

LAMBTON SHORES
Northville Office

JUL 17 2026

RECEIVED



THE MUNICIPALITY OF

LAMBTON SHORES

Administration Office - 7883 Amtelecom Parkway, Forest, ON N0N 1J0
T: 519-786-2335 / 1-877-786-2335 F: 519-786-2135

THE CORPORATION OF THE MUNICIPALITY OF LAMBTON SHORES
SUBDIVISION / CONDOMINIUM APPLICATION FORM

All sections in this form marked with * must be completed before the application will be accepted. Failure to complete the entire application however may result in delays in processing and in obtaining a decision.

STAMP DATE RECEIVED

July 17 / 2026

FILE NO:

SD 2026-01

TYPE OF APPLICATION:

☒ Subdivision

☐ Condominium

APPLICANT INFORMATION

All communications will be directed to the Prime Contact only. Please indicate who this will be.

* Primary Contact: Steve McAuley

* Registered Owner(s): Corp of Municipality of Lambton Shores

Address: 9577 Port Franks Road

Theford ON N0M 2N0

Telephone Number: 519-243-1400 Fax Number: _____

Are the subsurface rights owned by the same owner? Yes ☒ No ☐

If NO, indicate who owns the subsurface rights: _____

* Applicant (Agent): N/A

Address: _____

Telephone Number: _____ Fax Number: _____

Solicitor(s): N/A

Address: _____

Telephone Number: _____ Fax Number: _____

Planning Consultant(s): N/A

Address: _____

Telephone Number: _____ Fax Number: _____

Surveyor(s): N/A

Address: _____

Telephone Number: _____ Fax Number: _____

ADDITIONAL INFORMATION REQUIRED FOR CONDOMINIUM APPLICATIONS

- * Has a site plan agreement been entered into with the Municipality for the proposed development?
YES () NO (X)
- * If a new building is proposed, has a building permit been issued?
YES () NO (X)
- * Is the proposed development under construction? YES () NO (X)
- * If construction has been completed, please indicate date of completion _____.
- * Is this a proposal to convert an existing building containing residential rental units?
YES () NO (X)
- * If yes, indicate the existing number of units _____ and the number to be converted _____.

SERVICING INFORMATION***WATER SUPPLY AND SEWAGE**

	Yes	No	Indicate Studies or Reports (if applicable)	Attached?
Municipal Sanitary Sewers?	✓			
Municipal piped water?	✓			
Wells and/or septic for a residential subdivision with five or fewer lots / units?		✓		
Wells and/or septic for a residential subdivision with six or more lots / units?		✓		
Communal wells and/or communal sanitary sewage system for a residential subdivision?		✓		

***STORM DRAINAGE**

Storm sewers	✓			
Ditches or swales	✓			
Other (Specify)				

***ROADS AND ACCESS**

Provincial () County () Local (✓)	✓			
Private Road		✓	(Not Usually Permitted)	
Other				

THE ENVIRONMENTAL PROTECTION ACT

Are the water, sewage and road works associated with the proposed development subject to the provisions of the Environmental Protection Act?

YES () NO (✓)

If YES, should the notice of public meeting for this application state that the public meeting will address the requirements of both the Planning Act and the Environmental Protection Act?

YES () NO ()

HOUSING INFORMATION

Housing Type	Number of Units	Lot or Unit Size	Number of Bedrooms	Tenure (a)	Specialized Housing (b)
Detached Dwellings					
Semi-Detached Dwellings					
Multiple Attached					
Apartment Block(s)					
Other Types (Specify)					

Notes: (a) Tenure refers to the type of ownership (freehold / condominium / cooperation)
 (b) Specialized Housing refers to housing for groups such as senior citizens or the disabled, affordable housing, attainable housing, assisted rental, non-profit or other

***LAND USES ON THE SITE AND SURROUNDING AREA**

Provide the location and area of land adjoining or adjacent to lands to be subdivided in which the owner has an interest:

N/A

What is the current use of the subject lands?

Agricultural

What were the previous uses of the subject lands if known?

Agricultural

Has there been a past industrial or commercial use of the site or adjacent land?

YES (x) NO () Unknown ()

If YES, indicate the last year of use: current

Indicate type of use: adjacent parcels commercial use

Has fill been placed on the site?

YES () NO (x) Unknown ()

Is there reason to believe that the site may have been contaminated by any former uses either on or adjacent to the site? (Such uses might have included gas stations, landfill sites or storage of hazardous materials.)

