

**Development Services Department**  
789 Broadway Street, Box 3000  
Wyoming, ON N0N 1T0

Telephone: 519-845-0801  
Toll-free: 1-866-324-6912  
Fax: 519-845-3817

## NOTICE OF DECISION

With respect to an Official Plan Amendment  
Subsection 17(34) of the *Planning Act*

### THE TOWNSHIP OF ST. CLAIR OFFICIAL PLAN

**DATE OF DECISION: January 27, 2025**  
**DATE OF NOTICE: January 27, 2025**  
**LAST DATE OF APPEAL: February 18, 2025**

This Official Plan was adopted by the Council of the Township of St. Clair on the 2<sup>nd</sup> day of December, 2024 via By-Law 58 of 2024. The County became the approval authority for Official Plans and Official Plan Amendments on January 3, 1998.

#### PURPOSE AND EFFECT OF THE AMENDMENT:

The purpose of this Plan is to set out the long-term goals for the development and use of lands and buildings within all the Township of St. Clair. The Plan is similar in form and content to the existing Plan but also includes updates. The Official Plan will place land use designations on all lands, which generally set out permitted uses, regulations and goals applying in each designation as well as overall goals and policies to guide the development of the Township of St. Clair.

#### WHEN AND HOW TO FILE AN APPEAL

Any appeal to the Ontario Land Tribunal must be filed with the County of Lambton, c/o the Manager of Planning & Development Services, 20 days from the date of this notice, as shown above as the last date of appeal. The appeal must:

- 1) set out the specific part of the Official Plan Amendment to which the appeal applies;
- 2) set out the reasons for the appeal; and
- 3) be accompanied by the fee prescribed under the *Ontario Land Tribunal Act* in the amount of \$1,100.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario.

Take notice that an appeal to the Ontario Land Tribunal in respect to all or part of this Official Plan Amendment may be made by filing a notice of appeal with the Approval Authority either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting County of Lambton as the Approval Authority or by mail, no later than 4:30 p.m. on , February 18, 2025. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca). If the e-file portal is down, you can submit your appeal to [planning@county-lambton.on.ca](mailto:planning@county-lambton.on.ca).

#### WHO CAN FILE AN APPEAL

Per Section 17(36) of the *Planning Act*, only the applicant, the owner of land to which the plan would apply, the Minister, or a specified person or public body that has an interest in the

matter may appeal to the Tribunal against the decision of the approval authority. In particular, note that third parties may no longer file an appeal unless they are a "public body" or "specified person" defined in Section 1(1) of the *Planning Act*.

No person or public body shall be added as a party to the hearing of the appeal unless, before the amendment was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

#### WHEN THE DECISION IS FINAL

The decision of the County of Lambton is final if a Notice of Appeal is not received on or before the last day for filing a notice of appeal.

#### GETTING ADDITIONAL INFORMATION

Information in respect of the Official Plan Amendment and the decision will be made available to the public for inspection at the offices of the Planning and Development Services Department, County of Lambton, 789 Broadway Street, Wyoming, ON N0N 1T0, Tel: (519) 845-0801 between the hours of 8:30 a.m. and 4:30 p.m.

#### ADDRESS FOR FILING A NOTICE OF APPEAL

County of Lambton  
Development Services Department  
P.O. Box 3000  
Wyoming, ON N0N 1T0  
Tel: (519) 845-0809 ext. 5342  
Fax: (519) 845-3817

# DECISION

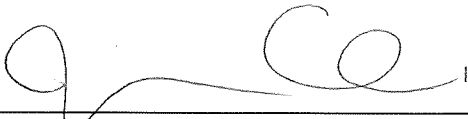
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I considered all of the submissions that were received regarding the Official Plan review, the effect of which led me to make an informed decision to approve the St. Clair Township Official Plan as adopted.

I hereby approve the Official Plan adopted via By-Law 58 of 2024.

Dated at the Town of Plympton-Wyoming, in the County of Lambton, this 27<sup>th</sup> of January ,2025.



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Jason Cole, P.Eng.  
General Manager, Infrastructure and Development Services Division  
County of Lambton  
(Authority Granted by By-law 20 of 2020)

**List of those to be notified of the  
decision:**

Jeff Baranek  
Clerk/Deputy CAO  
Township of St. Clair  
155 Emily Street  
Mooretown, ON N0N 1M0  
(sent via e-mail: [jbaranek@twp.stclair.on.ca](mailto:jbaranek@twp.stclair.on.ca) )

Carlie McClemens  
Planning Coordinator/Deputy Clerk  
Township of St. Clair  
155 Emily Street  
Mooretown, ON N0N 1M0  
(sent via e-mail:  
[cmclemens@twp.stclair.on.ca](mailto:cmclemens@twp.stclair.on.ca) )

Gabriel Kim  
Municipal Services Office - West  
Ministry of Municipal Affairs  
2nd Floor, 659 Exeter Road  
London, ON N6E 1L3  
(sent via e-mail: [Gabriel.Kim@ontario.ca](mailto:Gabriel.Kim@ontario.ca) )