

Notice of the Passing of a Zoning By-Law Amendment

ZBA #175 - 910 Mersea Road 12

Take Notice that Council of The Corporation of the Municipality of Leamington has passed **By-law Number 55-18** on September 10, 2018 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 Local Planning Appeal 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 Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

Appeal to the Local Planning Appeal 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 **October 8, 2018**, 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 \$300.00 (certified cheque or money order) made payable to the Minister of Finance. The Local Planning Appeal Tribunal website at www.elto.gov.on.ca, and other documents from the application file will be forwarded to the Local Planning Appeal 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 Daryan Branch, Planning Services Technician at dbranch@learmington.ca or 519-326-5761, extension 1404.**

Dated at the Municipality of Leamington this September 18, 2018




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

Explanatory Note

The purpose of Consent Application B-31-18 is to create a 0.219 ha (0.542 ac) surplus dwelling lot. The purpose of Consent Application B-32-18 is to add a parcel of land measuring 0.164 ha (0.406 ac) in area from the farm located at 910 Mersea Road 12 to the rear of the abutting residential lot at 912 Mersea Road 12. Zoning By-law Application ZBA #175 proposes to change the zoning of the severed surplus dwelling lot from Agricultural General (A1) to a site-specific Agricultural Residential (A5-57) Zone to recognize the resulting residential use and permit a reduction to the minimum required lot frontage from 30 m (98.42 ft) to 9.75 m (32 ft). ZBA #175 also proposes to change the zoning of the severed parcel to be added to 912 Mersea Road 12 from Agricultural General (A1) to Agricultural Residential (A5) to match the existing residential use. Additionally, the retained farm parcel will be rezoned to site-specific Agricultural General (A1-15) Zone to prohibit residential uses and structures.

No oral or written comments were received from the public in consideration of Zoning By-law Amendment Application ZBA #175.



-  Changed from Agricultural General (A1) zone to Agricultural Residential (A5-57) zone
-  Changed from Agricultural General (A1) zone to Agricultural Residential (A5) zone
-  Changed from Agricultural General (A1) zone to Agricultural General (A1-15) zone