COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

Your comments are welcome on Minor Variance Application A16-2025

Date of Public Hearing: Wednesday, December 17, 2025 at 7:20 pm
Location: 9577 Port Franks Road, Thedford, ON N0M 2N0 – Council Chambers
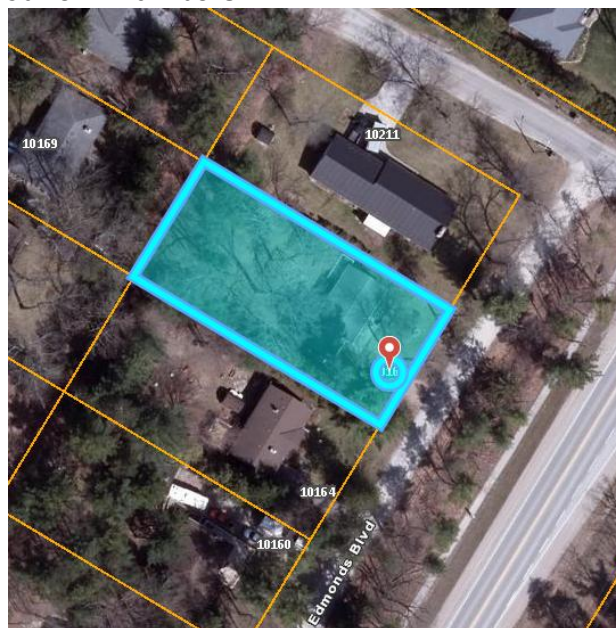
TAKE NOTICE that the applicant is requesting relief from Section 2 d) of the Regulating Fence By-Law 80 of 2008. In this respect, the applicants have erected a fence of solid type construction fence to a maximum height of 2.44 m (8.0 ft) along the interior property line between 10168 Edmonds Blvd and 10164 Edmonds Blvd whereas the maximum permitted height for a fence in an interior side yard is 2.0 m (6.5 ft) from ground level.

This application was considered complete on November 14, 2025.

Owner/Applicant: Nicole Gramaliauskas & Charlene Jobborn
Location: 10168 Edmonds Blvd (Plan 478 Lot 31)

Dated at the Municipality of Lambton Shores this 2nd day of December, 2025.

Jennifer Turk, Dipl. M. M.
Secretary-Treasurer, Committee of Adjustment

If you rent your property to seven (7) or more tenants, please post a copy of this notice in an allocation 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 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 is a Public Meeting and will be held in-person starting at 7:00 pm, on the date of the public meeting at 9577 Port Franks Road, Thedford, ON N0M 2N0, in Council Chambers. All public meeting agendas will be available on the Municipality of Lambton Shores' website.

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Have Your Say

Persons wishing to participate in this process are strongly encouraged to send their comments regarding the application, to the Secretary-Treasurer via email to Jennifer Turk at jturk@lambtonshores.ca or to Planners Sami Ferwati or Ken Bulgin, at sferwati@lambtonshores.ca or kbulgin@lambtonshores.ca. Written comments may also be hand delivered or mailed to the Municipal Office: 9577 Port Franks Road, Thedford, ON N0M 2N0, Attention: Jennifer Turk. Oral comments may also be expressed at the meeting. If you do not attend the public hearing it may proceed in your absence and, you will not be entitled to any further notice in the proceedings.

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 maybe published in a Planning Report, Council Agenda or Council Minutes.

Stay In The Loop

If you have any inquiries or questions about the application, please contact the undersigned.

If you wish to be notified of the decision of the Municipality of Lambton Shores Committee of Adjustment on the proposed application, you must make a written request to the Municipality of Lambton Shores at 9577 Port Franks Road, Thedford, ON N0M 2N0, Attention: Jennifer Turk or by email at jturk@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.

Additional Information

Additional information regarding the application may be available to the public for inspection at the Municipal Office, 9577 Port Franks Road, Thedford, Ontario N0M 2N0 from 8:30 a.m. to 4:30 p.m., Monday to Friday or inquires can be made by calling (519) 243-1400 Extension 8410 or by email to jturk@lambtonshores.ca

It is a requirement of By-Law 80 of 2008 that every owner of land within 60 metres (200 ft) of the subject land is to be notified of the application. If you are aware of any other person interested or affected by this application who has not received a notice, please advise them of the application.

Planners

Ken Bulgin, Planner
kbulgin@lambtonshores.ca
519-243-1400 Ext 8512

Sami Ferwati, Planner
sferwati@lambtonshores.ca
519-243-1400 Ext 8311

Municipal Contact

Jennifer Turk, Secretary-Treasurer
jturk@lambtonshores.ca
519-243-1400 Ext 8410

Lot 5

Lot 4

Lot 3

Lot 30

Lot 31

Lot 32

6.6m from Lot 4

New Fence 1.8m H x 25.6m W

6.1m from Lot 33

New Fence 2.4m H x 35.4m W

Lot Line

Existing septic weeping beds

pergola 15.8m from Lot 4

Shed 1m from Lot 33 and 16m from Lot 4

Septic tank is 6.3m from weeping beds

Septic is 8.5m from Lot 32

Pergola 10.9m from Lot 30

2.5m

Existing 4 post pergola

3.7m

Existing septic tank

Pergola 10.9m from Lot 32

54.9m

35.6m

Existing frame shed Eaves 0.6m

3.7m

Pergola 20.4m from front

3.7m

Septic tank is 6.5m from dwelling

4.3m

Lot Line

Shed 26.4m from front

Existing storage area 4.2m

1.8m

Existing ground floor sundeck

2.5m

steps

Existing ground floor sundeck

4.4m

2.5m

7.6m

Existing one car garage Eaves 0.6m

Existing single-family bungalow with raised basement

Eaves 0.6m

steps

4.9m

11.6m

6.6m from Lot 33

New gate 2.4m x 4.9m

New gate 2.4m x 4.3m

6.1m from Lot 33

Existing ground floor entrance deck

6.5m

steps

steps

New Fence/Gate 19m from Edmonds Blvd.

Existing drive-way entrance

18.5m

15.8m

New Fence/Gate 18.5m from Edmonds Blvd.

4.5m

Lot Line

25.6m

Edmonds Boulevard

19166 Edmonds Blvd.
This site plan sketch is
for a minor fence
variance application
S/E section