



Notice of Rejection of an Official Plan Amendment and Notice of Refusal of a Zoning By-law Amendment

Date of Notice:	June 30, 2026
By-Law No.:	63-26 & 64-26
Date Passed by Council:	June 23, 2026
Appeal Deadline:	July 20, 2026
File No.:	OPA 17 and ZBA 374
Applicant:	Great Lakes Greenhouses Inc.
Property:	806 Mersea Road 4

Take notice that the Council of the Corporation of the Municipality of Leamington rejected By-law No. 63-26 (Official Plan Amendment OPA 17) and refused By-law No. 64-26 (Zoning By-law Amendment ZBA 374) under Sections 17 and 34 of the Planning Act, R.S.O., 1990, c.P.13, as amended.

The purpose and effect of the Official Plan Amendment was to establish a site-specific policy for the subject lands at 806 Mersea Road 4 to permit a greenhouse as an additional permitted use.

The purpose and effect of the Zoning By-law Amendment was to rezone 806 Mersea Road 4 to a site-specific that would permit a greenhouse and existing agricultural uses. A description of the lands to which the By-law applies and/or a key map showing the location of the lands to which the By-law applies are attached.

And take further notice that with respect to the Zoning By-law Amendment, this decision is subject to appeal to the Ontario Land Tribunal e-file service or with the Planning and Development Services office directly, before **4:30 PM on July 20, 2026**. A summary of the appeal procedure is enclosed.

Where no appeal, if within such 20 days, no notice of appeal is given, the decision of the Council is final and binding, and the municipal clerk shall notify the applicant and shall file a certified copy of the decision with the clerk of the municipality.

Additional information: A copy of the Zoning By-law in its entirety can be found at <https://www.learmington.ca/modules/news/en>, or from Michael Nelson of the Municipality of Leamington, Planning and Development Services at (519) 326-5761 ext. 1408, or mnelson@learmington.ca.

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

Explanatory Note

The purpose and effect of By-law No. 64-26 is to rezone the subject property to permit a greenhouse as an additional permitted use to the Commercial Shopping Centre Zone (C3-9(h)). The purpose and effect of By-law No. 63-26 is to add a greenhouse as a permitted use to the existing land use designation.

Council considered the Planning Report from Administration, and the written and verbal comments presented at the public meeting. Concerns expressed included the negative impact of living in close proximity to greenhouse development.

Council refused the applications for the following reasons:

