



**Notice of the Passing of a Zoning By-Law Amendment
ZBA 309 - 21 Montgomery Street**

Take Notice that Council of The Corporation of the Municipality of Leamington has passed **By-law Number 53-24** on July 9, 2024 under Section 34 of the Planning Act, R.S.O. 1990.

And Take Notice that only individuals, corporations and public bodies may appeal a by-law to the Ontario Land Tribunal. 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.

And Take Notice that no person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

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.

Appeal to the Ontario Land Tribunal 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 **August 5, 2024**, 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 made payable to the Minister of Finance. Upon receipt, the letter of appeal, a copy of the appeal form, which is available from the Ontario Land Tribunal website at www.olt.gov.on.ca, and other documents from the application file will be forwarded to Ontario Land Tribunal.

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 or at www.learmington.ca.

For additional information, please contact Michael Nelson, Manager of Planning Services at mnelson@learmington.ca or by calling 519-326-5761 ext. 1408.

Dated at the Municipality of Leamington this 16th day of July, 2024.

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

Explanatory Note

The purpose of By-law Number 53-24 is to rezone the subject property to accommodate an internal renovation of the existing main building to support a total of four (4) dwelling units.

No oral or written comments were received from the public in consideration of Zoning By-law Amendment Application ZBA 309.

