

# THE CORPORATION OF THE MUNICIPALITY OF LEAMINGTON

## AGENDA

### PUBLIC MEETING

ZONING BY-LAW AMENDMENT 43  
- 844B ESSEX ROAD 31 (UNGER)

MONDAY, AUGUST 15, 2011  
COMMENCING AT 7:00 P.M.  
IN THE COUNCIL CHAMBERS



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#### ITEMS FOR CONSIDERATION:

1. Notice of Public Meeting  
Pages 2-3
2. Report PLA 33/11 dated July 13, 2011 re: Proposed Zoning By-law Amendment Request for property located at 844B Essex Road 31 (Unger) (Previously considered at the July 18, 2011 Council Meeting)  
Pages 4-7

THE CORPORATION OF THE MUNICIPALITY OF LEAMINGTON  
**NOTICE OF PUBLIC MEETING**  
ZONING BY-LAW AMENDMENT  
**ZBA 43 - 844B Essex Road 31**

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**TAKE NOTICE** that the Council of the Corporation of the Municipality of Leamington will hold a public meeting concerning a proposed zoning by-law amendment under the provisions of the Planning Act, R.S.O. 1990 on **Monday, August 15<sup>th</sup>, 2011 at 7:00 pm** in the Council Chambers at the Municipal Building.

The subject property is described as Concession 8, North Part Lot 1, Part 2 on RP 12R-2616 and locally known as 844B Essex Road 31 in the former Township of Mersea, now a portion of the Municipality of Leamington (see key map).

The subject property is designated Agricultural on Schedule "A-1" of the Leamington OP. The subject property is currently zoned Agricultural Hobby Farm Zone (A3) on Map 13 in Zoning By-law. The property owner requested that the Committee of Adjustment, at their meeting of May 31, 2011, consider to sever 6.762 acres to be added to the land to the north (856 Essex Road 31, Role #37 06 800 000 03400) and retain a 73' x 264' (0.442 acre) parcel of land. Lot adjustments may be permitted for legal or technical reasons on condition that a successful application for zoning by-law amendment is obtained to change the zone of the retained lands from Agricultural Hobby Farm (A3) Zone to Agricultural Residential (A5) Zone.

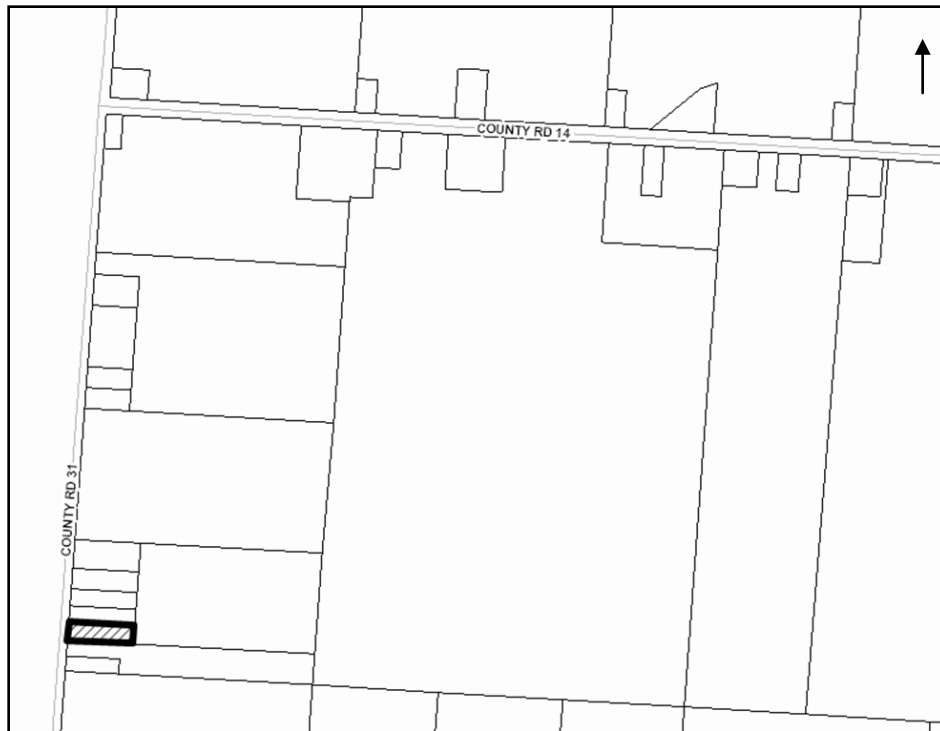
**ANY PERSON** may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed zoning by-law amendment.

