



Notice of Complete Application for Draft Plan of Subdivision and Notice of Public Meeting for Zoning By-law Amendment

Date of Meeting:	Tuesday, June 23, 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:	538 Bevel Line
Applicant:	Sorichetti Bros. Homes (2019) Inc.
File No.:	Draft Plan of Subdivision No. SUB-01-26, (Couty of Essex File No. 37-T-26002) Zoning By-law Amendment (ZBA) 376

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.

Further that pursuant to subsection 51(19.1) of the Planning Act, R.S.O. 1990, the County of Essex advised the Municipality of Leamington that the Draft Plan of Subdivision application is complete and has requested that Council provide comments and any recommended conditions of draft approval pursuant to subsection 51(25) of the Planning Act.

The purpose and effect of the Draft Plan of Subdivision application is to permit development of the subject lands for a residential neighbourhood containing:

- six (6) semi-detached dwellings;
- eighty-seven (87) townhouse dwellings;
- one (1) block for a 3-storey multi-unit residential building containing 40 dwelling units;
- one (1) block for a stormwater management facility; and
- one (1) block for wetland protection.

The purpose and effect of the Zoning By-law Amendment application is to rezone the subject lands from Commercial Recreational Zone (C5(h)) and Wetland Zone (W) to implement the proposed Draft Plan of Subdivision, as follows:

- Block 26 to a site-specific Residential Zone (R4-16) to permit a 3-storey multi-unit

- residential building with a maximum height of 14.0 metres;
- Blocks 1 to 25 to a site-specific Residential Zone (R4-17) to permit six (6) semi-detached dwellings and eighty-seven (87) townhouse dwellings, with increased density and a reduced minimum lot frontage for interior lots of 8.2 metres;
 - Block 27 to Recreational Zone (RE) to permit a stormwater management facility; and
 - Block 28 to Wetland Zone (W) to protect the wetland.

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:

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 Draft Plan of Subdivision

If a person or public body does not make oral submissions at a public meeting or make written submissions to the County of Essex in respect of the proposed plan of subdivision before the approval authority gives or refuse to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of the County of Essex 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 County of Essex in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, 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 51(43) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

Zoning By-law Amendment

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 adopted, 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 submission to Council before the zoning by-law is adopted or 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 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.

Additional Information

Additional information and material relating to the proposed applications is available for public inspection during regular office hours, between 8:30 a.m. and 4:30 p.m., at the Municipal Office, 111 Erie Street North, Leamington, Ontario. Appointments are recommended.

The complete file is available for review. The plans and studies submitted in support of the applications include:

- Archaeological Assessment (Stage 1 and 2), dated May 2020
- Conceptual Site Plan, dated April 10, 2026
- Draft Plan of Subdivision, dated April 22, 2026
- Environmental Impact Assessment, dated October 2025
- Environmental Site Assessment (Phase 1 Well Record) – Parcel 1, dated August 2024
- Environmental Site Assessment (Phase 1 Well Record) – Parcel 2, dated February 2024
- Information Gathering Form, dated December 3, 2020
- Functional Servicing Report, dated March 2026
- Planning Justification Report, dated April 2026
- Property Owner Authorization Form, dated November 27, 2024
- Record of Site Condition (Phase 1 RSC) – Parcel 1, dated February 2024
- Record of Site Condition (Phase 2 RSC) – Parcel 2, dated February 2024
- Stormwater Management Memo, dated May 23, 2023
- Transportation Impact Study, dated January 20, 2025
- Wetland Boundary Evaluation Memo, dated September 21, 2020

For more information specific to the Draft Plan of Subdivision approval, including the information about preserving your appeal rights, contact the Manager, Planning Services, County of Essex, 360 Fairview Avenue West, Essex, ON, N8M1Y6, or at rbelanger@countyofessex.ca, indicating the County of Essex File No. 37-T-26002.

For more information about the zoning bylaw amendment, 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: June 3, 2026