



Instructions for Official Plan Amendment Application

PLEASE DETACH AND RETAIN THE FIRST THREE PAGES FOR FUTURE REFERENCE

BACKGROUND INFORMATION

This process pertains to an application for official plan amendment pursuant to Section 22 of the *Planning Act*. Prior to the Municipality processing the application, it is required that a copy of the attached application form be completed including the processing fee of \$1,750.

The Municipality shall also require the payment of a \$2,000 deposit as part of each application.

Depending on the location of the subject lands, the Municipality may also collect planning application review fees on behalf of the St. Clair Region Conservation Authority (SCRCA) and/or the Lower Thames Conservation Authority (LTVCA) where applicable. Schedules showing current fees are available at <https://www.scrca.on.ca/planning-and-regulations/plan-review/> (SCRCA) and at <https://www.lowerthames-conservation.on.ca/planning-and-regs/planning/> (LTVCA). Conservation Authority fees will be billed to the property owner following submission of the application. A septic review fee may also be required on behalf of the Municipality of Southwest Middlesex (\$100) which, where required, is payable at the time of application filing. Where the Official Plan amendment application is made in conjunction with another planning application, septic fees are only collected once.

Please note:

- **The County of Middlesex is the approval authority for official plan amendments.**
- The application must be completed in metric units.
- The receipt of inaccurate information may cause delays in the processing of this application.
- Additional information, studies and/or reports may be required by the Municipality prior to approval being granted. The Municipality reserves the right to determine what information is necessary in order to properly process an application.

APPLICATION SUBMISSION

Please submit the application, sketch and fee to:

Municipality of Southwest Middlesex
153 McKellar Street
Glencoe, ON
NOL 1M0

Stephanie Poirier, B.A., M.CC
Planner
519.930.1009
spoirier@middlesex.ca

APPLICATION PROCESS	
Step 1	Consult with Planning Staff: Applicants are encouraged to meet with Staff prior to submitting an application. Please contact the Planner. Given that the County of Middlesex is the Approval Authority for official plan amendments, the County may be included in the pre-consultation process at the discretion of staff. Depending on the nature of the application, you may be required to submit studies in support of your proposal.
Step 2	Application submission: Complete the attached application form and include the submission of the required processing fee.
Step 3	Complete application accepted: The file is opened and timelines for processing are established.
Step 4	Notice of Public Meeting: The application is circulated to the public, agencies and municipal departments. The public circulation applies to every property owner within 120 metres of the subject land and to every person and public body that has provided a written request for such notice. A “Possible Land Use Change” sign is erected on the subject land.
Step 5	Public Meeting: Municipality Council meetings are generally heard on the first, third and fourth Wednesdays of every month. The purpose of the meeting is to hear from members of the public. It is recommended that you and/or your agent attend the Meeting to explain the reasons for your application. Council does not make a decision on the application at this meeting.
Step 6	Planning evaluation report: Staff undertakes an evaluation of the application using the relevant planning policy documents.
Step 7	Planning and Development Services Committee: A recommendation is provided to the Planning and Development Services Committee which in turn provides a recommendation to Municipal Council. The Planning and Development Services Committee generally meets on the fourth Wednesday of every month.
Step 8	<p>Municipal Council: A staff recommendation is provided to Council:</p> <ul style="list-style-type: none"> ○ If the amendment is adopted, a notice is sent to the Owner and property owners within 120 metres of the subject land advising them of the adoption of the official plan amendment and that the amendment is being forwarded to the County of Middlesex for consideration of approval. ○ If the amendment is refused, a notice is sent to the Owner and property owners within 120 metres of the subject land advising them of the Notice of the Refusal, which may be appealed to the Local Planning Appeal Tribunal provided a Notice of Appeal is submitted to the Clerk of the Municipality along with the material prescribed by the Local Planning Appeal Tribunal within 20 days of the date of the Notice of Refusal. ○ Where an application is referred back to staff, the owner should contact the Planner or Planner to discuss the options and opportunities going forward, and for clarification of the referral.

Step 9	County of Middlesex: The County undertakes a circulation of the amendment to prescribed agencies for review and comment. County Planning Staff also undertakes an evaluation of the amendment and provides a recommendation to County Council.
Step 10	Notice of Decision: The County's decision is subject to a 20-day appeal period from the date of the Notice of Decision.
Step 11	Enactment: If no appeal is submitted, the Official Plan amendment is enacted and brought into force.

APPEAL TO THE LOCAL PLANNING APPEAL TRIBUNAL

If an application is made for an official plan amendment and the County of Middlesex fails to make a decision within 210 days after the day the application is deemed complete by Staff, the applicant may appeal to the Local Planning Appeal Tribunal (LPAT) with respect to the application.

Anyone may appeal a decision of the County of Middlesex to the LPAT within 20 days of the date of the Notice of the Decision of the County Clerk by personally delivering or sending a Notice of Appeal to the Clerk of the County of Middlesex and the required forms, downloadable from the LPAT website (<http://www.elto.gov.on.ca>). The appeal must set out the reasons for objecting to the decision following the LPAT's procedures and must include the prescribed fee. The County Clerk will then prepare an appeal package and forward it to the LPAT. The LPAT will schedule a hearing and give written notice of the time and date in advance of the hearing. The decision of the LPAT is considered final.

