



THE MUNICIPALITY OF

LAMBTON SHORES

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

## COMMITTEE OF ADJUSTMENT NOTICE OF CONSENT (Severance)

**Your comments are welcome on Consent Applications B14-2025**

**Date of Public Hearing: Wednesday, December 17, 2025 at 7:00 pm**

**Location: 9577 Port Franks Road, Thedford, ON N0M 2N0**

**TAKE NOTICE** that an application for consent has been received. Application B14-2025 proposes a consent to sever an inadvertent lot merger by re-establishing the original two separate lots.

The proposed severed lot, a vacant lot, would front along Townsend Line and have a frontage of 56.8 m (186.35 ft), a depth of 58.7 m (192.58 ft), and a total lot area of 0.79 ac (0.319 ha).

The proposed remnant lot containing an existing dwelling would have a total lot area of 41.87 Acres (16.5 hectare) with access from Townsend Line.

It is the intent of the applicant to rezone the severed lot to allow for the construction of a residential dwelling.

This application was considered complete on November 4, 2025.

The applicant also has submitted an application for a Zoning By-Law Amendment (Z13-2025) that will be considered by Council at the January 13, 2026 Council meeting.

**Owners: Nancy Aitken, Kevin Aitlen, Mark Aitken**

**Location:** 8529 Townsend Line (WARWICK CON 6 NER PT LOT 25 RP 25R5386 PARTS 1 AND 2; RP 25R3044 PART 2; RP 25R4540 PT;PART 2)

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



**Subject Lands**



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

## 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.

## Have Your Say

Persons wishing to participate in the planning process are strongly encouraged to send their comments regarding the application, to the Secretary-Treasurer via email to Jennifer Turk at [jturk@lambtonshores.ca](mailto:jturk@lambtonshores.ca) or to Ken Bulgin, Planner, at [kbulgin@lambtonshores.ca](mailto:kbulgin@lambtonshores.ca) or to Sami Ferwati, Planner, at [sferwati@lambtonshores.ca](mailto:sferwati@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, except as otherwise provided by the Planning Act, 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 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 the public hearing or make written submissions to the Municipality of Lambton Shores Committee of Adjustment before the application is approved, the person or public body is not entitled to appeal the decision of the Committee of Adjustment to 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 undersigned.

If you wish to be notified of the decision of the Municipality of Lambton Shores Committee of Adjustment on the proposed planning 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](mailto:jturk@lambtonshores.ca). This will also entitle you to be advised of a possible Ontario Land Tribunal hearing. Even if you agree with the Municipality of Lambton Shores Committee of Adjustment decision, you should request a copy of the decision since it may be appealed to the Ontario Land Tribunal. 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](mailto:jturk@lambtonshores.ca)

It is a requirement of the Planning Act that every owner of land within 60 m (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. If you are the owner of land that contains seven or more residential units, please post this notice in a location that is visible to all of the residents.

## Planners

Ken Bulgin, Planner  
[kbulgin@lambtonshores.ca](mailto:kbulgin@lambtonshores.ca)  
519-243-1400 Ext 8311

Sami Ferwati, Planner  
[sferwati@lambtonshores.ca](mailto:sferwati@lambtonshores.ca)  
519-243-1400 Ext 8512

## Municipal Contact

Jennifer Turk, Secretary-Treasurer  
[jturk@lambtonshores.ca](mailto:jturk@lambtonshores.ca)  
519-243-1400 Ext 8410

