



Notice of In-Person and Virtual Public Meeting Concerning a Zoning By-law Amendment

Date of Meeting: Tuesday, August 11, 2026
Time: 6:00 PM
Location (Zoom): leamington.ca/live
Location (In Person): Leamington Municipal Building, Council Chambers
111 Erie Street North, Leamington, Ontario, N8H 2Z9
Property: Vacant Land Southwest of Bevel Line
Applicant: 2743331 Ontario Inc
File No.: ZBA 380

Take notice that Council will consider an amendment to Leamington's Zoning By-law 890-09, as amended, under Section 34 of the Planning Act, R.S.O. 1990, c.P.13.

The purpose and effect of Zoning By-law Amendment application ZBA 380 is to request relief from subsection 8.1.3 of the Leamington Zoning By-law 890-09, as amended, to permit an increase in the maximum lot coverage for Single Unit Attached Dwellings from 40% to 45% for interior units and from 50% to 55% for exterior units, and to permit a reduction in the minimum exterior side yard setback from 4.5 metres to 3.0 metres for Blocks 133 and 147 only.

How to Participate in the Public Meeting

1. Submit Written Comments

You can submit written comments either in support of or in opposition to the application. Written comments submitted by **12:00 PM on the day of the meeting**.

You can submit your comments by:

Email: clerks@leamington.ca

Mail: Clerks, Municipality of Leamington
111 Erie Street North, Leamington, Ontario, N8H 2Z9

Please note that all written communications are part of the public record and will be

provided to Council and made available to the public per the Planning Act and the Municipal Freedom of Information and Protection of Privacy Act.

2. Make Verbal Submissions

You can speak to Council either in person or electronically via Zoom. **Pre-registration is required** for both in-person and electronic participation:

- To participate via **Zoom**, complete the “Request to Appear as a Delegate” form on the municipal website at leamington.ca/delegation by **12:00 PM on the day of the meeting**. The Clerk’s Department will provide you with instructions on how to join the meeting electronically. You will need a computer, tablet, or phone with internet access or a telephone.
- To participate **in person**, complete the “Request to Appear as a Delegate” form on the Municipal website at leamington.ca/delegation by **12:00 PM on the day of the meeting**.

3. View the Meeting Online

The meeting will be available to view online at leamington.ca/live. The live stream will begin at the scheduled meeting time, and no pre-registration is required to watch the meeting.

If you wish to be notified of the decision of the Municipality of Leamington on the proposed zoning by-law amendment, you must make a written request to the Clerk at the Municipality of Leamington, 111 Erie Street North, Leamington, Ontario, N8H 2Z9 or clerks@leamington.ca.

If you are the owner of any building or land containing seven or more residential units, you are requested to post this notice in a location that is visible to all residents.

Right to Appeal to the Ontario Land Tribunal

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Clerk before a decision is made, the person or public body is not entitled to appeal the decision of the Municipal Council to the Ontario Land Tribunal or be added as a party to an appeal of the decision of the Tribunal.

If a person or public body would otherwise have an ability to appeal the decision of the Municipality of Leamington to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Leamington before the by-law is passed, the person or public body is not

entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Municipality of Leamington before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

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.

Additional Information

For more information about this matter, including information about appeal rights, contact Jaqueline Renaud, Planner, by phone at 519-326-5761 ext. 1411 or by email at jrenaud@leamington.ca.

Dated: July 22, 2026