

THE CORPORATION OF THE MUNICIPALITY OF LEAMINGTON  
**NOTICE OF PUBLIC MEETING**  
ZONING BY-LAW AMENDMENT  
**ZBA 49 - 439 SEACLIFF DRIVE WEST/COUNTY ROAD 20**

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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, December 5<sup>th</sup>, 2011 at 7:00 pm** in the Council Chambers at the Municipal Building.

The subject property is described as Concession 1, Parts Lot 2, Parts 2 to 5 on 12R-15362 and locally known as 439 Seacliff Drive West (also known as County Road 20) in the former Township of Mersea, now a portion of the Municipality of Leamington (see key map).

The subject property is designated Residential and Agricultural on Schedule "A-6A" of the Leamington Official Plan. The subject property is currently zoned Agricultural Hobby Farm Zone (A3) on Map 57 in Zoning By-law. The property owner requested that the Committee of Adjustment, at their meeting of October 25, 2011, consider severing a 183' x 250' (0.4 ha/1 acre) surplus dwelling lot and retain a 4.6 ha (11.5 acre) greenhouse operation. The lot was severed at one time, but merged on title. The main difference is that the lot is slightly bigger than previously approved. Surplus dwellings may be permitted 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 Residential (R1) Zone. In addition, relief is requested to decrease the frontage of the retained lot from the required 196.85' to 66' and to decrease the minimum side yard set back for an existing greenhouse structure to the east of the surplus dwelling from the required 49' to 27'.

**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, Director of Development Services, for further information.

**DATED** at the Municipality of Leamington this 8<sup>th</sup> day of November 2011.

**BRIAN R. SWEET, CLERK**  
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