



Notice of In-Person and Virtual Public Meeting Concerning a Zoning By-law Amendment and an Official Plan 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:	806 Mersea Road 4
Applicant:	Great Lakes Greenhouses Inc.
File No.:	ZBA 374 and OPA 17

Take notice that the Municipality of Leamington has received a complete Official Plan Amendment and Zoning By-law Amendment application to be considered by Council under Sections 22 and 34 of the Planning Act, R.S.O. 1990, c.P.13.

The applicant is proposing to construct a greenhouse on the subject lands; however, the current land use and zoning do not permit this use.

The purpose and effect of Official Plan Amendment 17 is amend the existing Highway 77 Corridor Commercial District designation applying to the subject lands to permit a greenhouse as an additional site-specific use. The purpose and effect of Zoning By-law Amendment 374 is to rezone the subject lands to a site-specific zone that permits a greenhouse and existing agricultural uses. Together, these amendments would facilitate the proposed development and implement the site-specific Official Plan Amendment.

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 and official plan 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 would otherwise have an ability to appeal the decision of the Council of the Corporation 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.

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

Notwithstanding the above, section 34(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

If a person or public body would otherwise have an ability to appeal the decision of The County of Essex 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 County of Essex before the proposed official plan amendment 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 written submissions to the County of Essex before the proposed official plan amendment is adopted, 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.

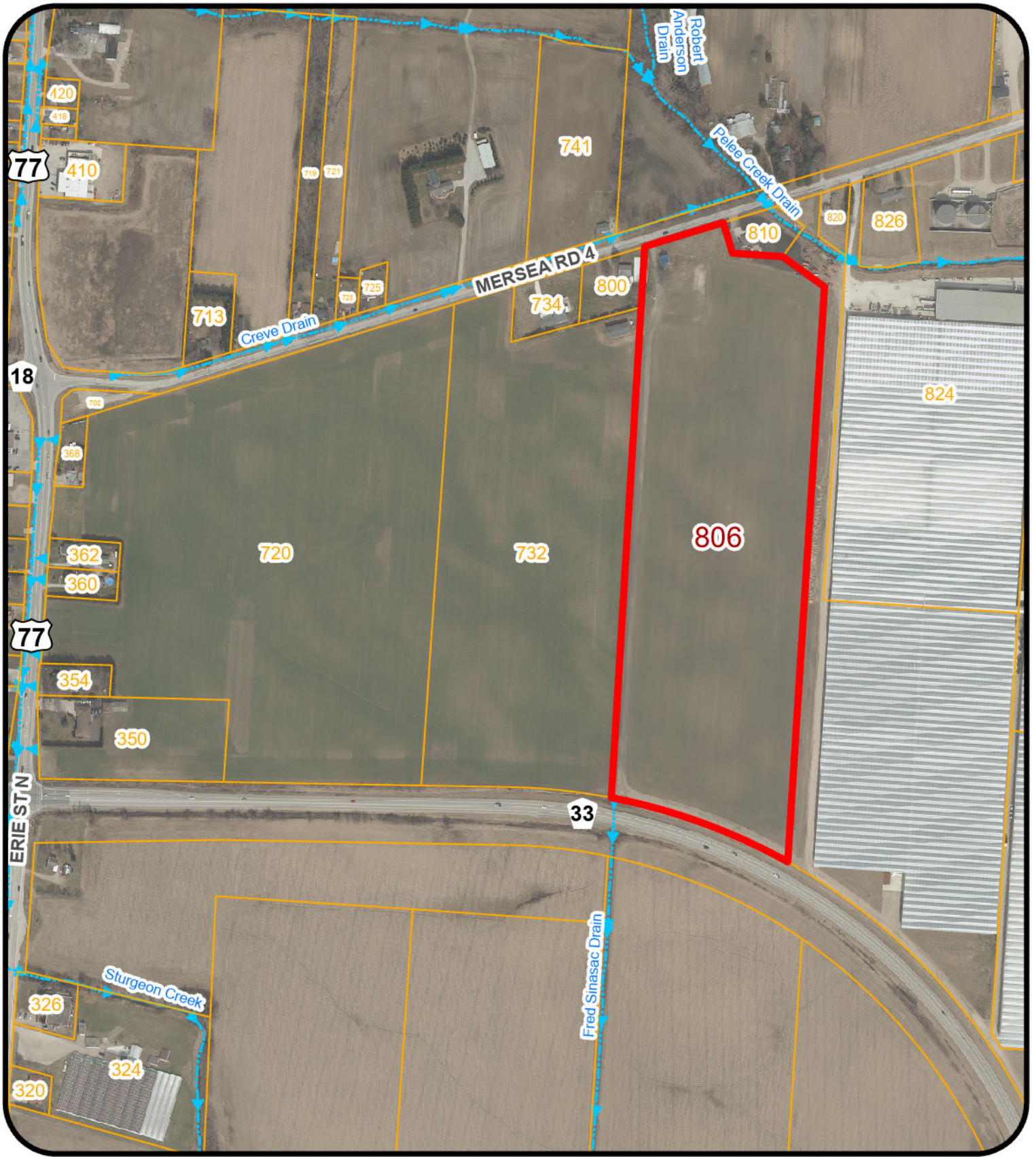
If you wish to be notified of the decision of The County of Essex on the proposed official plan amendment, you must make a written request to Rebecca Belanger, Manager of Planning Services, County of Essex, 360 Fairview Avenue, Essex, Ontario N8M 1Y6, or rbelanger@countyofessex.ca.

Notwithstanding the above, subsection 17(36) 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 Michael Nelson, Manager of Planning and Development Services, by phone at 519-326-5761 ext. 1408 or by email at mnelson@leamington.ca.

Dated: June 3, 2026



ZBA 374/OPA 17 – 806 Mersea Rd 4

- Subject Lands
- Parcels
- ▶ Subject Drains

Aerial Photography : March 2025

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