



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

Date of Meeting:	Tuesday, July 28, 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 South East of Bevel Line
Applicant:	Castle Gate Towers Inc.
File No.:	ZBA 378

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 No. ZBA 378 is to amend Zoning By-law No. 890-09, as amended, to rezone the subject lands from residential Zone (Re-21(h)) to Residential Zone (R3-27(h)) to permit the following site-specific relief:

- an increase in the maximum lot coverage for semi-detached dwellings from 50% to 55%;
- a reduction in the minimum interior side yard setback for semi-detached dwellings from 1.5 metres to 1.21 metres;
- the removal of the provision requiring that each semi-detached dwelling unit shall have a front yard setback a minimum of 0.5 metres greater or lesser than the abutting dwelling unit, for all semi-detached dwellings on the subject lands; and
- the removal of the provision requiring that each single unit attached (townhouse) dwelling unit shall have a front yard setback a minimum on 0.5 metres greater or lesser than the abutting dwelling unit, for all single unit attached (townhouse) dwellings on the subject lands.

The proposed zone change will facilitate a proposed major redline amendment to the

approved draft plan of subdivision which is proposing to increase the number of dwelling units from the approved 34 single detached dwelling lots and 14 semi-detached (townhouse) lots to 54 semi-detached dwelling lots. This application for amendment is proceeding concurrently with the County of Essex and Municipality of Leamington.

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.

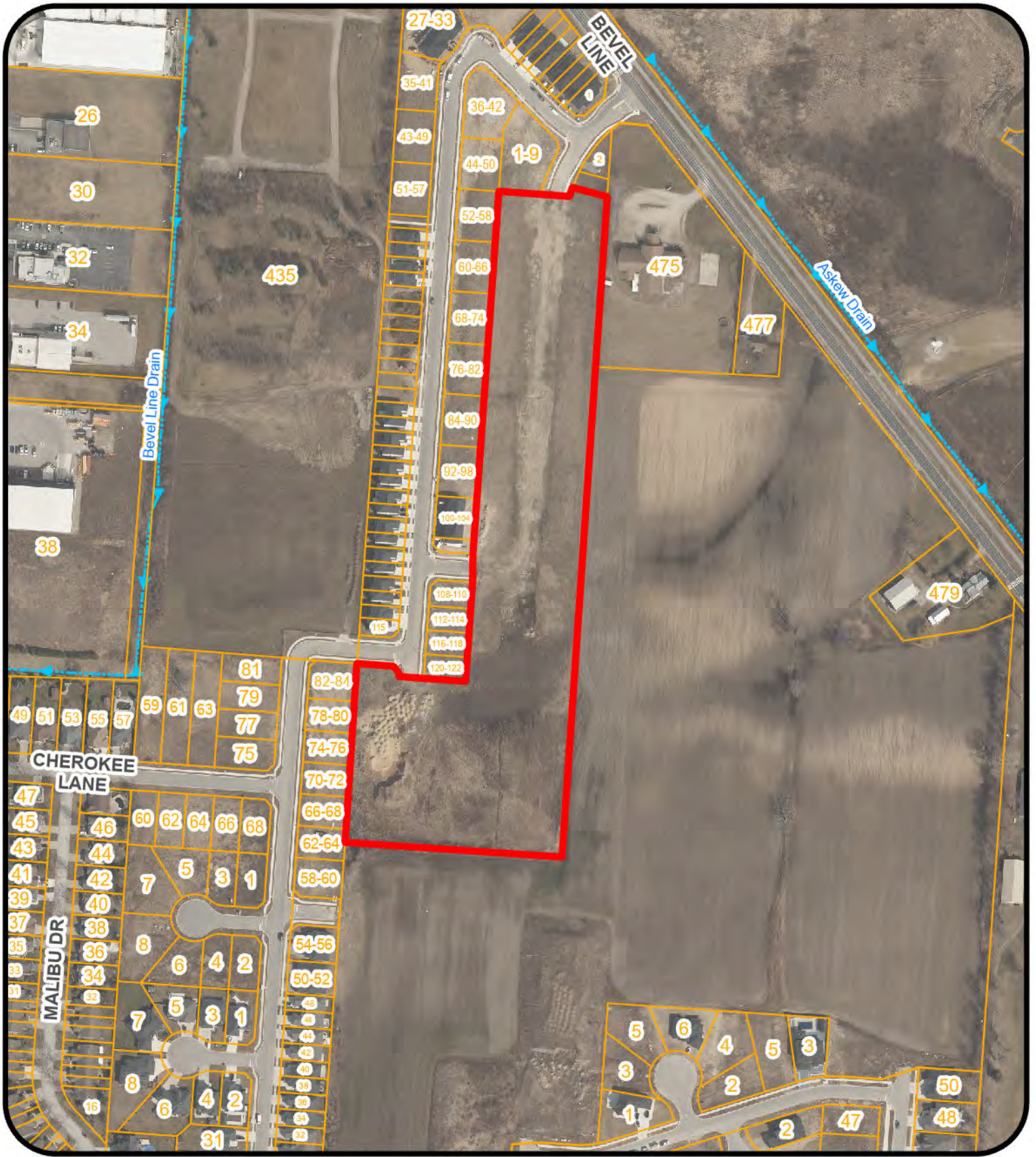
If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Municipality of Leamington before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion 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 8, 2026