YES () NO (x) Unknown ()

If YES to any of the above three questions, an environmental investigation of the site, all former uses of the site, and if appropriate, the adjacent site must be undertaken to the satisfaction of the Municipality.

If NO, what is the basis of this determination? used for agriculture

STATUS OF OTHER APPLICATIONS UNDER THE PLANNING ACT

*Has the land ever been the subject of a previous application for approval of a plan of subdivision or consent? YES () NO () Unknown (x)

*If YES, please indicate the file number of the previous application and its status: _____

*What is the land use designation of the site in the Official Plan of the County Industrial and the Municipality Industrial?

*Does the proposal conform with the land use designation in the existing:

County Official Plan? YES (✓) NO ()
Municipal Official Plan? YES (✓) NO ()

*Have applications been submitted to amend:

County Official Plan (), Municipal Official Plan (✓), Neither (), Not applicable ()

*If YES, indicate the application file number and its status: OPA 01-2026

*What is the current zoning on the subject lands? Industrial

*Does the proposal conform to the permitted uses and zone regulations under the local municipal Zoning By-law? YES (✓) NO ()

*If the proposal does not conform to the local Zoning By-law, has an application for an amendment been made? YES (✓) NO ()

*If YES, indicate the application file number and its status: 702-2026

*Is the land the subject any other applications for consent, minor variance or site plan control?

YES () NO (✓)

*If YES, indicate the application file number and its status: _____

Note: If the proposed application for subdivision / condominium approval does not conform with the Official Plans and/or Zoning By-law and no amendments or variances have been requested and/or approved, the application may be premature.

PROVINCIAL POLICY STATEMENT (PPS)

An outline of the PPS is provided in the table below. Decision making authorities "shall have regard to" the PPS in making decisions on all applications. Please indicate below which if any features or development circumstances apply (**Please be specific**). Where applicable, information addressing PPS conformity must be provided below. Please indicate the report / study title as well as page numbers for each issue.

General PPS Policy Section	Determine any potential PPS issues and indicate below which PPS sub-section applies and the feature or circumstance involved.	Where has the issue been addressed? Report / Study Title	Page
Developing Strong Communities			
Housing			
Infrastructure			
Agricultural Policies			
Mineral Resources			
Natural Heritage			
Water Quality & Quantity			
Cultural Heritage & Archeological Resources			
Natural Hazards			
Human-made Hazards			

OWNER'S DELEGATION OF AN AGENT

The registered owner(s) or if a corporation, person(s) with signing authority, must complete the following:

I, We _____, being the
(name(s) of owner, individual or company)
registered owner(s) of the subject lands authorize _____
(name of agent)
to prepare this application on my (our) behalf.

Signature of Owner(s)

Date

NOTE: If the owner is an incorporated company, the company seal must be applied. If there is no company seal, a statement of authority to bind is required.

***DECLARATION**

This must be signed in the presence of a Commissioner.

I / We Nick Verhoeven of the Municipality of Lambton Shores
County / Region of Lambton, solemnly declare that all the information contained in this
application is true and I / We make this solemn declaration conscientiously believing it to be true and
knowing that it is of the same force and effect as if made under oath and by virtue of the Canada
Evidence Act.

DECLARED before me at the Municipality of Lambton Shores in the County / Region
of

Lambton this 17th day of July, 2026

[Signature]
Signature of Owner(s) or Authorized Agent

[Signature]
Signature of Commissioner

Jennifer Turk, DEPUTY-CLERK
Municipality of Lambton Shores
County of Lambton
Commissioner, R.S.O. Chapter C.17

***APPLICANT'S CONSENT FOR RELEASE OF INFORMATION**

In accordance with provisions of the Planning Act, it is required that the application and all supporting
documentation be available for public viewing.

Therefore, in accordance with the above, I / We Nick Verhoeven, the
applicant(s), hereby acknowledge that the information contained in this application and any supporting
documentation provided by myself, my agents, consultants and solicitors will be part of the public record
and will be available to the general public in accordance with the provisions of the Municipal Freedom of
Information and Protection of Privacy Act.

[Signature]
Signature of Applicant

July 17th 2026
Date

MUNICIPAL COSTS

Please be advised that the municipality may incur expenses associated with obtaining outside
legal/engineering/planning review/assistance from its consultants, relating to the application. Any
expenses that the municipality incurs in this regard will be forwarded to the applicant, for payment.

I, Nick Verhoeven, (the applicant) acknowledge that I will pay all
legal/engineering/planning expenses that the municipality incurs as outlined above.

[Signature]
Applicant Signature

July 17th 2026
Date