



**Notice of the Adoption of Official Plan Amendment No. OPA 27
810 Mersea Road 4**

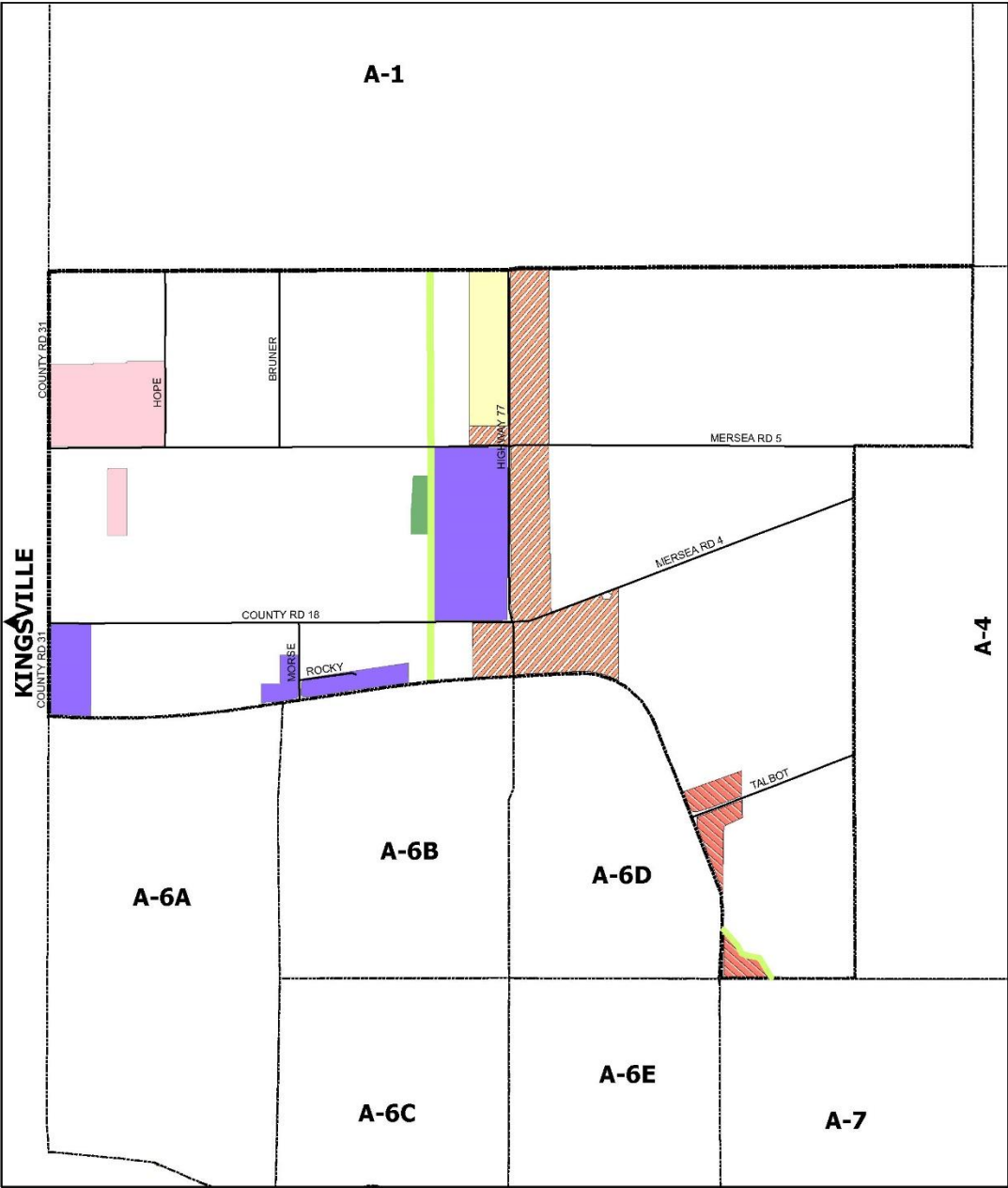
Take Notice that the Council of The Corporation of the Municipality of Leamington passed By-law No. 97-24 on the 12th day of November, 2024 under the provisions of Section 22 of the Planning Act, R.S.O. 1990 c.P.13.

The purpose of Official Plan Amendment No. 27 (OPA 27) is to amend Schedule 'A-3' Land Use Plan to the Leamington Official Plan (2008) to create site specific provisions permit an Off-site Farm Worker Dwelling. OPA No. 27 will be implemented through an amendment to Zoning By-law 890-09, as amended.

OPA No. 27 has been forwarded to the County of Essex for final consideration and approval. Any person or public body will be entitled to receive notice of the decision of the approval authority (County of Essex) if a written request to be notified of the decision (including the person's or public body's address) is made to the approval authority. A written request to be notified of the decision of the approval authority shall be submitted to Rebecca Belanger, Manager of Planning Services, County of Essex 360 Fairview Avenue, Essex, Ontario, N8M 1Y6.

OPA No. 27 apply to the SURSHUWLBWLLHGVHUMD5RDGGV shown on the
key map RWKQWSDHIDWKS6FKH "A-3" [] c@^ -[|[, î} *]æ*^:

Map of lands subject to OPA No. 27

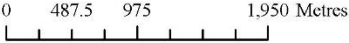


- EMPLOYMENT LANDS**
- EASTERN COMMERCIAL DISTRICT
 - HIGHWAY 77 CORRIDOR COMMERCIAL DISTRICT
 - BUSINESS PARK
- NATURAL FEATURES AND AREAS**
- NATURAL ENVIRONMENT
- OTHER LAND USES**
- AGRICULTURAL
 - RURAL RESIDENTIAL
 - RECREATIONAL COMMERCIAL
 - OPEN SPACE RECREATIONAL



SCHEDULE "A-3"
OFFICIAL PLAN
MUNICIPALITY OF
LEAMINGTON

LAND USE PLAN



Notice of Passing of Zoning By-law Amendment No. 314
806 Mersea Road 4

Take Notice that Council of The Corporation of the Municipality of Leamington has passed By-law Number 98-24 on November 12, 2024 under Section 34 of the Planning Act, R.S.O. 1990.