ZBA 378 - VL Bevel Line

Subject Lands
 Subject Drains

Parcels

Aerial Photography : March 2025

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THIS IS NOT A LEGAL PLAN OF SURVEY & IS NOT TO SCALE.

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 111 Erie Street North, Leamington, Ontario N8H 2Z9
 TEL: (519) 326-5761 FAX: (519) 326-2481

SITE INFORMATION:
 SINGLE FAMILY DWELLINGS = 38 UNITS
 TOWNHOUSE DWELLINGS - 30 TOWNHOUSES x 4 = 120 UNITS
 - 1 TOWNHOUSE x 5 = 5 UNITS
 SEMI DETACHED DWELLINGS - 14 SEMI'S x 2 = 28 UNITS
 TOTAL AREA OF SUBDIVISION = 9.139 HECTARES (22.582 ACRES)
 RESIDENTIAL DENSITY = 20.90 UNITS PER HECTARE

ELEVATIONS:
 ELEVATIONS SHOWN ON THE PLAN ARE IN METRES TO CANADIAN GEODETIC DATUM

BENCHMARK:
 THE SOUTHWEST CORNER OF BOTTOM STEP-UP AT FRONT ENTRANCE TO CREAMY-BROWN TWO STOREY THREE-CAR GARAGE HOUSE ON NORTH SIDE OF ROAD 20 IMMEDIATELY EAST OF ROAD 33. ELEVATION 179.987

