

## What is the Committee of Adjustment (COA)?

The *Planning Act* grants authority to Municipal Councils to appoint committees to approve a number of consent applications. Section 53 of the *Planning Act* permits the Committee of Adjustment to make decisions on applications for new lots, lot additions, and right-of-ways.

There are seven (7) members of the Committee of Adjustment, three (3) of which are members of Council.

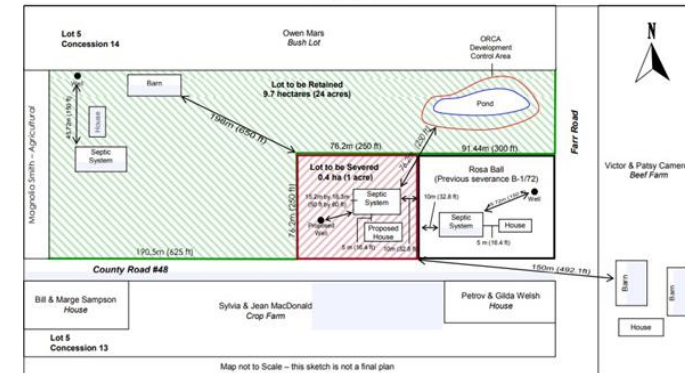
## What about Conditions of Consent Approval?

A consent approval may have certain conditions attached to it such as road widening, parkland dedication, a minor variance, or a rezoning to allow a new land use. The conditions must be met within two (2) years. Once the applicant meets the conditions, a certificate is issued by staff and the consent goes into effect after it has been registered at the land registry office.



THE MUNICIPALITY OF  
**LAMBTON SHORES**

Sample Sketch



Show Measurements to Septic	Minimum Setbacks	To Convert	Multiply By	To Find
From lot line	3 metres	Feet	0.3048	Metres
From house	5 metres	Acres	0.4046	Hectares
From wells with water tight casings to minimum 5 metres below ground	15 metres	Square Feet	0.09	Square Metres
From other wells	30 metres	Check with township office for minimum setbacks for home and outbuildings.		
From surface water	15 metres			

For more information, contact:  
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**Consent  
(Severance)**

# Consent Application Process

## What is a Consent?

Permission or consent is generally required to divide land into smaller parcels. Typical types of consents include the creation of a new lot, adding land to a neighbouring lot, creating a right-of-way, and entering into a lease over a part of a property for more than 21 years. Applications are reviewed to determine if they are consistent with Provincial Policy, if they conform to Official Plan policies, if they comply with the requirements within the Municipal Zoning By-law, and if the proposed use or development is suitable for the site and compatible with adjacent land uses. Additional considerations include the availability of municipal servicing, availability of adequate vehicular access, grading and drainage, and potential environmental impacts.

## What is the Consent Process?

