



COMMITTEE OF ADJUSTMENT NOTICE OF CONSENT (Severance) HEARING

Your comments are welcome on Consent Application B10 & B11-2025

Date of Public Hearing: Wednesday, October 22, 2025 at 7:00 pm

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

TAKE NOTICE that two (2) applications for consent have been received. The purpose of applications B10 & B11-2025 is to sever the property municipally known as 16 Sauble River Road and 18 Eighty One Crescent, Grand Bend, to create two new residential building lots each having a frontage of 12.29 meters and lot area of 494.5 m² and one retained commercial lot with a frontage of 26.23 meters and a lot area of 1059.9 m².

This application was considered complete on September 5, 2025.

Owner: Coastline Properties Inc.

Authorized Agent: Medway Homes Inc. c/o Paul Pittao

Location: 16 Sauble River Road and 18 Eighty One Crescent, Grand Bend (PLAN 30 LOT 31)



Dated at the Municipality of Lambton Shores this 7th day of October, 2025.

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

If you are the owner of lands that contain seven or more residential units, you are requested to post this notice in a location that is visible to all of the residents.

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 or to Ken Bulgin, Planner or Sami Ferwati, Planner, at kbulgin@lambtonshores.ca or sami.ferwati@county-lambton.on.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. 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

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
519-243-1400 Ext 8311

Sami Ferwati, Planner
sami.ferwati@county-lambton.on.ca
519-243-1400 Ext 8421

Municipal Contact

Jennifer Turk, Secretary-Treasurer
jturk@lambtonshores.ca
519-243-1400 Ext 8410

UTM GRID NOTES

BEARINGS ARE UTM GRID BEARINGS (CSRS) EPOCH(2010), DERIVED FROM C.A.S.S. OBSERVATIONS AND THE LIGA SHARING BASE STATION NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN 8700' WEST LONGITUDE, ZONE 17.
 DISTANCES SHOWN ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9997356108.
 FOR BEARING COMPARISONS, A ROTATION OF 00°30'56" COUNTER CLOCKWISE WAS APPLIED TO BEARINGS ON P1, P2 AND P3