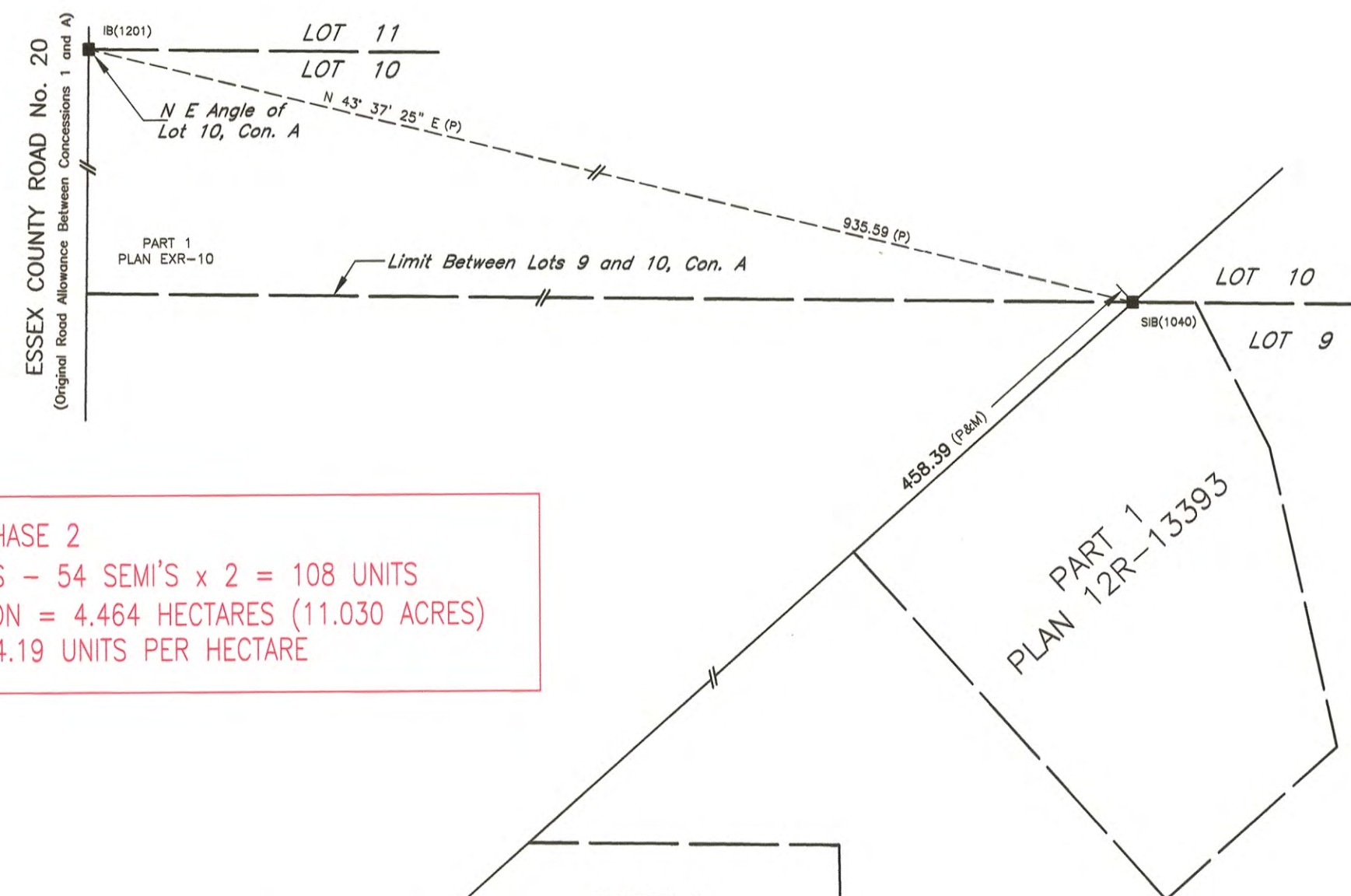
SITE BENCHMARK:
 AS SHOWN ON FACE OF PLAN

ADDITIONAL INFORMATION
 REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT (R.S.O. 1990)

- | | |
|-----------------------|---|
| (A) AS SHOWN ON PLAN | (G) AS SHOWN ON PLAN |
| (B) AS SHOWN ON PLAN | (H) PIPED MUNICIPAL |
| (C) AS SHOWN ON PLAN | (I) SILTY SAND WITH TRACE CLAY DEPOSITS |
| (D) RESIDENTIAL | (J) AS SHOWN ON PLAN |
| (E) REFER TO KEY PLAN | (K) ALL SERVICES TO BE PROVIDED |
| (F) AS SHOWN ON PLAN | (L) AS SHOWN ON PLAN |

SITE INFORMATION: FOR PHASE 2
 SEMI DETACHED DWELLINGS - 54 SEMI'S x 2 = 108 UNITS
 TOTAL AREA OF SUBDIVISION = 4.464 HECTARES (11.030 ACRES)
 RESIDENTIAL DENSITY = 24.19 UNITS PER HECTARE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	118.65	41.49	41.28	N20°00'40"E
C2	118.65	33.36	33.25	N21°58'30"E
C3	118.65	8.13	8.13	N11°57'20"E
C4	118.65	17.98	17.96	N49°17'30"E
C5	118.65	17.56	17.54	N49°11'30"E
C6	118.65	0.42	0.42	N53°32'00"E
C7	20.00	8.94	8.97	N32°01'20"W
C8	20.00	7.03	6.99	N34°48'40"W
C9	20.00	1.91	1.91	N21°57'10"W
C10	15.00	36.75	28.23	N89°23'10"W
C11	15.00	6.48	6.41	N31°32'50"W
C12	15.00	21.64	19.81	N89°12'20"W
C13	15.00	8.65	8.53	N36°57'20"E
C14	20.00	8.97	8.51	N32°43'10"E
C15	15.00	7.04	6.97	N17°32'30"E
C16	15.00	0.61	0.61	N00°15'20"E
C17	15.00	6.44	6.39	N19°43'00"E
C18	15.00	37.66	28.52	N40°54'50"W
C19	15.00	11.96	11.64	N08°10'20"E
C20	15.00	14.14	13.62	N41°38'50"W
C21	15.00	11.57	11.29	N89°13'20"E
C22	15.00	6.84	6.88	N80°22'00"E
C23	15.00	6.64	6.58	N79°50'30"E
C24	15.00	0.30	0.30	N88°54'30"W
C25	15.00	7.05	6.98	N72°27'30"W
C26	15.00	0.44	0.44	N85°04'30"E
C27	15.00	6.61	6.56	N71°37'10"W
C28	15.00	37.66	28.52	N49°05'00"E
C29	15.00	11.59	11.30	N81°07'30"W
C30	15.00	14.23	13.70	N49°34'00"E
C31	15.00	11.85	11.54	N02°13'00"W
C32	15.00	6.64	6.59	N10°09'10"W
C33	15.00	6.21	6.16	N10°59'00"W
C34	15.00	0.43	0.43	N01°41'50"E

