

What is an Official Plan?

An Official Plan is a municipal policy document, adopted and approved under the Ontario Planning Act that states Council's vision for the Township over the next 20 years. It begins as a snapshot of the Township and, over time grows and adjusts to new or changing needs. Changes are made by Amendments to the Plan. The Official Plan contains goals, objectives and policies to manage and direct change and its effects on the social, economic and natural environment of the municipality. This includes policies that apply to all land uses within the Township.

In The Niagara Region there are two types of Official Plans; The Regional (upper tier) Official Plan that governs all of Niagara Region, and the local (lower tier) municipal Official Plan that governs development in a specific City, Town or Township. The lower tier Official Plan must conform to the Upper Tier Official Plan. Combined, these Official Plans help shape the future of both the Township of Wainfleet and the Region as a whole.

What is an Official Plan Amendment?

Whenever a proposed development does not conform to the Official Plan policies and/or the land use designation applied to the subject lands, an Official Plan Amendment is required. A couple of examples of when an Official Plan Amendment is required are:

- Proposing residential development in an agricultural area where residential development is not permitted;
- Proposing a use that is not permitted in a designated area

A bylaw amendment may also be required to reflect the new proposed land type or use.



For more information

Contact the Township of Wainfleet's
Planning Department

Office Hours:

Monday to Friday 8:30 a.m. – 4:30 p.m.
*closed on Statutory holidays

Address:

31940 Highway #3
P.O. Box 40
Wainfleet, ON
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Contact Information:

Phone: 905-899-3463
Fax: 905-899-2340
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This brochure is intended to provide preliminary information only.

Official Plan



TOWNSHIP OF WAINFLEET

"Wainfleet - find your country side!"

Application Process

1. Pre-consultation

A pre-consultation meeting is mandatory and its purpose is to gather all of the applicable review agencies and Township departments to review development proposals and identify any studies or additional information required for a complete application.

2. Submit a Complete Application

In order for an application to be deemed complete it must include a completed application form, all required studies identified at the pre-consultation, a survey or sketch and the required fees.

3. Public Notification

A public notification is circulated to all review agencies and Township departments as well as properties within 120m of the subject property.

4. Public Meeting

After public notification is delivered, a public meeting is held and every person who attends the public meeting may speak in favour or in opposition to the application. This is also a time to address any questions or concerns as it relates to the application.

5. Recommendation Report & Decision

The Planner will present a recommendation report to Township Council. The recommendation report will review all applicable planning policies as well as all comments received from review agencies and Township departments. Council will make a decision on the application. Sometimes bylaw approval is conditional on a consent application or a minor variance application being approved.

6. Appeal Period

A "Notice of Passing" is mailed to the applicant, external agencies and those who requested to be notified of the decision within 15 days after the decision of The Committee. There is a 20 day appeal period on the decision and the date will be listed on the notice.

7. Decision in Effect

If there are no appeals, the applicant will receive a notice advising that the decision is in full force and effect. If there is an appeal, the applicant will receive a notice advising that an appeal has been received and forwarded to the Local Planning Appeal Tribunal (LPAT), formerly known as the Ontario Municipal Board (OMB). The LPAT is an adjudicative tribunal that hears appeals in relation to municipal planning. More information about the LPAT and the appeal process can be found at <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

The average time to process an application from start to finish is about 4 to 6 months.

*Some Official Plan Amendments may also require a concurrent Zoning Amendment. The Planning Department can assist with determining if this is the case. Preliminary zoning information can be found in the Zoning Bylaw brochure.

