



THE MUNICIPALITY OF

LAMBTON SHORES

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

Public Meeting Notice

Your comments are welcome on Zoning By-Law Amendment Z13-2025

Date of Public Meeting: January 13th, 2026 at 7:00pm

A change is proposed in your neighbourhood:

The Applicants, Nancy Aitken, Kevin Aitken & Mark Aitken are requesting an amendment to Zoning By-law 1 of 2003 as it affects portions of the farm parcel known as 8529 Townsend Line. The applicants have also submitted an application for consent (file: B14/2025) to sever a vacant residential lot that was approved by the Committee of Adjustment. On the remnant lot the applicants propose to maintain the existing Residential-1 (R1) with an H2 holding symbol and Commercial-1 (C1) zones and rezone the Agricultural-1 (A1) Zone to a site specific (A1) zone that would allow for a reduced minimum lot frontage of approximately 7 m. The entirety of the severed lot would be rezoned to the "Residential-1 (R1) Zone" designation. In this respect, the applicant proposes to create one (1) residential lot on the northern portion of the parcel fronting Townsend Line.



SUBJECT LANDS

Applicants: Nancy Aitken, Kevin Aitken, Mark Aitken

Location: 8529 Townsend Line (Warwick Con 6 NER Pt Lot 25 RP 25R5386 Parts 1 And 2; RP 25R3044 Part 2; RP 25R4540 Pt;Part 2)

Dated at the Municipality of Lambton Shores this 22nd day of December, 2025

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 Stephanie Troyer-Boyd, Clerk at 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 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 inquiries 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 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
kbulgin@lambtonshores.ca
519-243-1400 Ext 8311

Clerk:

Stephanie Troyer-Boyd
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