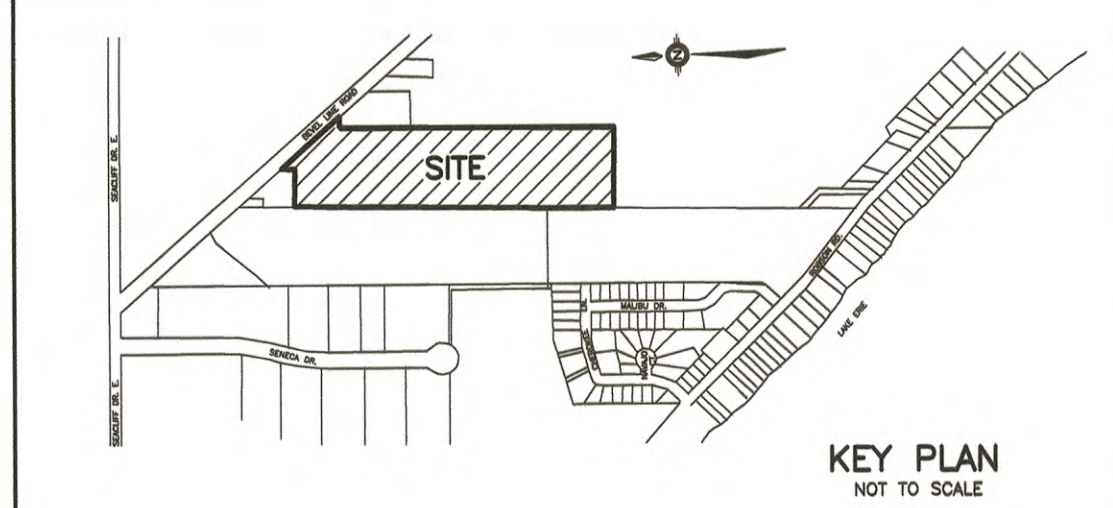


INTEGRATION DATA

COORDINATES ARE DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (1997.0). COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) O. REG 216/10

