



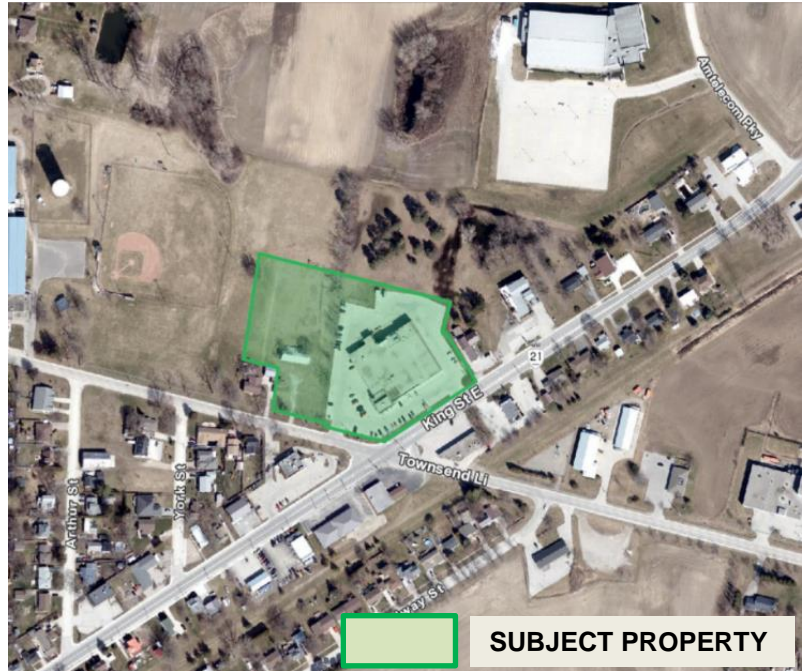
Public Meeting Notice

Your comments are welcome on Official Plan Amendment OPA04-2024 & Zoning By-Law Amendment Z18-2024

Date of Public Meeting: December 3, 2024 at 7:00pm

A change is proposed in your neighbourhood:

The Applicants, noted below, request an amendment to the Municipality of Lambton Shores Official Plan's "Highway Commercial" designation, which applies to the subject lands, to add a special policy to permit new retail stores on the subject lands, including a retail store less than 500m² in floor area. The Applicants have also applied for an amendment to Zoning By-law 1 of 2003 to change the zone designation from the existing "Commercial-2 (C2) Zone" to a site specific zone that would permit retail stores and allow a privacy fence in lieu of a planting strip. In this respect, the applicant proposes to construct a new, 3-unit commercial building in the vacant area to the west of the existing Foodland building. To address Official Plan policies protecting the downtown Forest commercial area, the applicant has submitted a retail market demand and impact assessment in support of the applications.



No other Planning Act applications are being considered at this time.

Applicant: Delmart Holdings
Authorized Agent: Zelinka Priamo Limited (c/o Taylor Whitney)
Location: 88 King St East, 6330-6324 Townsend Line

Dated at the Municipality of Lambton Shores this 11th day of November, 2024

Stephanie Troyer-Boyd
Clerk

If you rent your property to seven (7) or more tenants, please post a copy of this notice in a location on your property which is visible to all of the residents. The Municipality of Lambton Shores is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternative formats or other accommodations, please contact the undersigned.

How to Access the Meeting

This meeting will be in-person. All public meetings will be streamed live, available on the Municipality of Lambton Shores' website. The meeting will take place in Council Chambers, 9577 Port Franks Road, Thedford.

Have Your Say

Persons wishing to participate in the planning process are strongly encouraged to send their comments, or concerns via email or mail to Will Nywening, Senior Planner at wnywening@lambtonshores.ca or to Stephanie Troyer-Boyd, Clerk at stroyer-boyd@lambtonshores.ca. Written comments may also be hand delivered or mailed to the Municipal Office: 9577 Port Franks Road, Thedford, ON N0M 2N0, Attention: Stephanie Troyer-Boyd. Oral comments may also be expressed at the meeting.

Please note that comments and opinions submitted on these matters, including the originator's name and address, become part of the public record and may be viewed by the general public and may be published in a Planning Report, Council Agenda or Council Minutes.

Know Your Rights

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Lambton Shores before the by-law is passed, the person or public body is not entitled to appeal the decision of the Municipality of Lambton Shores to the Ontario Land Tribunal. If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Lambton Shores before the proposed amendment is adopted or approved, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party

Stay in the Loop

If you have any inquires or questions about the application, please contact the Planner.



If you wish to be notified of the decision of the Municipality of Lambton Shores on the proposed official plan and zoning by-law amendments, you must make a written request to the Municipality of Lambton Shores at 9577 Port Franks Road, Thedford, ON N0M 2N0, Attention: Stephanie Troyer-Boyd or by email at stroyer-boyd@lambtonshores.ca You can also scan the QR Code and you will be directed to our website for further information and updates on this application.

Planner on this File:

Will Nywening, Senior Planner
wnywening@lambtonshores.ca
519-243-1400 Ext 8512

Clerk:

Stephanie Troyer-Boyd
stroyer-boyd@lambtonshores.ca
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