



THE MUNICIPALITY OF

LAMBTON SHORES

9577 Port Franks Road
Thedford, ON N0M 2N0
T: 519-243-1400 / 1-866-943-1400
www.lambtonshores.ca

Public Meeting Notice

Your comments are welcome on Official Plan Amendment OPA02-2025 Zoning By-Law Amendment Z11-2025

Date of Public Meeting: October 28th, 2025 at 7:00pm

A change is proposed in your neighbourhood:

The Applicant, Coastline Properties Inc., is requesting an amendment to the Municipality of Lambton Shores Official Plan to re-designate a portion of the property at 16 Sauble River Road and 18 Eighty One Crescent, from “Commercial” to “Residential”. The applicant has also applied for an amendment to Zoning By-law 1 of 2003 to rezone the same portion of land from the current “Commercial-2 (C2) Zone, which permits a minimum interior side yard setback of 4.5 m to “Residential-2 (R2) and to rezone the remainder of the lands to a site specific Commercial-2 Zone to allow a minimum 1.5 m interior side yard setback. In this respect, the applicant proposes to create two (2) residential lots on the southern portion of the parcel and maintain the existing commercial building\use fronting Eighty-One Crescent.



SUBJECT PROPERTY

The applicant has also submitted 2 applications for consent to the Committee of Adjustment – files B10-2025 to B11-2025

Applicant: Coastline Properties Inc. (Agent: Medway Homes Inc. c/o Paul Pittao)

Location: 16 Sauble River Rd. & 18 Eighty One Cres., Grand Bend (Plan 30 Lot 31)

Dated at the Municipality of Lambton Shores this 8th day of October, 2025

Stephanie Troyer-Boyd
Clerk

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 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 submit comments, or concerns about the planning application are strongly encouraged to send them via email to Ken Bulgin, Planner at kbulgin@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 inquiries or questions about the application, please contact the Planner.

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



If you wish to be notified of the decision 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 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:

Ken Bulgin, Planner
kbulgin@lambtonshores.ca
519-243-1400 Ext 8311

Clerk:

Stephanie Troyer-Boyd
stroyer-boyd@lambtonshores.ca
519-243-1400 Ext 8414