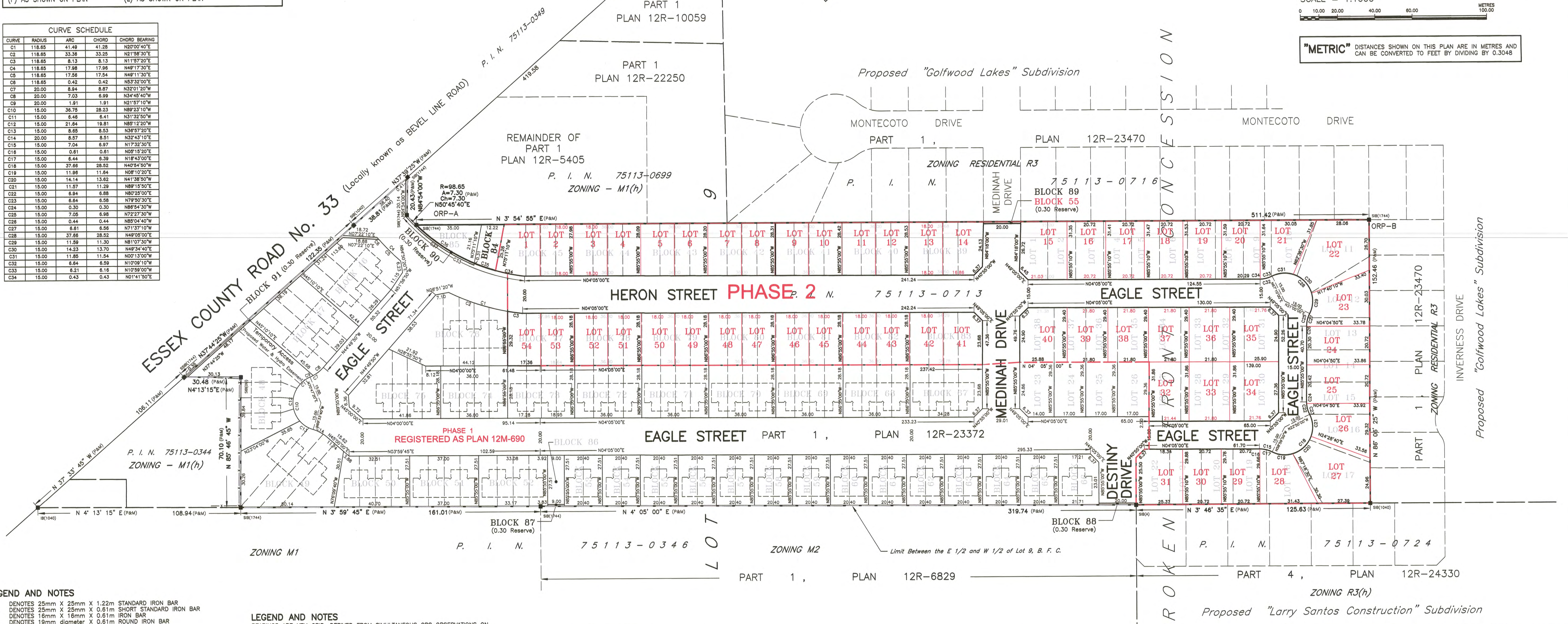
POINT ID	NORTHING	EASTING
ORP-A	N4654252.256	E368981.447
ORP-B	N4653742.145	E368946.546

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.



REDLINE
DRAFT PLAN OF SUBDIVISION
 OF
PART OF LOT 9
BROKEN FRONT CONCESSION
 GEOGRAPHIC TOWNSHIP OF MERSEA
 NOW IN THE
MUNICIPALITY OF LEAMINGTON
COUNTY OF ESSEX, ONTARIO
 VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.
 SCALE = 1:1000

"METRIC" DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



- LEGEND AND NOTES**
- SB DENOTES 25mm X 25mm X 1.22m STANDARD IRON BAR
 - SSB DENOTES 25mm X 25mm X 0.61m SHORT STANDARD IRON BAR
 - IB DENOTES 16mm X 16mm X 0.61m IRON BAR
 - S DENOTES 19mm diameter X 0.61m ROUND IRON BAR
 - CC DENOTES CUT-CROSS
 - CP DENOTES 5mm X 50mm STEEL PIN
 - DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET AND MARKED 1744
 - WIT. DENOTES WITNESS () DENOTES PERPENDICULAR
 - (S) DENOTES SET (M) DENOTES MEASURED (D) DENOTES INST. NO.
 - (3) DENOTES OBSERVED REFERENCE POINT
 - SSIB'S SHOWN ON THIS PLAN HAVE BEEN SET IN LIEU OF SIB'S WHERE THE POSSIBILITY THAT UNDERGROUND UTILITIES EXIST.
 - (S/P) DENOTES SET PROPORTIONALLY (OU) DENOTES ORIGIN UNKNOWN
 - (P) DENOTES PLAN 12R-23372
 - (1744) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEAZIRE INC., O.L.S.
 - (1040) DENOTES WILLIAM J. SETTERINGTON, O.L.S.
 - (A) DENOTES C.G.R. ARMSTRONG, O.L.S.
 - (1201) DENOTES CLARKE SURVEYORS INC., O.L.S.

LEGEND AND NOTES
 BEARINGS ARE UTM GRID, DERIVED FROM SIMULTANEOUS GPS OBSERVATIONS ON MONUMENTS "ORP-A" AND "ORP-B", SHOWN HEREON, HAVING A GRID BEARING OF N03°54'55"E NAD83 (CSRS) (1997.0) AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE).
 DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99978872

37-T-17004
 This draft Plan of Subdivision is approved under ss 51 (31) of the Planning Act on this ___ day of _____, 2026.
 REBECCA BELANGER, MCIP, RPP
 Manager, Planning Services
 County of Essex

