



COMMITTEE OF ADJUSTMENT NOTICE OF CONSENT (Severance) HEARING

Your comments are welcome on Consent Application B05-2026 & Minor Variance Application A03-2026

Date of Public Hearing: Wednesday, May 27, 2026 at 7:00 pm

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

TAKE NOTICE that an application for consent has been received. The purpose of application B05-2026 is to consider a request to sever a residential parcel with an existing single detached dwelling with frontage along Warwick Ave, and a lot area of 241.01 m² (2,594.21 ft²). The remnant lot would also have an existing single detached dwelling, two detached accessory buildings, with frontage along Warwick Ave, with a lot area of 253.38 m² (2,727.36 ft²). No new vacant lots would result.

AND TAKE NOTICE that the applicant also seeks a total of seven (7) minor variances for the proposed severed and remnant lots.

The severed lot is seeking four (4) minor variances from the Municipality of Lambton Shores By-law 1 of 2003: Section 10.2 a) minimum lot area of 297 m² (3,196.88 ft²), reduced to 241.01 m² (2,594.21 ft²), Section 10.2 b) minimum lot frontage of 12 m (39.37 ft), reduced to 11.89 m (39 ft), Section 10.2 c) minimum front yard setback of 6 m (19.69 ft), reduced to 1.07 m (3.51 ft), and Section 10.2 f) minimum exterior side yard setback of 6 m (19.6), reduced to 1.83 m (6 ft).

The retained lot is seeking three (3) minor variances from the Municipality of Lambton Shores By-law 1 of 2003: from Section 10.2 a) minimum lot area of 297 m² (3,196.88 ft²), reduced to 253.38 m² (2,727.36 ft²), Section 10.2 c) minimum front yard setback of 6 m (19.69 ft), reduced to 1.07 m (3.51 ft), and Section 10.2 i) maximum lot coverage of 35%, increased to 35.4%. These variances are required to permit the existing uses of the single detached dwellings on the proposed severed and remnant lots.

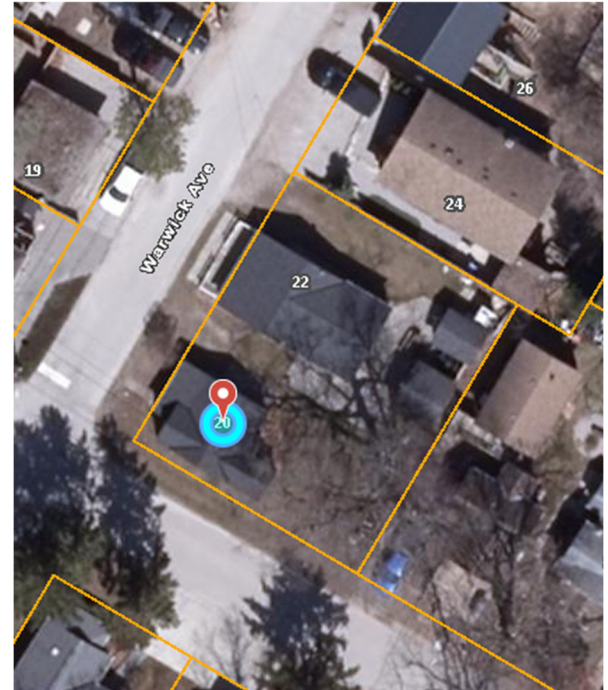
No other applications under the Planning Act are being considered at this time in relation to the subject lands.

The applications were considered complete on April 27, 2026.

Owners: Sherri Moore and Linda Vandenberg

Location: 20 & 22 Warwick Ave., Grand Bend (PLAN 24 LOT 92 AND 93)

Dated at the Municipality of Lambton Shores this 11th day of May, 2026.



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

To submit comments about the proposal, please reference the planning application number and send comments to the Secretary-Treasurer of the Committee of Adjustment at

planningcomments@lambtonshores.ca

To inquire about the proposal, please send your questions to the Planner on the file Ken Bulgin, at kbulgin@lambtonshores.ca or call 519-243-1400 Ext 8311.

Written comments may also be hand delivered or mailed to the Municipal Office: 9577 Port Franks Road, Thedford, ON N0M 2N0, Attention: Secretary-Treasurer. Please state the planning application number. 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 of 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 Planner on the file citing the planning application number.



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: Secretary-Treasurer or by email at planningcomments@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.

