



Public Meeting Notice

Your comments are welcome on Zoning By-Law Amendment Z10-2025

Date of Public Meeting: May 26th, 2026 at 7:00pm

A change is proposed in your neighbourhood:

The Applicant, 789278 Ontario Inc., is requesting an amendment to Zoning By-law 1 of 2003 as it affects lands known municipally as 113 Pearl Street in Thedford.

The subject property is currently zoned Future Development (FD), which recognizes existing uses on the lands. The applicant is proposing to rezone the property to a Commercial-1 (C1) Zone with a Holding (H) provision.

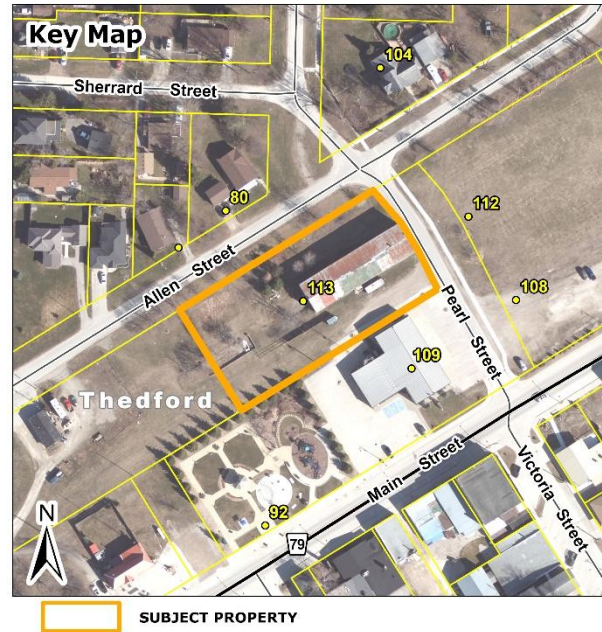
The Commercial-1 (C1) Zone permits a range of commercial uses, including a retail store, office, and farmer's market, and also provides for residential uses in the form of accessory dwelling units.

The Holding (H) provision is proposed to restrict residential uses on the property until such time as a Record of Site Condition (RSC) has been filed in the Ministry of the Environment, Conservation and Parks (MECP) Environmental Site Registry.

It is the intent of the applicant to utilize the existing building for commercial purposes.

Applicants: 789278 Ontario Inc.

Location: 113 Pearl Street (Con 3 Pt Lot 20 RP 25R5749; Part 2)



Dated at the Municipality of Lambton Shores this 4th day of May, 2026

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 or to planningcomments@lambtonshores.ca Written comments can 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 does not make oral submissions at a public meeting or make written submissions to the Municipality of Lambton Shores before the by-law is passed, the person or public body is not entitled to appeal the decision of the Municipality of Lambton Shores to the Ontario Land Tribunal. If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Lambton Shores before the proposed amendment is adopted or approved, 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 add the person or public body as a party

Stay in the Loop

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 on the proposed zoning by-law amendment, 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 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.

Planner on this File:

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

Clerk:

Stephanie Troyer-Boyd
stroyer-boyd@lambtonshores.ca
519-243-1400 Ext 8414

