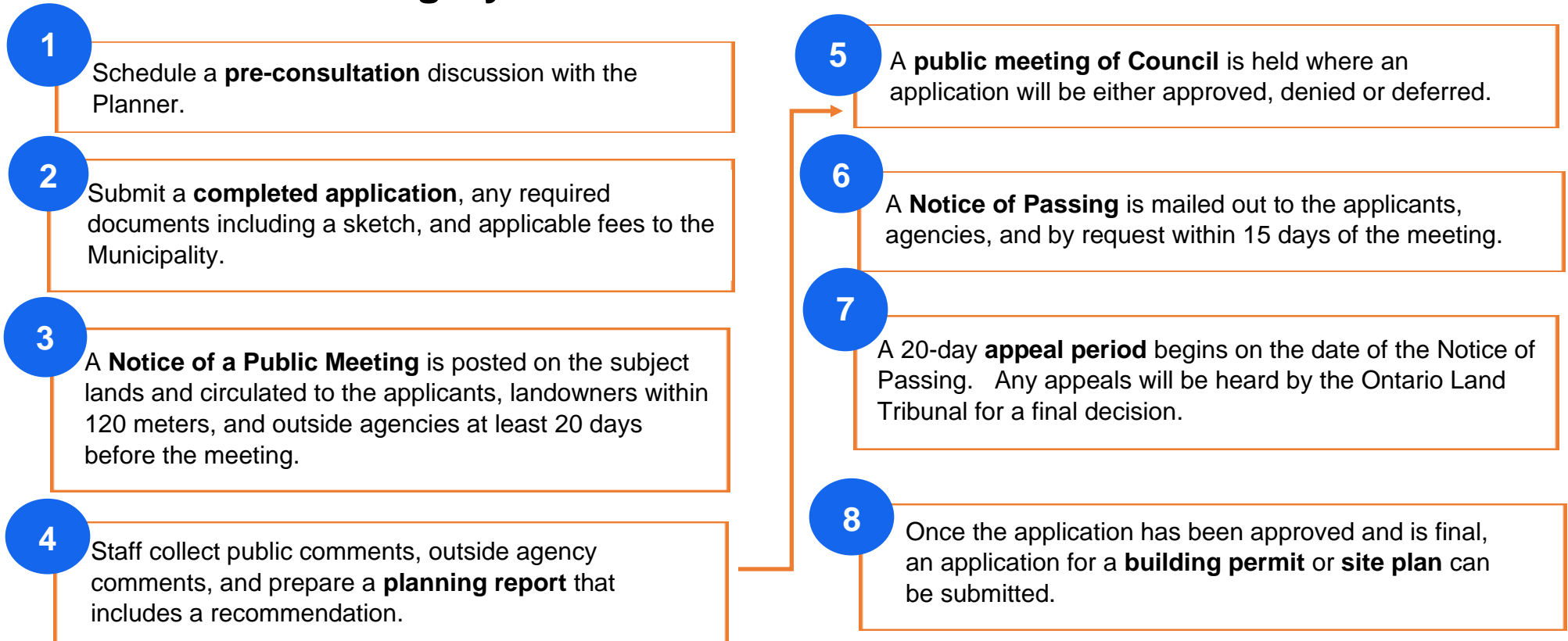
# Zoning By-law Amendment

# Zoning By-law Amendment Application Process

## What is a Zoning By-law Amendment?

Each property within Lambton Shores belongs to a zone (such as residential, agricultural, commercial, industrial, or institutional) that determines the permitted uses and site regulations for each property. Lambton Shores' 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 Lambton County's Official Plan and Lambton Shores' 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 application from securing any other required permits or approvals.

## What is the Zoning By-law Amendment Process?



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Please contact one of our Municipal Planners at 519-243-1400 Ext 8311 or 8512.  
Municipal Website <https://www.lambtonshores.ca/en/invest-and-build/zoning-by-laws.aspx>