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 8311 or by email to kbulgin@lambtonshores.ca

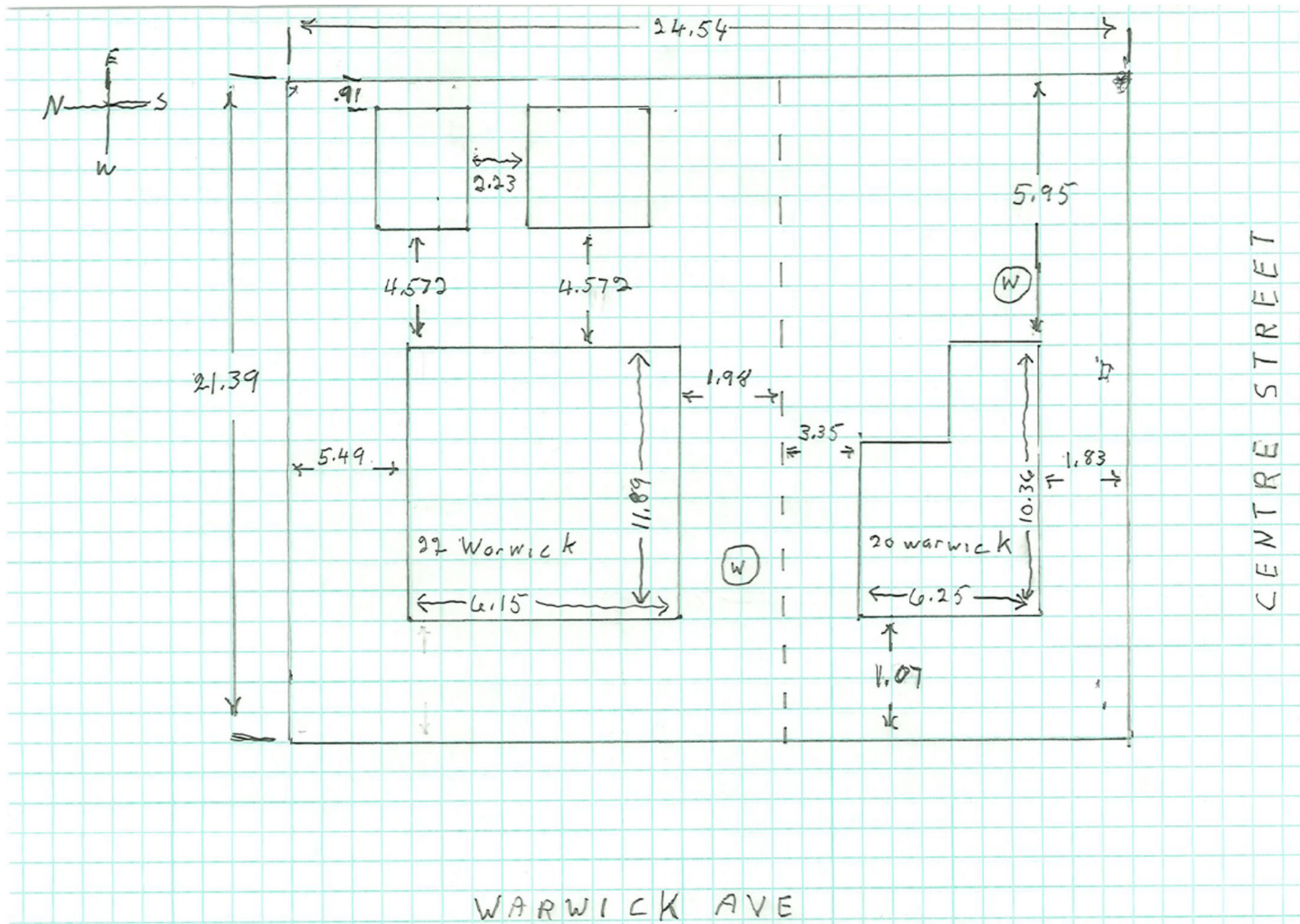
It is a requirement of the Planning Act that every owner of land within 60 m (200 ft) of the subject land is to be notified of the application. If you are aware of any other person interested or affected by this application who has not received a notice, please advise them of the application. If you are the owner of land that contains seven (7) or more residential units, please post this notice in a location that is visible to all of the residents.

Planner

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

To Submit Comments

planningcomments@lambtonshores.ca



ALL Outside Measurement Are Taken From Stakes In Ground