For Office Use Only

Date Received:

File Number:



Official Plan Amendment Application

Pursuant to Section 22 of the *Planning Act*

1. Applicant information	
Registered owner(s) of the subject land	
Name:	
Address:	
Town:	Postal Code:
Phone:	Cell:
Fax:	Email:
Authorized agent (authorized by the owner to file the application, if applicable)	
Name:	
Address:	
Town:	Postal Code:
Phone:	Cell:
Fax:	Email:

2. Name of the Official Plan requested to be amended:	
3. Description of subject land	
Geographic Municipality:	Lot(s)/Concession:
Registered Plan:	Lot(s):
Reference Plan:	Part(s):
Street Address:	Municipal Roll Number:

4. Dimensions of subject land (in metric units)		
Frontage:	Depth:	Area:
5. Does the requested amendment change, replace or delete a policy of the Official Plan?	Yes*	No
6. Does the requested amendment add a policy to the Official Plan?	Yes	No
7.a. Please describe the purpose of the requested amendment.		
7.b. Please provide the current designation of the subject land in the County of Middlesex Official Plan and an explanation of how the proposed amendment conforms with the County of Middlesex Official Plan.		
8.a. Current Official Plan designation:		
b. Please list the land uses that are authorized by the current Official Plan designation?		
9. Does the requested amendment change or replace a designation in the Official Plan?	Yes*	No
*If yes, please indicate the designation to be changed or replaced?		

10. Please list the land uses that the requested Official Plan amendment would authorize?				
11. Water Supply: Water supply will be provided via?				
	publicly owned and operated piped water system		lake or other water body	
	privately owned well or communal well		other (please specify) _____	
12. Sewage Disposal: Sewage disposal will be provided via?				
	publicly owned and operated sanitary sewage system		privy	
	privately owned individual or communal septic system		other (please specify) _____	
13 Storm Drainage: Storm drainage will be provided via?				
	storm sewers		swales	
	municipal drainage ditches		other (please specify) _____	
14. Please indicate if the application would permit development on privately owned and operated individual or communal septic systems, and more than 4500 litres of effluent produced per day as a result of the development being completed.			Yes*	No
*If yes, have the following reports been submitted as part of the requested amendment?				
servicing options report		Yes	No	
hydrogeological report		Yes	No	
15. Is the subject land or land within 120 metres of it the subject of:				
An application for an amendment to the Zoning By-law under the <i>Planning Act</i> ?			Yes*	No
*If yes, provide the following: File No. _____ Status _____				
A Minister's zoning order under the <i>Planning Act</i> ?			Yes*	No
*If yes, provide the following: Reg. No. _____ Status _____				

<p>An application for approval of a Plan of Subdivision under the <i>Planning Act</i>?</p> <p>*If yes, provide the following: File No. _____ Status _____</p>	Yes*	No
<p>An application for an application for Consent or Minor Variance under the <i>Planning Act</i>?</p> <p>*If yes, provide the following: File No. _____ Status _____</p>	Yes*	No
<p>An application for an application for Site Plan Approval under the <i>Planning Act</i>?</p> <p>*If yes, provide the following: File No. _____ Status _____</p>	Yes*	No
<p>If you answered 'yes' to any of the above noted applications, please describe the land the "other" application affects, the purpose of that application, the effect that application will have on the amendment requested through this application, and the name of the approval authority considering it.</p>		
<p>16. If a Policy, Designation or Schedule in the Official Plan is being added, changed, replaced or deleted, provide the text and the schedule that accompanies it. Provide a separate sheet where needed.</p>		
<p>17. Is this an application to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement?</p>	Yes*	No
<p>*If yes, provide the current Official Plan policies, if any, dealing with the alteration or establishment of an area of settlement:</p> <p><i>(please use a separate sheet)</i></p>		
<p>18. Does this application remove land from an area of employment?</p>	Yes*	No
<p>*If yes, provide the current Official Plan policies, if any, dealing with the removal of land from an area of employment:</p> <p><i>(please use a separate sheet)</i></p>		
<p>19. Please indicate how the application is consistent with the Provincial Policy Statement (a copy of the Provincial Policy Statement is available at www.mah.gov.on.ca).</p>	Yes	No

20. Is the subject land within an area of land designated under any provincial plan or plans?	Yes*	No
*If yes, explain how the requested amendment conforms or does not conflict with the provincial plan or plans.		
21. Does your proposed strategy for consulting with the public regarding the subject application exceed the Planning Act's minimum requirements?	Yes*	No
*If yes, elaborate on the additional consultation proposed.		

STATUTORY DECLARATION

I, _____ of the _____
(Name) (Name of City, Town, Municipality, Municipality, etc.)

in the _____
(Name of County, Region or District)

SOLEMNLY DECLARE THAT

The information provided in this application as required under Section 22 of the Planning Act and Ontario Regulation 543/06 is true.

AND I make this solemn Declaration conscientiously believing it to be true, and knowing that is of the same force and effect as if made under oath.

Declared before me at the _____

of _____ in the _____

this _____ day of _____ 20 _____

A Commissioner of Oaths

Applicant or Authorize Agent*

*** Please complete the authorization for an agent to act on behalf of the owner of the subject land.**

AGENT AUTHORIZATION

I, _____, being the owner of the property described in Section 1 of
(Name)

this application for official plan amendment, hereby authorize _____
(Agent)

to act as my agent in matters related to this application for official plan amendment.

Dated this _____ day of _____ 20 _____

Owner