OWNER'S CERTIFICATE
 238784 ONTARIO LIMITED, BEING THE REGISTERED OWNER OF THE SUBJECT LANDS HEREBY AUTHORIZE VERHAEGEN, STUBBERFIELD, HARTLEY, BREWER, BEAZIRE INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.
 DATED: APRIL 28, 2026.
 CASTLEGATE TOWERS INC.
 ABUL HABIB
 I HAVE AUTHORITY TO BIND THE CORPORATION

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS HAVE BEEN ACCURATELY AND CORRECTLY SHOWN.
 ALEC S. MANTHA
 ONTARIO LAND SURVEYOR
 DATED APRIL 28, 2026

VERHAEGEN
 LAND SURVEYORS
 A DIVISION OF J.D. BARNES LTD.
 944 OTTAWA STREET, WINDSOR, ON, N8X 2E1
 T: (519) 258-1772 F: (519) 258-1791 www.jdbarnes.com

DRAWN BY: CMM
 CHECKED BY: AM
 REFERENCE NO.: 21-48-122-03
 CAD File: 21-48-122-03.dwg
 CAD Date: April 28, 2026 10:54 AM
 File: E-MER--B.F.C.-9

The Corporation of the Municipality of Leamington

By-law **XX-26**

By-law to amend the Comprehensive Zoning
By-law No. 890-09, as amended for the Municipality of Leamington, which pertains to
the subject lands

ZBA 378

Vacant Land Bevel Line Village Phase 2

Whereas By-law No. 890-09, as amended, is a comprehensive zoning by-law regulating the use of lands and the character, location and use of buildings and structures within the Municipality of Leamington;

And Whereas the Council of the Corporation of the Municipality of Leamington deems it appropriate to further amend By-law No. 890-09;

And Whereas this By-law will conform with the Official Plan (as approved February 5, 2008) in effect for the subject lands;

Now therefore the Council of the Municipality of Leamington enacts as follows:

1. That Schedule "A", Map XX of By-law No. 890-09, as amended, is hereby further amended by changing the zoning classification on the lands depicted on Schedule "A" attached hereto and forming part of this amendment, from Residential Zone (R3-21(h)) to Residential Zone (R3-27(h)).
2. That Section 8, Residential Zone (R3) Regulations, of By-law No. 890-09, as amended, is hereby further amended by addition of the following:

8.2.27 Defined Area R3-27(h) as shown on Map 61, Schedule "A" of this By-law.

a) Permitted Uses

The uses permitted in the R3 zone as indicated in subsection 8.1.1 of this by-law.

b) Permitted Buildings and Other Structures

Buildings and structures for the permitted uses in subsection 8.1.2 of this By-law,

c) Zone Provisions

All lot and building requirements for the permitted buildings and structures shall be in accordance with subsection 8.1.3 of this By-law, except for the following:

- i) The following requirements shall apply for single unit detached dwellings:

1. Maximum lot coverage 40%

ii) The following requirements shall apply for semi-detached dwellings:

- | | |
|--------------------------------------|----------------|
| 1. Minimum lot frontage – corner lot | 21 m (68.9 ft) |
| 2. Minimum front yard | 6 m (19.68 ft) |
| Maximum front yard | 7 m (23 ft) |
| 3. Minimum rear yard | 6 m (19.68 ft) |

For those semi-detached dwelling units with a front yard setback of 7 m, the minimum rear yard shall be 5 m.

- | | |
|-------------------------------|------------------|
| 4. Maximum lot coverage | 55% |
| 5. Minimum interior side yard | 1.21 m (3.96 ft) |

iii) The following requirements shall apply for single unit attached (townhouse) dwellings:

- | | |
|-----------------------|----------------|
| 1. Minimum front yard | 6 m (19.68 ft) |
| Maximum front yard | 7 m (23 ft) |
| 2. Minimum rear yard | 6 m (19.68 ft) |

For those single unit attached (townhouse) dwelling units with a front yard setback of 7 m, the minimum rear yard shall be 5 m.

- | | |
|-------------------------|------|
| 3. Maximum lot coverage | 50 % |
|-------------------------|------|

d) Other

All other provisions of this By-law pertaining to lands zoned Residential Zone (R3) shall also pertain to lands zoned Residential Zone (R3-27(h)).

3. This by-law shall take effect from the date of passing by Council and shall come into force in accordance with Section 34 of the Planning Act R.S.O. 1990.

Read a first, second and third time and finally enacted this XXth day of July 2026.

Hilda MacDonald, Mayor

Brenda M. Percy, Clerk