If a person or public body that files an appeal to a decision of the Municipality of Leamington in respect of the proposed zoning by-law amendment does not make oral submission at a public meeting or make written submissions to the Municipality before the proposed by-law is adopted, the Ontario Municipal Board may dismiss all or part of the appeal.

**ADDITIONAL INFORMATION** relating to this matter is available for review at the Municipal Office for the Corporation of the Municipality of Leamington, during regular office hours. Please contact Tracey Pillon-Abbs, Manager of Planning Services, for further information.

**DATED** at the Municipality of Leamington this 20<sup>th</sup> day of July 2011.

**BRIAN R. SWEET, CLERK**  
MUNICIPALITY OF LEAMINGTON  
111 ERIE STREET NORTH  
LEAMINGTON, ONTARIO N8H 2Z9  
TELEPHONE: (519) 326-5761



## REPORT

**TO:** MAYOR AND MEMBERS OF COUNCIL  
**FROM:** TRACEY PILLON-ABBS, MANAGER OF PLANNING SERVICES  
**DATE:** JULY 13, 2011  
**SUBJECT:** ZONING BY-LAW AMENDMENT REQUEST  
PROPOSED AGRICULTURAL ZONING  
ZBA 43 - 844B ESSEX ROAD 31 (UNGER)

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**AIM:**

To report upon a request to schedule the required public meeting to consider a proposed zoning by-law amendment for property located on 844B Essex Road 31.

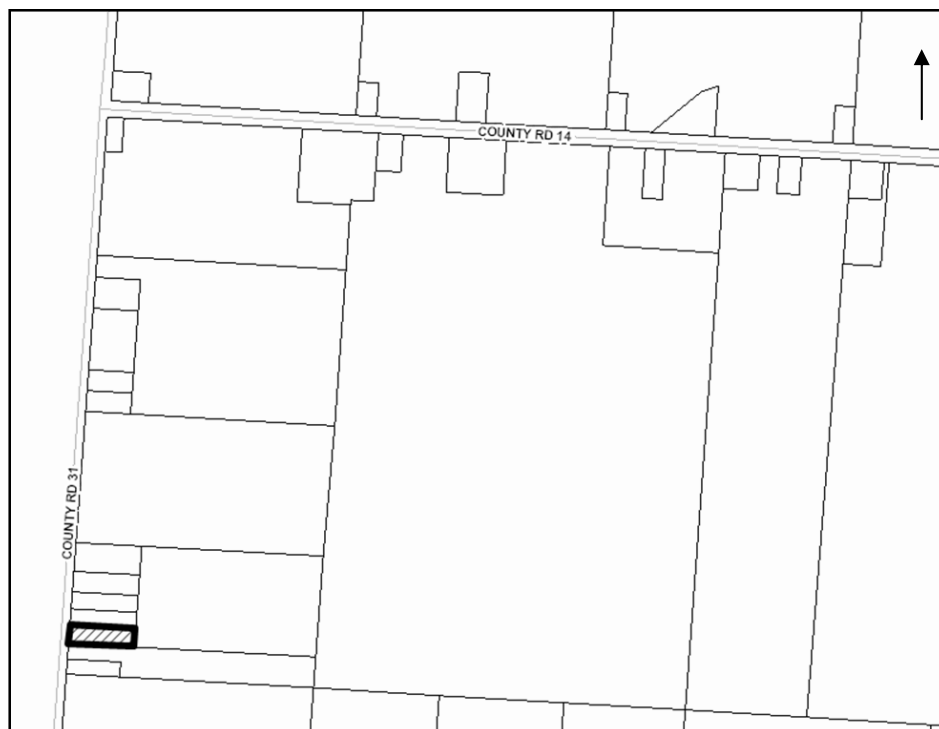
**BACKGROUND:**

**Purpose of Application:**

Staff has received an application for re-zoning by the owners of the property, to amend the agricultural zoning for the subject lands as part of a condition of approval for consent application (B/09/11) on the subject lands.

**Property Description:**

The subject property is described as Concession 8, North Part Lot 1, Part 2 on RP 12R-2616 and locally known as 844B Essex Road 31 in the former Township of Mersea, now a portion of the Municipality of Leamington (see key map).



