What is an Official Plan?

An Official Plan is a policy document, which is intended to serve as the basis for making land use decisions and managing growth in the Municipality of Lambton Shores. It is intended to support and emphasize the Municipality's unique rural and urban character, diversity, natural and cultural heritage and to do so in a way that has the greatest positive impact on the quality of life in Lambton Shores. It is used to ensure future planning and development is managed in a way that appropriately balances the social, economic, and environmental interests of the community. Maps are used to identify the specific land use designations that apply to each parcel of land.

Why an Official Plan Amendment would be needed?

If you wish to use, alter or develop your property in a way that does not conform with the Official Plan, you must apply for a site-specific Official Plan Amendment. Any change to the Official Plan requires an Official Plan Amendment application.





How Long does the Process take?

The average time to process an application depends on a number of factors including, complexity of the application, the quality of the submission and results of the review. Application timing from start to finish may take between 6 and 12 months.

For more information, contact:
 Municipality of Lambton Shores
 Planning and Development Services
 9575 Port Franks Rd
 Thedford, ON N0M 2N0
519-243-1400 Ext. 8512 or 8311 / 1-866-943-1400
 planning@lambtonshores.ca
 www.lambtonshores.ca

Official Plan Amendment

Official Plan Amendment Application Process 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 Lambton Shores' Zoning By-law and other planning approvals. If a proposed land use or development is not in conformity with the Municipality's Official Plan, an amendment may be needed. Official Plan Amendments are evaluated against principles of good planning, Provincial Policy, County Policy, and Lambton Shores' 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?

- Schedule a **pre-consultation** discussion with the Planner.
- Submit a **completed application**, any required documents including a sketch, and applicable fees to the Municipality.
- A **Notice of a Public Meeting** is posted on the subject lands and circulated to the applicants, landowners within 120 meters, and outside agencies at least 20 days before the meeting.
- Staff collect public comments, outside agency comments, and prepare a **planning report** that includes a recommendation.

- The application is considered during a public meeting of Council. The application will be either endorsed and forwarded to Lambton County, denied, or deferred during this or a future meeting.
- If the application is locally adopted, Lambton County will then undertake a review of the proposal. The application will be considered by County Council and either approved, approved with modifications, denied or deferred.
- A Notice of Decision is mailed out to the applicants, agencies, and by request from Lambton County.
- 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.



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