



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 Temporary Use Zoning By-Law Amendment TU01-2026

Date of Public Meeting: September 15th, 2026 at 7:00pm

A change is proposed in your neighbourhood:

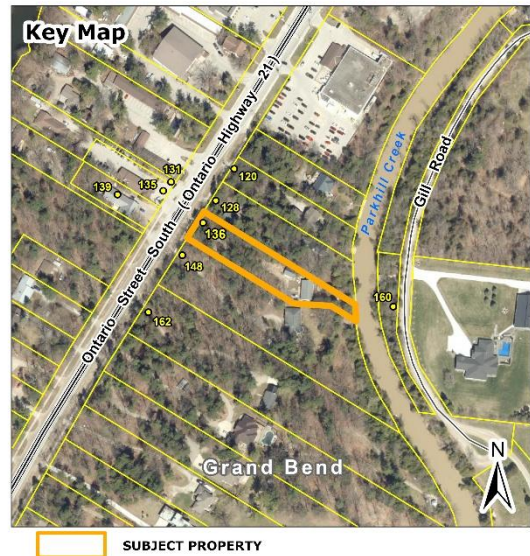
The Applicant, Jason McCann is requesting an amendment to Zoning By-law 1 of 2003 as it affects lands known as 136 Ontario Street South, Grand Bend. The applicant proposes to permit two single-detached dwellings on the subject land for a temporary period not to exceed two (2) years while a new dwelling is being constructed on the land. The subject lands are zoned Residential-6 (R6) which restricts the maximum number of dwellings to one (1) per lot. The existing dwelling would be removed from the land upon the expiration of a two (2) year period or the occupancy of the new single detached dwelling; whichever occurs first.

This application was considered complete on July 10, 2026.

Applicant: Jason McCann

Location: 136 Ontario Street South (Con LRE Pt Lot 3)

Dated at the Municipality of Lambton Shores this 21st day of August, 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 accommodation, 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 planningcomments@lambtonshores.ca. 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: Planning Comments 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