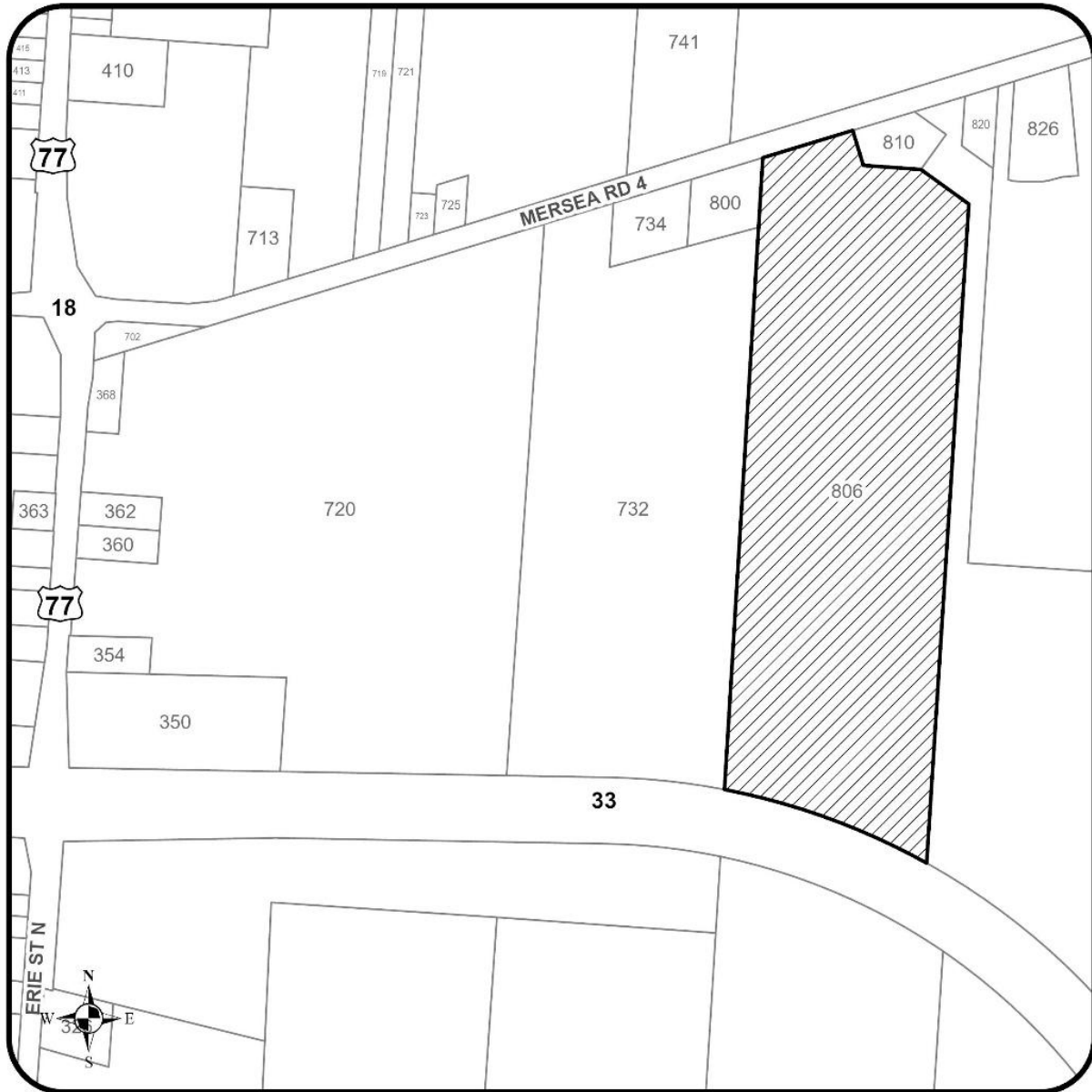
1. Impacts of the potential loss of commercial tax revenue due to the proposed agricultural development on the subject property.
2. High value, and limited availability, of fully serviced commercial or industrially zoned lands.

