

What is a Zoning Bylaw?

A Zoning Bylaw is a legal document that implements the policies outlined in the Official Plan. It regulates the use of land in terms of permitted uses, the specific types and sizes of buildings/structures permitted on a given lot, How buildings/structures may be used, the distance required between buildings and lot lines (setbacks), landscaping requirements and how and when the Minimum Separation (MDS) calculation will apply. The zoning bylaw will also identify natural heritage features and resources.

Is a Zoning Bylaw amendment required to make changes to my property?

In most cases you can make changes to your property without having to go through any type of amendment process. If your proposed change(s) meet the current regulations of the Zoning Bylaws, changes/upgrades can often be made just by obtaining a building permit.

If however you wish to develop or use your property in a way that does not conform to the bylaw, a Zoning Amendment is required.

In some cases small or technical changes may be able to be accommodated through the Minor Variance process. Planning Staff will be able to help you determine if your development proposal will require a Zoning Amendment or a Minor Variance

Applying for a Zoning Bylaw amendment does not guarantee approval for the proposal .



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
L0S 1V0

Contact Information:

Phone: 905-899-3463
Fax: 905-899-2340
www.wainfleet.ca

This brochure is intended to provide preliminary information only.

Zoning Bylaw



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 5 months.

