



Notice of In-Person and Virtual Public Meeting Concerning a Zoning By-law Amendment

Date of Meeting: Tuesday, October 13, 2026
Time: 6:00 PM
Location (Zoom): leamington.ca/live
Location (In Person): Leamington Municipal Building, Council Chambers
111 Erie Street North, Leamington, Ontario, N8H 2Z9
Property: 97-99 Seacliff Drive West
Applicant: 1690034 Ontario Corporation
File Number: ZBA 381

Take notice that Council will consider an amendment to Leamington's Zoning By-law 890-09, as amended, under Section 34 of the Planning Act, R.S.O. 1990, c.P.13.

The purpose and effect of the application is to rezone the subject lands from the Residential Six Exception Three (R6-3) zone to the Residential Six Exception Six (R6-6) zone, the Residential Six Exception Seven (R6-7) zone and the Residential Six Exception Eight (R6-8) zone to implement site specific zoning regulations to permit a mixed use residential and commercial development.

The subject properties were granted consent to sever two new lots for a total of three separate conveyable lots with reciprocal easements for shared access, parking, amenities and servicing infrastructure. Overall, the proposed development will be constructed over three separate conveyable parcels but will share access, parking, amenity space and servicing infrastructure. The overall site plan will be developed in phases, all of which are subject to site plan control approval:

Phase 1, which is proposed to be rezoned to R6-6 is currently under construction with a 6-storey, multi-unit residential development.

Phase 2, which is proposed to be rezoned to R6-7 will also include the future development of a 6-storey, multi-unit residential development and

Phase 3, which is proposed to be rezoned to R6-8 will include the future development of a 1-storey, multi-unit commercial development.

To facilitate the development plan over the three lots, the proposed amendment will allow for development within an easement, accessory structures in the front yard, shared access, parking, amenity and infrastructure across the properties, allow for reductions in the front, rear, interior and exterior side yards and landscape open space and will deem the north lot line for the property to be rezoned as R6-7 as the front lot line. The amendment will also recognize the entire development as one mixed use development across all properties.

How to Participate in the Public Meeting

1. Submit Written Comments

You can submit written comments either in support of or in opposition to the application. Written comments submitted by **12:00 PM on the day of the meeting**.

You can submit your comments by:

Email: clerks@leamington.ca

Mail: Clerks, Municipality of Leamington
111 Erie Street North, Leamington, Ontario, N8H 2Z9

Please note that all written communications are part of the public record and will be provided to Council and made available to the public per the Planning Act and the Municipal Freedom of Information and Protection of Privacy Act.

2. Make Verbal Submissions

You can speak to Council either in person or electronically via Zoom. **Pre-registration is required** for both in-person and electronic participation:

- To participate via **Zoom**, complete the “Request to Appear as a Delegate” form on the municipal website at leamington.ca/delegation by **12:00 PM on the day of the meeting**. The Clerk’s Department will provide you with instructions on how to join the meeting electronically. You will need a computer, tablet, or phone with internet access or a telephone.
- To participate **in person**, complete the “Request to Appear as a Delegate” form on the Municipal website at leamington.ca/delegation by **12:00 PM on the day of the meeting**.

3. View the Meeting Online

The meeting will be available to view online at leamington.ca/live. The live stream will begin at the scheduled meeting time, and no pre-registration is required to watch the

meeting.

If you wish to be notified of the decision of the Municipality of Leamington on the proposed zoning by-law amendment, you must make a written request to the Clerk at the Municipality of Leamington, 111 Erie Street North, Leamington, Ontario, N8H 2Z9 or clerks@leamington.ca.

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

Right to Appeal 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 Clerk before a decision is made, the person or public body is not entitled to appeal the decision of the Municipal Council to the Ontario Land Tribunal or be added as a party to an appeal of the decision of the Tribunal.

If a person or public body would otherwise have an ability to appeal the decision of the Municipality of Leamington to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Leamington before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Municipality of Leamington before the by-law is passed, 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 do so.

Notwithstanding the above, Subsection 34(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

Additional Information

For more information about this matter, including information about appeal rights and documents submitted along with this application, contact Michael Nelson, Manager of Planning and Development Services, by phone at 519-326-5761 ext. 1408 or by email at planning@leamington.ca.

