



Notice of Passing of a Zoning By-law Amendment

Date of Notice: October 30, 2026
By-Law Number: 88-26
Date Passed by Council: October 20, 2026
Appeal Deadline: November 19, 2026
File Number: ZBA 381
Applicant: 1690034 Ontario Corporation
Property: 97-99 Seacliff Drive West

Take notice that the Council of the Corporation of the Municipality of Leamington passed the above-noted Zoning By-law, under Section 34 of the Planning Act, R.S.O., 1990, c.P.13. Council has considered the written and oral submissions from the public on this matter.

The purpose and effect of this by-law is to rezone the subject lands from the Residential Six Exception Three (R6-3) Zone to the Residential Six Exception Six (R6-6) Zone to permit the development of a six-storey multi-unit residential building; the Residential Six Exception Seven (R6-7) Zone to permit the development of a six-storey multi-unit residential building; and the Residential Six Exception Eight (R6-8) Zone to permit commercial development. Each zoning amendment will implement site-specific zoning regulations to permit a mixed-use residential and commercial development, including shared parking, amenity space, access, and servicing infrastructure.

A description of the lands to which the By-law applies and/or a key map showing the location of the lands to which the By-law applies are attached.

This decision is subject to appeal to the Ontario Land Tribunal e-file service or with the Planning and Development Services office directly, before **4:30 PM on November 19, 2026**. A summary of the appeal procedure is enclosed.

Where no appeal, if within such 20 days, no notice of appeal is given, the decision of the Council is final and binding, and Planning and Development Services shall notify the applicant and shall file a certified copy of the decision with the clerk of the municipality.

Additional Information: A copy of the Zoning By-law in its entirety can be found at <https://www.learmington.ca/bylaws>, or by contacting Planning and Development Services at 519-326-5761 ext. 1407, or planning@learmington.ca.

Brenda M. Percy, Clerk
Municipality of Leamington
111 Erie Street North
Leamington, ON N8H 2Z9

Explanatory Note

The purpose of By-law 88-26 is to facilitate an integrated mixed use development plan on the subject lands consisting of two 6-storey multi-unit residential buildings, a 1-storey multi-unit commercial building with on-site parking and a parkette. The Zoning By-law amendment will permit development within an easement; accessory structures in the front yard; and shared access, parking, amenity space, and servicing infrastructure across the properties. It will also permit reductions to the required front, rear, interior side yard and exterior side yard setbacks, as well as landscape open space. The amendment will deem the north lot line for the property to be rezoned as R6-7 as the front lot line and recognize the entire development as one mixed use development. All other applicable provisions of the Zoning By-law apply.

Comments were received at the Public Meeting with respect to the Zoning By-law Amendment Application ZBA 381, including concerns related to:

- the size of the development;
- setbacks between existing and proposed development;
- increased noise, traffic, site access, and lighting;
- the location of the overflow retention pond;
- traffic queues associated with the proposed development;
- changes to neighbourhood character; and
- limited public notification and the provision of transparent project information.

In making its decision, Council considered all written and oral comments received regarding the application.

Location of Lands Affected

97-99 Seacliff Drive West
Mersea Con 1 PT Lots 5 And 6

Bylaw Key Map



Change from R6-3 Zone to R6-6 Zone



Change from R6-3 Zone to R6-7 Zone



Change from R6-3 Zone R6-3 to R6-8 Zone



Right To Appeal to the Ontario Land Tribunal: Procedure for Filing an Appeal

If you wish to appeal a decision made by the Leamington Council, you must follow these steps:

Who Can Appeal?

- Only the **applicant**, the **Minister**, or a **specified person or public body** who made written or oral submissions to the Municipality of Leamington prior to the Council's decision may file an appeal.
- A person or public body cannot be added to the appeal hearing unless they made a submission to the Council before the decision or the Ontario Land Tribunal deems there are reasonable grounds to add them as a party.

Deadline for Filing

- The **appeal deadline is 20 days** from the date of the notice of decision.
- If no appeal is filed within this period, the decision of the Council will be **final and binding**.
- If no appeal is filed, Planning and Development Services will notify the applicant and file a certified copy of the decision with the Municipal Clerk.

Required Information and Fees

When filing your appeal, you must provide the following:

1. Reasons for the Appeal

Clearly state the reasons you are appealing the decision.

2. Ontario Land Tribunal (OLT) Fee

- **\$1,100.00 per application**, payable to the **Minister of Finance**.
- If filing online, this fee can be paid through the OLT e-file service.
- If submitting by mail or in person, pay by **certified cheque or money order**.

Note: You may request a reduction of the OLT fee to **\$400.00** when filing the appeal.

The request must be made at the time of filing. For more details, refer to the OLT Fee

Schedule: <https://olt.gov.on.ca/fee-chart/>.

3. Municipal Processing Fee

- **\$130.00 per application**, payable to the **Municipality of Leamington** by **certified cheque**.
- This fee must be paid **separately** from the OLT fee and submitted in person or by mail to the Municipality of Leamington.

Procedure for Filing an Appeal

1. Obtain the Appeal Form

- Visit the Ontario Land Tribunal (OLT) website at <https://olt.gov.on.ca/> to download the appeal form.

2. File Your Appeal

You have two (2) options for filing your appeal:

Option 1: e-File Service

- Go to the OLT e-file service at <https://olt.gov.on.ca/e-file-service/>.
- First-time users must create a My Ontario Account.
- Select **Leamington (Municipality): Clerk and Secretary-Treasurer** as the approval authority.

Option 2: Submit in Person or by Mail

- Submit your completed appeal form to:
ATTN: Clerk
Municipality of Leamington
111 Erie Street North
Leamington, ON N8H 2Z9
- Appeals must be received **no later than 4:30 PM on the last day of the appeal period**.
- If you submit after 4:30 PM, your appeal will be considered filed on the next business day.

If the OLT e-file service is unavailable, you may also submit your appeal via email to planning@leamington.ca.

For more information, you can contact Planning and Development Services of the Municipality of Leamington at planning@leamington.ca or visit the OLT website.