



THE MUNICIPALITY OF
LAMBTON SHORES

Community Services Department - 9575 Port Franks Road RR 1, Thedford, ON N0M 2N0
T: 519-243-1400 / 1-866-943-1400 F: 519-243-3500

NOTICE OF PUBLIC HEARING OF MUNICIPAL COUNCIL

RE: ZONING BY-LAW AMENDMENT APPLICATION ZO-03/2023
LOCATION: Bosanquet Con LRE Pt Lot 29; And RP 25R3307 Parts 1 TO 3
10026 Walker Road, Lambton Shores
OWNER: VSBN Holdings Inc.
(Agent: GMSB LLP. c/o Anthony Petrucci)

Please be advised that a Public Hearing to consider the above noted application will be held by the Council of the Corporation of the Municipality of Lambton Shores **at the Legacy Centre located at 16 Allen Street, Thedford, ON, N0M 2N0** on:

March 14, 2023 at approximately 7:00 p.m.

Summary of the Application

The Applicant, **VSBN Holdings Inc.**, requests an amendment to Zoning By-law 1 of 2003 as it affects lands known as 10026 Walker Road. The property is zoned "Commercial-13 (C13)" which permits use as a produce warehouse. The applicant proposes to rezone the C13 Zone to a site-specific C13 zone to allow a Motor Vehicle Repair Establishment and Commercial Storage of Recreational Vehicles, as secondary uses to the permitted use. In this respect the applicant seeks permission (1) to store cars, boats, and RVs during the off-season and also (2) to service private vehicles in addition to the business fleet.

Should you have any questions or require any additional information, about this matter, including information about appeal rights, contact Will Nywening at 1-877-243-1400 or (519)243-1400 ext. 8512 or at wnywening@lambtonshores.ca.

Any written submissions regarding this application must be signed and should be sent to the Municipality of Lambton Shores, Attention: Stephanie Troyer-Boyd, Clerk, 7883 Amtelecom Parkway, Forest, Ontario, N0N 1J0 or email to stroyer-boyd@lambtonshores.ca no later than 4:00 p.m. on March 13, 2023.

PLANNING ACT INFORMATION

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Zoning By-law Amendment.

If you wish to be notified of the decision of the Council of the Municipality of Lambton Shores on the proposed zoning by-law amendment, you must make a written request to the Municipality of Lambton Shores, Attention: Stephanie Troyer-Boyd, Clerk, 7883 Amtelecom Parkway, Forest, Ontario, N0N 1J0 or email to stroyer-boyd@lambtonshores.ca.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Municipality of Lambton Shores to the Ontario Land Tribunal but the 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.

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 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 do so.

No other applications under the *Planning Act* are being considered with respect to the property.

Additional information and material about the proposed amendment will be available for inspection at the address below during regular municipal office hours and at <https://www.lambtonshores.ca/en/invest-and-build/development-and-planning.aspx>.

As the owner of lands within 120m of the lands to which the proposed zoning amendment applies, you have received this notice. If your property contains seven or more residential units, please post this notice in a location that is visible to all of the property's residents.

DATED AT THE MUNICIPALITY OF LAMBTON SHORES THIS 22nd DAY OF FEBRUARY, 2023.



Will Nywening, Senior Planner
Municipality of Lambton Shores
9575 Port Franks Road
Thedford, Ontario N0M 2N0
Ph: (519) 243-1400 x8512
Fax: (519) 243-3500
Email: wnywening@lambtonshores.ca

RE: ZONING BY-LAW AMENDMENT APPLICATION ZO-02/2023

**LOCATION: Bosanquet Con LRE Pt Lot 29; And RP 25R3307 Parts 1 TO 3
10026 Walker Road, Lambton Shores**

**OWNER: VSNB Holdings Inc.
(Agent: GMSB LLP. c/o Anthony Petrucci)**



SUBJECT PROPERTY