



THE MUNICIPALITY OF

**LAMBTON SHORES**

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

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## Public Meeting Notice

### Your comments are welcome on Draft Plan of Subdivision Application SD-2024-02

**Date of Public Meeting: December 16th, 2025 at 7:00pm**

A change is proposed in your neighbourhood:

The Applicant, 2802184 Ontario Inc, request Draft approval of a Plan of Subdivision consisting of 40 lots for single detached dwellings, and 5 blocks for (1) a stormwater management block, (2) a pump station block, (3) an open space block containing a servicing easement, (4 & 5) blocks to be conveyed to the municipality.

Should you have any questions or require any additional information, about this matter, including information about preserving your appeal rights, contact Senior Planner, Ken Bulgin at 1-877-243-1400 or (519)243-1400 ext. 8311 or [kbulgin@lambtonshores.ca](mailto:kbulgin@lambtonshores.ca).

An application for a zoning by-law amendment (file: Z13-2024) has also been submitted and is being considered by Council.

**Applicant(s): 2802184 Ontario Inc.**

**Authorized Agent: Zelinka Priamo Ltd. (c/o Katelyn Crowley)**

**Location: 9827 Parkview Crescent, Lambton Shores (Bosanquet Con LRE Pt Lot 10)**



**SUBJECT PROPERTY**

Dated at the Municipality of Lambton Shores this 24<sup>th</sup> day of November, 2025

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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, Senior Planner at [kbulgin@lambtonshores.ca](mailto:kbulgin@lambtonshores.ca) or to Stephanie Troyer-Boyd, Clerk at [stroyer-boyd@lambtonshores.ca](mailto: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 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 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 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.

## Stay in the Loop

A copy of the proposed draft plan of subdivision is attached.

If you have any inquires or questions about the application, please contact the Planner.



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, Thedford, ON N0M 2N0, Attention: Stephanie Troyer-Boyd or by email at [stroyer-boyd@lambtonshores.ca](mailto: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, Senior Planner  
[kbulgin@lambtonshores.ca](mailto:kbulgin@lambtonshores.ca)  
519-243-1400 Ext 8311

### Clerk:

Stephanie Troyer-Boyd  
[stroyer-boyd@lambtonshores.ca](mailto:stroyer-boyd@lambtonshores.ca)  
519-243-1400 Ext 841



# DRAFT PLAN OF SUBDIVISION OF PART OF LOT 10 LAKE ROAD EAST CONCESSION (GEOGRAPHIC TOWNSHIP OF LAMINGTON)

MUNICIPALITY OF LAMINGTON SHORES  
LAMINGTON COUNTY

## INFORMATION REQUIRED UNDER SECTION 51 (1) OF THE PLANNING ACT

- |             |  |
|-------------|--|
| A) As shown | G) As shown                                  |
| B) As shown | H) Municipal water supply wastewater         |
| C) As shown | I) Mix of Silty Sand & Silty Clay            |
| D) As shown | J) As shown                                  |
| E) As shown | K) As shown                                  |
| F) As shown | L) All material and services to be available |
|             | M) As shown                                  |

PROPOSED LAND USES AND AREAS	
Residential Single Family (R1-40)	22.91%
Residential Medium Density (R2-40)	0.01%
Commercial (C1-40)	0.01%
Open Space (OS-40)	4.22%
Proposed 8 mgl of Water (W1-40) & Sewer (S1-40)	11.71%
<b>TOTAL</b>	<b>0.731%</b>

## OWNER'S CERTIFICATE

RAND DEVELOPMENTS  
HEREBY CONSENTS TO THE FILING OF THIS PLAN IN DRAFT  
FORM

By: \_\_\_\_\_  
For: \_\_\_\_\_

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND  
TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE  
ADJACENT LANDS ARE ACCURATELY SHOWN ON THIS PLAN.

By: \_\_\_\_\_  
For: \_\_\_\_\_


NO. \_\_\_\_\_ REVISION \_\_\_\_\_ DATE \_\_\_\_\_ INITIAL \_\_\_\_\_

RAND DEVELOPMENTS  
PARKVIEW AVENUE



DESIGNED BY: KC PROJECT NO: RND/GDB/2.1-01  
DATE: MARCH - 2025 SCALE: 1:500

Subject to the conditions, if any, set forth in our letter  
dated \_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_, this draft  
plan is approved under Section 51 of the Planning  
Act this \_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_.