The effect of By-law 98-24 is to change the zoning of on the lands depicted in Schedule "A" from Commercial Shopping Centre Zone (C3(h)) to Commercial Shopping Centre Zone (C3-9(h)) and from Commercial Shopping Centre Zone (C3(h)) to Agricultural Residential Zone (A5-68).

And Take Notice that only individuals, corporations and public bodies may appeal a zoning 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 Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

Appeal to the Ontario Land Tribunal in respect of the zoning by-law may be completed by filing with the Clerk of The Corporation of the Municipality of Leamington not later than **December 12, 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.

No oral or written comments were received from the public in consideration of the proposed amendments.

For additional information, please contact Michael Nelson, Manager of Planning Services at mnelson@leamington.ca or 519-326-5761, extension 1408.

Dated at the Municipality of Leamington this 22nd day of November, 2024.

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

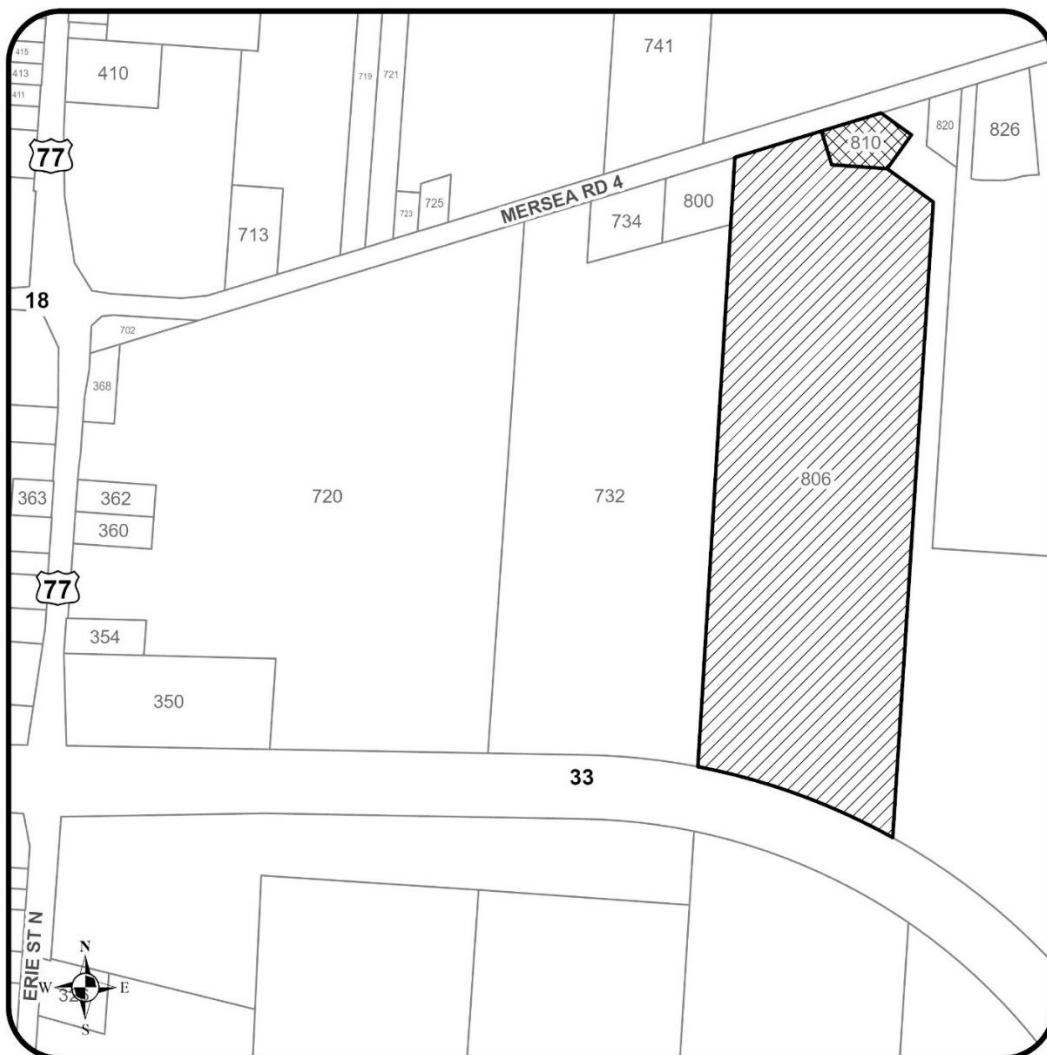
Explanatory Note

The purpose of By-law number 98-24 is to rezone two properties:

- 806 Mersea Road 4 to permit an Off-site Farm Worker Dwelling on a temporary basis until November 12, 2027; and
- 810 Mersea Road 4 to permit an Off-site Farm Worker Dwelling and establish site-specific provisions for maximum lot frontage and lot coverage.

No oral or written comments were received from the public in consideration of Zoning By-law Amendment Application ZBA 314.

Map of lands subject to ZBA No. 314



Change from Commercial Shopping Centre Zone (C3(h)) to Agricultural Residential Zone (A5-68)



Change from Commercial Shopping Centre Zone (C3(h)) to Commercial Shopping Centre Zone (C3-9(h))