



Notice of Complete Application concerning a Proposed Plan of Subdivision and Zoning By-law Amendment

Date of this Notice: July 13, 2026

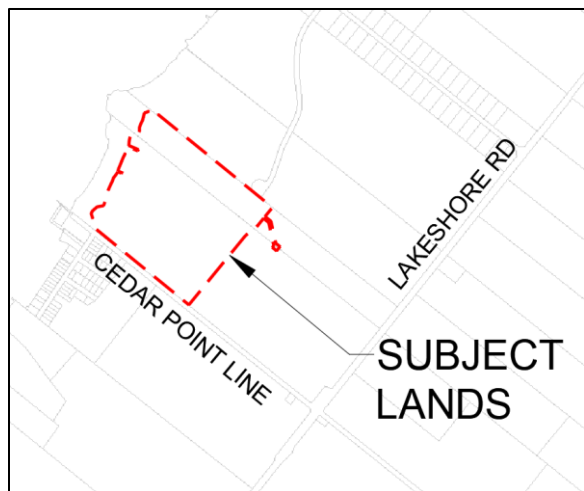
Take Notice that the Municipality of Lambton Shores has received a complete application for a Plan of Subdivision, in accordance with Sections 51(17) and (19.1) of the *Planning Act*. The application has been assigned file number SD-2022-01.

And Take Notice that the Municipality of Lambton has received a complete application for a Zoning By-law Amendment (ZBLA) in accordance with Section 34(10.4) of the *Planning Act*. The application has been assigned file number Z11-2022.

A future public meeting will be scheduled on the ZBLA application with notification of the public meeting to be provided in accordance with the requirements of the *Planning Act*.

Location

The Key Map below indicates the location of the lands which are subject to the applications.



Municipal Description: 5188 Cedar Point Line and 6188 Lakeshore Road, Lambton Shores

Legal Description: Parts of Lots 75 and 76, West of Lake Road Concession, Municipality of Lambton Shores, County of Lambton

Area: The subject sites are 70.18 (173.42 ac) in area, where the proposed draft plan of subdivision applies to an area of 30.58 hectares (75.56 acres)

Purpose and Effect of the Application

The purpose of the plan of subdivision application is to subdivide the subject lands

into lots and blocks for residential purposes. The Plan of Subdivision is proposed to consist of ten (10) blocks for low-density residential uses, twenty (20) blocks for low and medium density residential uses, and one (1) block for medium density residential use. The proposal also includes three (3) blocks for future development, seventeen (17) blocks for parkland, one (1) walkway block, and one (1) Block for a wastewater treatment plant, along with associated rights of way and reserves.

The proponent also proposes to re-zone the subject property with site specific residential zones as well as open space zoned areas to permit the development.

The purpose of the ZBLA is to re-zone the subject lands in order to facilitate the development of the lands by plan of subdivision as described above subject to

modifications stemming from the detailed municipal review of the proposal and other agency comments.

The Right to Appeal

If a person or public body would otherwise have the ability to appeal the decision of the Municipality of Lambton Shores but does not make oral submissions at a public meeting, if one is held, or make written submissions to the Municipality of Lambton Shores in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the Municipality of Lambton Shores in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, 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.

To Be Notified

If you wish to be notified of the decision of the Municipality of Lambton Shores in respect of the proposed plan of subdivision, you must make a written request to the Municipality of Lambton Shores at 9577 Port Franks Road ATTN: Planning Dept, Thedford, ON, N0M 2N0.

If applicable, a request that the notice be posted by the owner of any land that contains seven (7) or more residential units in a location that is visible to all of the residents. O. Reg. 544/06, s. 4 (10); O. Reg. 178/16, s. 1 (4-8); O. Reg. 74/18, s. 2, 3; O. Reg. 246/23, s. 1 (1, 2).

Getting Additional Information

The applications and supporting documents are available for inspection between 8:30 a.m. to 4:30 p.m. Monday to Friday at the Lambton Shores Municipal Office, located at 9577 Port Franks Road, Thedford, ON, or by contacting planningcomments@lambtonshores.ca.

This notice is circulated as a requirement of the *Planning Act* and is intended to provide the public and ministries/agencies with information related to the proposed amendment, in order to solicit public/agency input. This notice does not infer that the application is approved.

Contact Information

Municipality of Lambton Shores
9577 Port Franks Road
Thedford, ON N0M 2N0
Tel: (519) 243-1400
planningcomments@lambtonshores.ca