Dated: September 23, 2026



ZBA 381, 97-99 Seaclyff Dr W

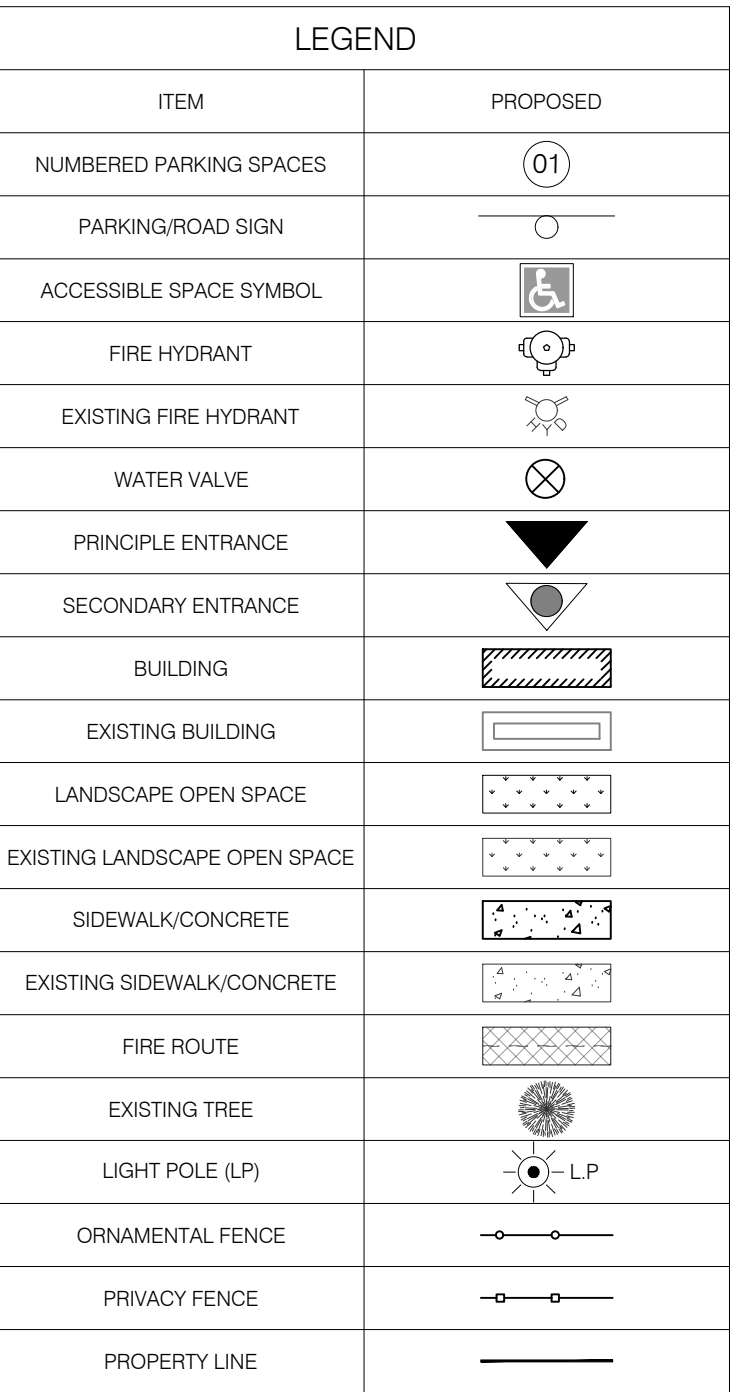
- Subject Lands
- Parcels
- Proposed Zoning
- Subject Drains

Aerial Photography : March 2025

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PARTNER / CONSULTANT:

REVISION:

[illegible]

DATE:	JUNE 01, 2026	
SCALE:	1:500	
DRAWN BY: KP	☒	PRELIMINARY
CHECKED BY: ST	☐	CONSTRUCTION
APPROVED BY: ----	☐	RECORD

PROJECT TITLE
97 SEACLIFF DR WEST DEVELOPMENT

97 SEACLIFF DRIVE WEST, MUNICIPALITY OF LEAMINGTON, ONTARIO

SHEET TITLE
OVERALL CONCEPT SITE PLAN

JOB NUMBER	24-054
SHEET NUMBER	

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