

FORM 1

THE PLANNING ACT, R.S.O. 1990
NOTICE OF THE PASSING OF A ZONING BY-LAW AMENDMENT BY THE
CORPORATION OF THE MUNICIPALITY OF LEAMINGTON
(ZBA #17 - S/S Mersea Road 6 - Agricultural Zoning)

TAKE NOTICE that the Council of the Corporation of the Municipality of Leamington has passed By-law Number **20-10** on the 8th day of March 2010 under Section 34 of the Planning Act, R.S.O. 1990.

AND TAKE NOTICE that only individuals, corporations and public bodies may appeal a zoning by-law to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

An appeal to the Ontario Municipal Board in respect of the by-law may be completed by filing with the Clerk of the Corporation of the Municipality of Leamington not later than the **30th day of March 2010** a notice of appeal setting out the objection to the by-law and the reasons in support of the objection accompanied by the required fee of \$125 (certified cheque or money order) made payable to the Minister of Finance. The letter of appeal and a copy of an appeal form, which is available from the OMB website at www.omb.gov.on.ca and other documents from the application file, will be forwarded to the Ontario Municipal Board.

An explanation of the purpose and effect of the by-law, describing the lands to which the by-law applies, and a key map showing the location of the lands to which the by-law applies are attached. The complete by-law and any associated information are available for inspection in my office during regular office hours. **Please contact Tracey Pillon-Abbs, Manager of Planning Services for further information.**

DATED at the Municipality of Leamington this 10th day of March 2010.

BRIAN R. SWEET, CLERK
MUNICIPALITY OF LEAMINGTON
38 ERIE STREET NORTH
LEAMINGTON, ONTARIO
N8H 2Z3 TELEPHONE: (519) 326-5761

EXPLANATORY NOTE

The purpose of the **By-law 20-10** is an amendment to the zoning by-law, which re-zones the use of the lands. The subject property is described as Concession NTR, Lot 226, Registered Plan 12R-2592 Part 2 and Registered Plan 12R-19988 Part 1 and locally known as S/S Mersea Road 6 in the former Township of Mersea, now a portion of the Municipality of Leamington (see key map). The subject property is currently zoned Agricultural General (A1) and Agricultural Hobby Farm (A3) on Map 32 in Zoning By-law #890-09. The property owner requested that the Committee of Adjustment consider two lot line adjustments. The first is to sever a 15.24m x 277.6m (4,230 sq m) parcel of land to be added to the existing vacant residential lot to the east (Roll 3706 610 000 02815) and retain approximately 9.6 ha (23.72 acre) farm parcel. The second is to sever a 49.61m x 120.7m (5,987 sq m) parcel of land to be added to the farm to the south (Roll 3706 610 000 02809) and retain approximately 52.99m x 314.8 m (15,695 sq m) existing vacant residential lot. The applications were supported on condition that (B/01/10) a favourable rezoning amendment to be processed to change the zoning classification of the severed lands from Agricultural General (A1) to Agricultural Hobby Farm Zone (A3) and (B/02/10) a favourable rezoning amendment to be processed to change the zoning classification of the severed lands from Agricultural Hobby Farm (A3) to Agricultural General Zone (A1). The subject lands are currently designated Agricultural on Schedule "A-5" of the Leamington Official Plan (approved 2008).