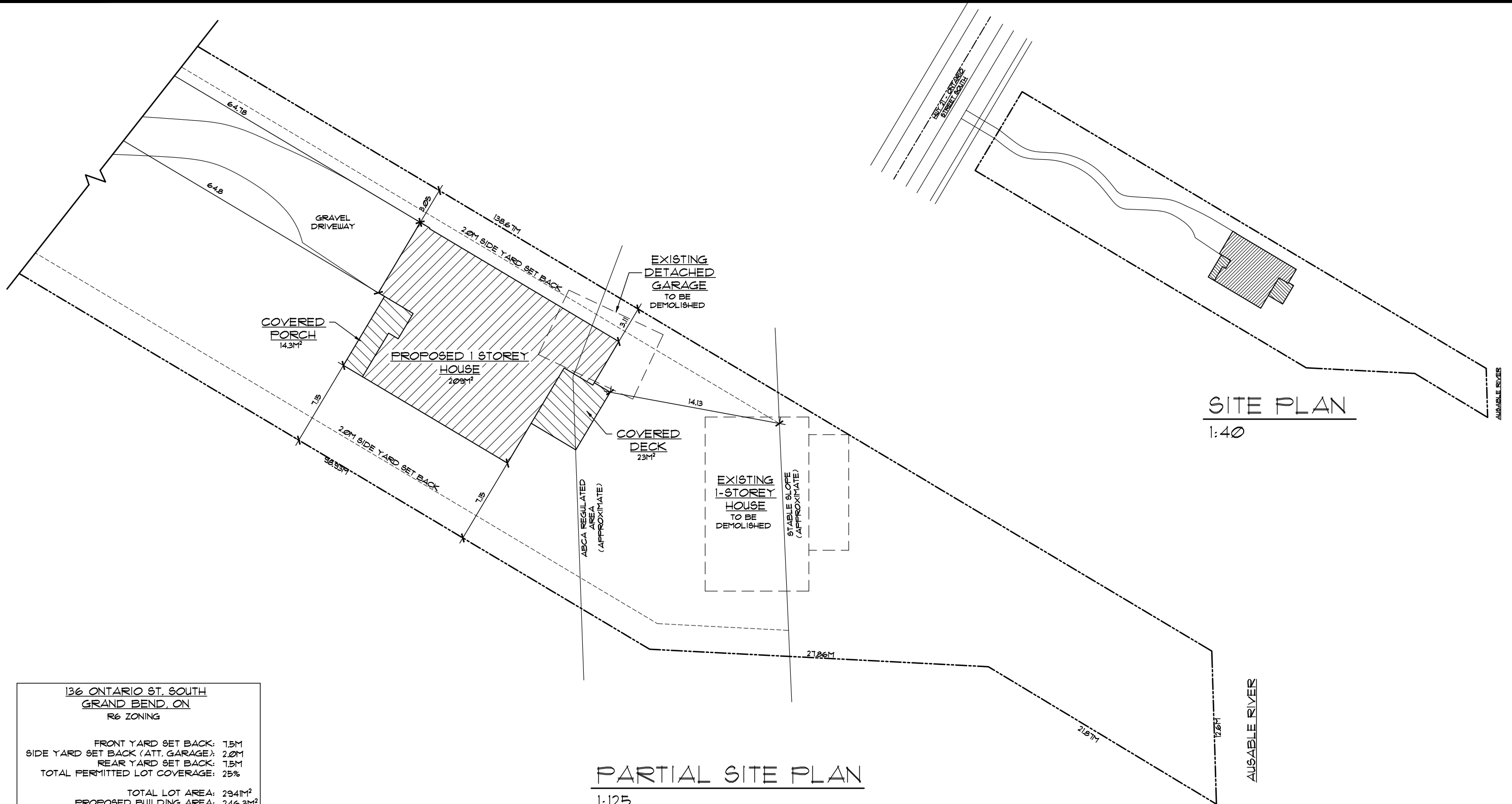
519-243-1400 Ext 8311

Clerk:

Stephanie Troyer-Boyd

stroyer-boyd@lambtonshores.ca

519-243-1400 Ext 8414



136 ONTARIO ST. SOUTH
GRAND BEND, ON
R6 ZONING

FRONT YARD SET BACK: 1.5M
SIDE YARD SET BACK (ATT. GARAGE): 2.0M
REAR YARD SET BACK: 1.5M
TOTAL PERMITTED LOT COVERAGE: 25%

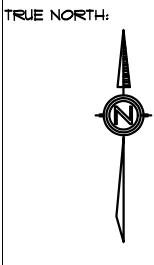
TOTAL LOT AREA: 2941M²
PROPOSED BUILDING AREA: 246.3M²
PROPOSED TOTAL LOT COVERAGE: 8.4%

PARTIAL SITE PLAN
1:125



REVISIONS		
NO.	DATE	DESCRIPTION
1	01/28/26	ISSUED FOR ABCA PERMIT

ALL DIMENSIONS MUST BE CHECKED AND VERIFY ON THE JOB SITE BY CONTRACTOR, OWNER, OR SUB TRADES AND ANY DISCREPANCIES MUST BE REPORTED BEFORE COMMENCING WORK. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH THE LATEST VERSION OF THE ONTARIO BUILDING CODE, LOCAL BYLAWS AND HEALTH & SAFETY REG'S. REPRODUCTION OF THESE DRAWINGS IN WHOLE OR IN PART IS FORBIDDEN WITHOUT THE DESIGNERS WRITTEN PERMISSION. IT IS THE CONTRACTORS/OWNERS RESPONSIBILITY TO HAVE ANY STRUCTURAL OR ARCHITECTURAL DESIGN REVIEWED BY A QUALIFIED PERSONNEL AS OUTLINED IN THE CURRENT VERSION OF THE ONTARIO BUILDING CODE. THE DESIGNER WILL NOT BE HELD RESPONSIBLE OR LIABLE FOR CONSTRUCTION ERRORS AND/OR OMISSIONS.



PROJECT NAME:
JASON & MEAGAN McCANN
NEW 1 STOREY HOUSE
136 ONTARIO ST. S. GRAND BEND

TITLE:
SITE PLAN

PROJECT No.
25-051

DATE:
01/28/26

DRAWN BY:
M. HARTMAN

SCALE:
1:200

DO NOT SCALE DRAWG.

REGISTERED DESIGN
FIRM BCIN: 36534
DRAWN BY: MELANIE HARTMAN
PERSONAL BCIN: 22482

SHEET NO:
SP1

SHEET
1 of 1