

## Rezoning Fees

- The Township of West Lincoln's Rezoning application fee is:
  - ⇒ Zoning By-law Amendment- **\$6,290**
  - ⇒ Zoning By-law Amendment as condition of Consent- **\$3,145**
- If your proposal requires review from either the Niagara Peninsula Conservation Authority (NPCA) or the Niagara Region, their fees will be applied
- Fees may vary depending on the application

*These fees are as of 2017 and are subject to change*

## Rezoning Application Checklist

A Rezoning Application must contain the following:

- Completed Rezoning Application form
- A cheque made payable to the Township of West Lincoln for the application fee
- Three (3) copies of a preliminary Site Plan. The Site Plan must provide sufficient details of the intended development in order to assist in understanding the proposal.
- If you are using an agent or solicitor, your written authorization identifying by name the individual who will be your agent or solicitor.



### For more information

Contact the Township of West Lincoln's Planning Department

### Hours of Operation

Monday to Friday from 9 a.m. to 4:30 p.m.

### Contact Information

Phone: 905-957-3346 ext. 5134

Fax: 905-957-3219

TTY: 905-957-0680

Email: [planning@westlincoln.ca](mailto:planning@westlincoln.ca)

Website: [www.westlincoln.ca](http://www.westlincoln.ca)

### Address

Planning Department

Township of West Lincoln's Municipal Office

318 Canborough Street,

Box 400

Smithville, Ontario

LOR 2A0



## Guide to Zoning By-Law Amendment (Rezoning)



### In This Guide...

- Rezoning Procedure
- Rezoning Application Checklist
- Fees & Signage

## What Is a Zoning By-Law Amendment (or “Rezoning”)?

A Zoning By-Law Amendment, or “Rezoning”, is the process through which the Township guides and approves changes to how specific lands are used for specific purposes. The process also addresses related development standards, such as property setbacks, parking and landscaping requirements.

A Rezoning Application is required if:

- You wish to use or develop your property in a way that does not meet the requirements of the Township’s Zoning By-law and in a way not considered “minor” and cannot be done by way of Minor Variance, but still conforms to the Township’s Official Plan.
- You require a Temporary Zoning By-law
- You would like to construct a Granny/Garden Suite

## Planning Considerations

Zoning applications must meet the objectives and policies of the Township’s Official Plan, as well as the Township’s Zoning By-law, Regional Official Plan, and other applicable legislatures, such as the Provincial Policy Statement (PPS), the Places to Grow Act (P2G), and the Greenbelt Plan.

- If the by-law amendment does not conform to the Township’s Official Plan, you may also be required to apply for an Official Plan Amendment.

This Pamphlet is intended to provide preliminary information only. Processes may vary. For more information please contact the Township’s Planning Department