POINT ID	NORTHING	EASTING
GRP 1	4735584.10	438025.42
GRP 2	4735522.83	438729.14

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

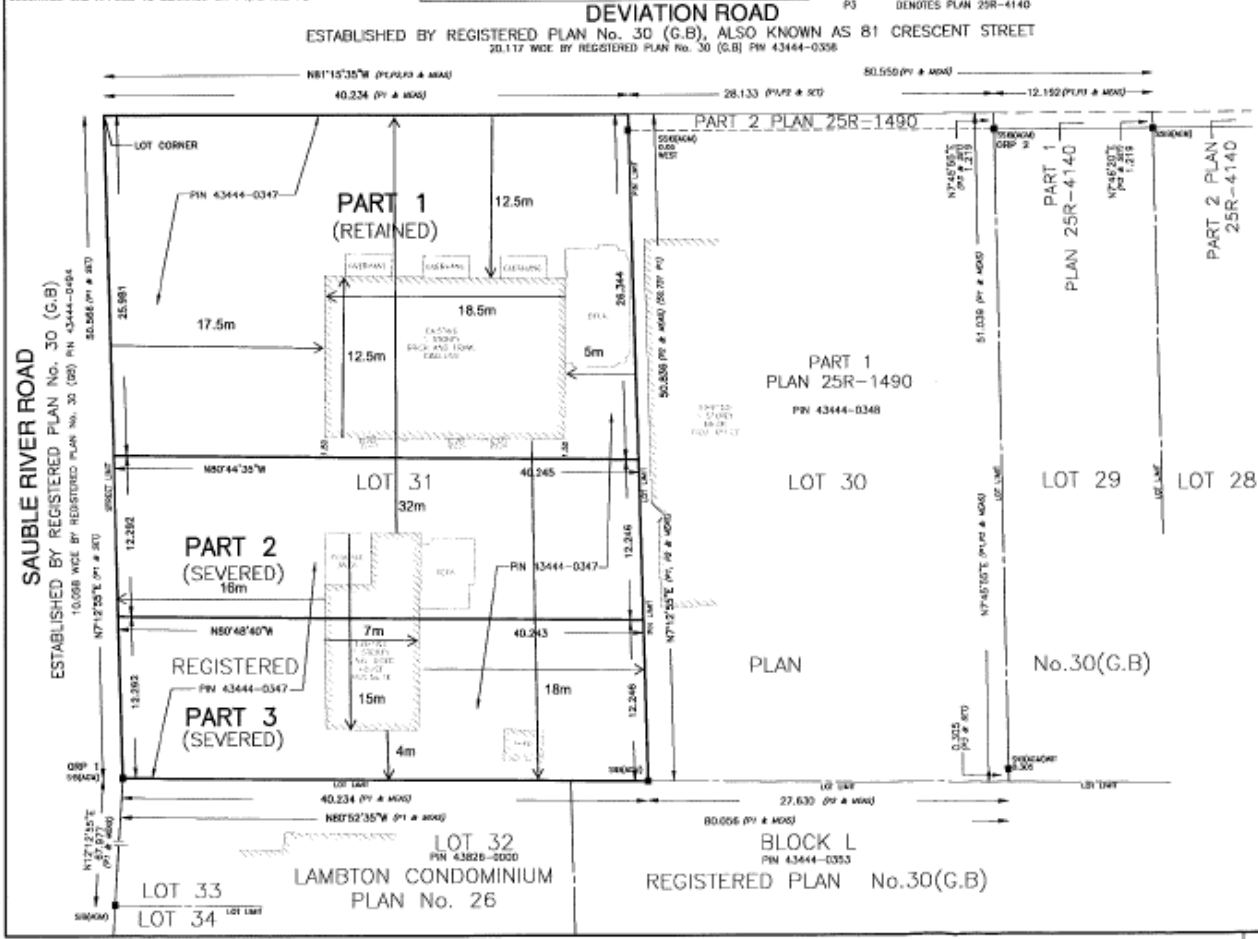
NOTES & LEGEND

- DENOTES MONUMENT FOUND
- DENOTES MONUMENT PLANTED
- WT DENOTES WITNESS
- SIB DENOTES SHANKER IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- AGM DENOTES ARCHIBALD, GRAY & McKay LTD., O.S.'s
- P1 DENOTES REGISTERED PLAN No. 30
- P2 DENOTES PLAN 25R-1490
- P3 DENOTES PLAN 25R-4140

PART SCHEDULE			
PART	LOT	CONCESSION/PLAN	P.I.N.
1			
2	ALL OF LOT 31	REGISTERED PLAN No. 30(G.B)	ALL OF 43444-0347
3			

PARIS 1, 2 AND 3, COMPRISE ALL OF PN 43444-0347

DRAFT



PLAN OF SURVEY
 OF ALL OF
LOT 31
 REGISTERED PLAN No.30(G.B)
 VILLAGE OF GRAND BEND
 MUNICIPALITY OF
 LAMBTON SHORES
 COUNTY OF LAMBTON
 SCALE 1:250
 0 5 10 15
 SCALE IN METRES
 THE INTENDED PLOT SIZE OF THIS PLAN IS 610mm IN WIDTH BY 355mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:250
 2025
 ARCHIBALD, GRAY & McKay LTD.
 ONTARIO LAND SURVEYORS
 METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE:
 I CERTIFY THAT:
 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2) THE SURVEY WAS COMPLETED ON THE

JUN 0, 2024
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY IS RELATED TO AOLS PLAN SUBMISSION FORM NUMBER XXXX

AGM ARCHIBALD, GRAY & McKay LTD.
 3514 WHITE OAK ROAD, LONDON, ON, N6E 0Z9
 PHONE: 519-685-5308 FAX: 519-685-6382
 EMAIL: info@agm.on.ca WEB: www.agm.on.ca
 PLAN SURVEY + ENGINEER

DRAWN BY: M*	DIGITAL P.L.E. BRISQ202P C.dwg	PLAN No:
CHECKED BY: JJJ		
DATE: 2024-04-10, 2024	FILE No: CR-19-23-02-33	

P:\Projects\19\19-23-02-33-0030-0030-0030-02-19\24\CR2024P C.dwg