



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

Date of this Notice: July 17, 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-2026-01.

And Take Notice that the Municipality of Lambton has received a complete application for an Official Plan Amendment (OPA) in accordance with Section 22(4) and (5) of the *Planning Act*. The application has been assigned file number OPA01-2026

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 Z02-2026.

A future public meeting will be scheduled on the OPA & ZBLA applications 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.



SUBJECT LANDS

Municipal Description: 7914 Rawlings Road, Lambton Shores

Legal Description: Bosanquet Concession 13 Part Lot 5; Concession South Boundary Part Lots 34 And 35 RP; 25R10947 Part 3, Municipality of Lambton Shores, County of Lambton

Area: The subject site is approximately are 22.57 (55.77 ac) in area

Purpose and Effect of the Application

The purpose of the plan of subdivision application is to subdivide the subject lands into blocks for Commercial and Industrial purposes. The Plan of Subdivision is proposed to consist of three (3) blocks with Blocks 1-4 being mixed commercial and/or industrial development, and block 5 being an unopened road allowance providing future access to the abutting parcel to the east.

The proponent also proposes an official plan amendment to redesignate a portion of the property to Mixed Commercial Industrial and to re-zone the same portion of the property to a site specific Mixed Commercial Industrial Zone to permit the mixed commercial and industrial development on lands abutting Rawlings Road.

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.

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