Location of Lands Affected

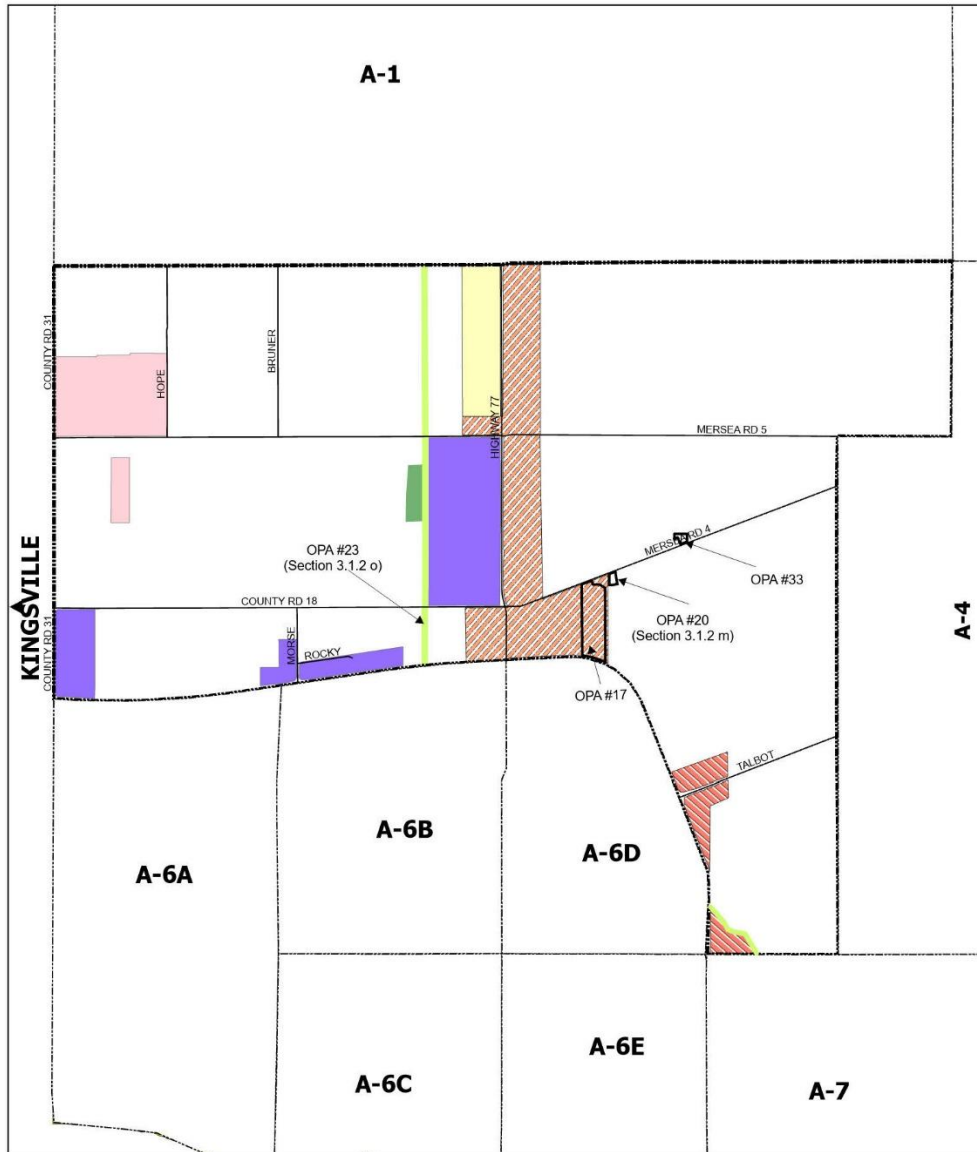
806 Mersea Road 4

Mersea Con NTR N Pt Lot 242 RP 12R24668 Parts 1 and 2

Bylaw Key Map 64-26



Bylaw Key Map 64-26



- 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



LAND USE PLAN





Right To Appeal to the Ontario Land Tribunal: Procedure for Filing an Appeal

If you wish to appeal a decision made by the Leamington Committee of Adjustment, you must follow these steps:

Who Can Appeal?

- Only the **applicant**, the **Minister**, or a **specified person or public body** who made written or oral submissions to the Municipality of Leamington prior to the Committee's decision may file an appeal.
- A person or public body cannot be added to the appeal hearing unless they made a submission to the Committee before the decision or the Ontario Land Tribunal deems there are reasonable grounds to add them as a party.

Deadline for Filing

- The **appeal deadline is 20 days** from the date of the notice of decision.
- If no appeal is filed within this period, the decision of the Committee will be **final and binding**.
- If no appeal is filed, the Secretary-Treasurer will notify the applicant and file a certified copy of the decision with the Municipal Clerk.

Required Information and Fees

When filing your appeal, you must provide the following:

1. Reasons for the Appeal

Clearly state the reasons you are appealing the decision.

2. Ontario Land Tribunal (OLT) Fee

- **\$1,100.00 per application**, payable to the **Minister of Finance**.
- If filing online, this fee can be paid through the OLT e-file service.
- If submitting by mail or in person, pay by **certified cheque or money order**.

Note: You may request a reduction of the OLT fee to **\$400.00** when filing the appeal. The request must be made at the time of filing. For more details, refer to the OLT Fee Schedule: <https://olt.gov.on.ca/fee-chart/>.

3. Municipal Processing Fee

- **\$130.00 per application**, payable to the **Municipality of Leamington** by **certified cheque**.
- This fee must be paid **separately** from the OLT fee and submitted in person or by mail to the Municipality of Leamington.

Procedure for Filing an Appeal

Step 1: Obtain the Appeal Form

- Visit the Ontario Land Tribunal (OLT) website at <https://olt.gov.on.ca/> to download the appeal form.

Step 2: File Your Appeal

You have two (2) options for filing your appeal:

Option 1: E-File Service

- Go to the OLT e-file service at <https://olt.gov.on.ca/e-file-service/>.
- First-time users must create a My Ontario Account.
- Select **Leamington (Municipality): Clerk and Secretary-Treasurer** as the approval authority.

Option 2: Submit in Person or by Mail

- Submit your completed appeal form to:
ATTN: Clerk
Municipality of Leamington
111 Erie Street North
Leamington, ON N8H 2Z9
- Appeals must be received **no later than 4:30 PM on the last day of the appeal period**.
- If you submit after 4:30 PM, your appeal will be considered filed on the next business day.

If the OLT e-file service is unavailable, you may also submit your appeal via email to planning@leamington.ca.

For more information, you can contact the Secretary-Treasurer of the Municipality of Leamington at planning@leamington.ca or visit the OLT website.