Currently, the subject property has a residential dwelling. The lot will maintain frontage on Essex Road 31. There are agricultural uses abutting the subject lands.

**COMMENTS AND ANALYSIS:**

**Provincial Policy Statement (PPS):**

According to section 2.3.3.1 of the PPS, in prime agricultural areas, permitted uses and activities include agricultural uses, secondary uses and agriculture-related uses.

**County of Essex Official Plan 2005 (OP):**

The subject land is designated within the Agricultural Area on Schedule "A" of the County OP. The goal is to protect prime agricultural areas for agricultural purposes to ensure the continued long term availability of this resource.

**Leamington Official Plan, 2008 (OP):**

The subject property is designated Agricultural on Schedule "A-1" of the Leamington OP. The goal is to preserve prime agricultural land for agricultural purposes and to restrict the type and amount of non-farm development.

**Leamington Zoning:**

The subject property is currently zoned Agricultural Hobby Farm Zone (A3) on Map 13 of Zoning By-law #890-09.

The property owner requested that the Committee of Adjustment, at their meeting of May 31, 2011, consider to sever 6.762 acres to be added to the land to the north (856 Essex Road 31 - Role #37 06 800 000 03400) and retain a 73' x 264' (0.442 acre) parcel of land.

Lot adjustments may be permitted for legal or technical reasons on condition that a successful application for zoning by-law amendment is obtained to change the zone of the retained lands from Agricultural Hobby Farm (A3) Zone to Agricultural Residential (A5) Zone.

**CONSULTATION:**

Administration has completed their review of the proposed application as part of the pre-consultation process.

As set out in the Planning Act, a complete application includes any 'prescribed information' identified in the regulations of the Planning Act and any 'additional information' required by the municipality, as identified in its official plan.

Due to the nature of the proposed zoning change it is Administration's position that additional information is not required.

CONCLUSION:

As part of the new Bill 51 regulations of the Planning Act, pre-consultation was used to review all the 'prescribed information' and any 'additional information' required in order to consider the application complete. Prior to deeming the application complete, Section 34 (10.3) of the Act sets out that Council must receive all the information or material it needs to make a decision.

Administration suggests that this matter should now proceed to a public meeting. The date for the required public meeting is requested to be scheduled for **Monday, August 15, 2011 at 7:00 pm.**

Notice of public meeting will be circulated to all commenting agencies, municipal departments and abutting landowners within 120 m (400 ft) of the subject property. Notice will also be posted on site. As part of the new Bill 51, all information will be made available to the public and commenting agencies.

A report by Administration will not be presented to Council after the public meeting, unless there are concerns raised at the public meeting. If no concerns are raised, it is requested that Council consider the amending by-law for the zoning by-law amendment approval the same night as the public meeting.

Therefore, it is administration's opinion that;

- i) The application is consistent with the policy statements issued under subsection 3 (1) of the Planning Act.
- ii) The application conforms to or does not conflict with any applicable provincial plan or plans.
- iii) The development proposed is in keeping with the overall goals and policies of the Official Plan.
- iv) The proposed amendment does meet the criteria used when considering applications to amend the zoning by-law.

Once a decision for Zoning By-Law amendment has been made and notices sent out, there would be an appeal period in the case that there are any objections to the Ontario Municipal Board (OMB).

As set out under Bill 51 of the Planning Act, the OMB is required not only to have regard to Council's decision, but the basis on which the decision is made. In order to ensure that the OMB has regard to Council's decision, Council should be able to demonstrate that its decision was fully supported by relevant information and that the information was considered by Council.

**RECOMMENDATION:**

THAT Council declare that the application was reviewed and deemed to be complete pursuant to the requirements of the *Planning Act* to consider a zoning by-law amendment for property located at Concession 8, North Part Lot 1, Part 2 on RP 12R-2616 and locally known as 844B Essex Road 31 as part of a condition for B/09/11 to change the zone from Agricultural General Zone (A1) to Agricultural Residential Zone (A5), as outlined in Report PLA 33/11;

AND THAT Administration be directed to schedule the required public meeting for Monday, August 15, 2011 at 7:00 pm.

AND THAT if no concerns are raised at the public meeting the Clerk be directed to forward the amending by-law to Council for its consideration.

Respectfully submitted,

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Tracey Pillon-Abbs,  
Manager of Planning Services

/tpa

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