



Notice of In-Person and Virtual Public Meeting Concerning a 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:	120 Mersea Road 5
Applicant:	Lebo Farms
File No.:	ZBA 373

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 373 is to establish a site specific zone on 120 Mersea Road 5 to permit an Agricultural Contractor's Yard for a Greenhouse Construction Company. The site-specific zone will establish a definition for a Contractor's Yard, Agricultural (definition below) and it will establish the following site-specific zoning provisions:

i. Permitted uses:

In addition to the uses permitted in the Agricultural Hobby Farm Zone (A3) as indicated in subsection 24.1.1 of this by-law the following uses shall also be permitted:

- a) Contractors Yard, Agricultural
- b) Accessory uses including an office or caretakers' residence

ii. Permitted buildings and other structures:

Buildings and structures for the permitted uses.

iii. Zone Provisions:

All lot and building requirements for the permitted buildings and structures shall be in accordance with Subsection 24.1.3 of this by-law save and except the following:

Zone Provision	Contractor's Yard, Agricultural:
Minimum Landscaped Open Space	30%
Minimum Interior Side Yard (East)	5 metres
Minimum Interior Side Yard (West)	9 metres

iv. Other Provisions:

All other provisions of this By-law pertaining to lands zoned A3 shall also pertain to lands zoned A3-37 save and except the following:

The parking requirement for a Contractor's Yard, Agricultural in the A3-37 Zone shall be 26 spaces including barrier free spaces.

Notwithstanding subsection 4.34 Minimum Separation Distances, the Minimum Separation distance between a Class 1 Contractor's Yard, Agricultural and a residential use shall be 15 metres.

Section 3 definitions of Zoning By-law 890-09, as amended, will also be modified by the addition of the following:

CONTRACTOR'S YARD, AGRICULTURAL, shall mean a lot, building or structure used by a contractor or service provider whose primary activity is the provision of direct products or services to farm operations in the area, for the storage of materials, supplies, vehicles and equipment, and for the maintenance or repair of equipment used in connection with such agricultural support services.

For the purposes of this definition, the use shall be directly related to and support agricultural operations, shall benefit from being located in close proximity to farm operations, and shall not include a salvage yard, waste transfer station, trucking terminal, retail sales establishment, manufacturing use, processing plant, or the stockpiling of aggregate, fill, scrap, waste or recyclable materials, and shall not include the parking or dispatch of commercial vehicles unrelated to the agricultural support business carried on from the lot.

All materials and supplies shall be stored wholly within an enclosed building, and any

outdoor storage shall be limited to operable vehicles and equipment associated with the permitted use, unless otherwise expressly permitted by this By-law.

CARETAKER'S RESIDENCE, shall mean one dwelling unit located on the same lot as, and accessory and subordinate to, a permitted commercial, industrial or institutional use, and occupied by a person employed or engaged in the management, operation, maintenance, supervision or security of the principal use, and may include members of that person's household. A caretaker's residence may include an accessory office or check-in area used for controlling access to the property, receiving visitors, and signing in persons entering the premises, provided that such office or check-in area is incidental to the principal use and shall not constitute a separate office, commercial use, or public service area. Shall not include: bed and breakfast establishment, boarding house (large and small), boat house, farm worker dwelling (on-site and off-site), group home, hotels, inn, lodging house, mobile homes, motels, nursing home, tavern, travel trailer.

This application was submitted with the following supporting studies which are available upon request:

1. Planning Justification Report
2. Transportation Impact Study
3. Noise Study
4. Functional Servicing Memos (Stormwater, Photometric)
5. Environmental Impact Assessment
6. Conceptual Site Plan

The subject property is not current the subject of any other Planning Act applications.

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 Spencer Phillips, Planner, by phone at 519-326-5761 ext. 1404 or by email at sphillips@leamington.ca.

Dated: June 3, 2026



ZBA 373 – 120 Mersea Rd 5

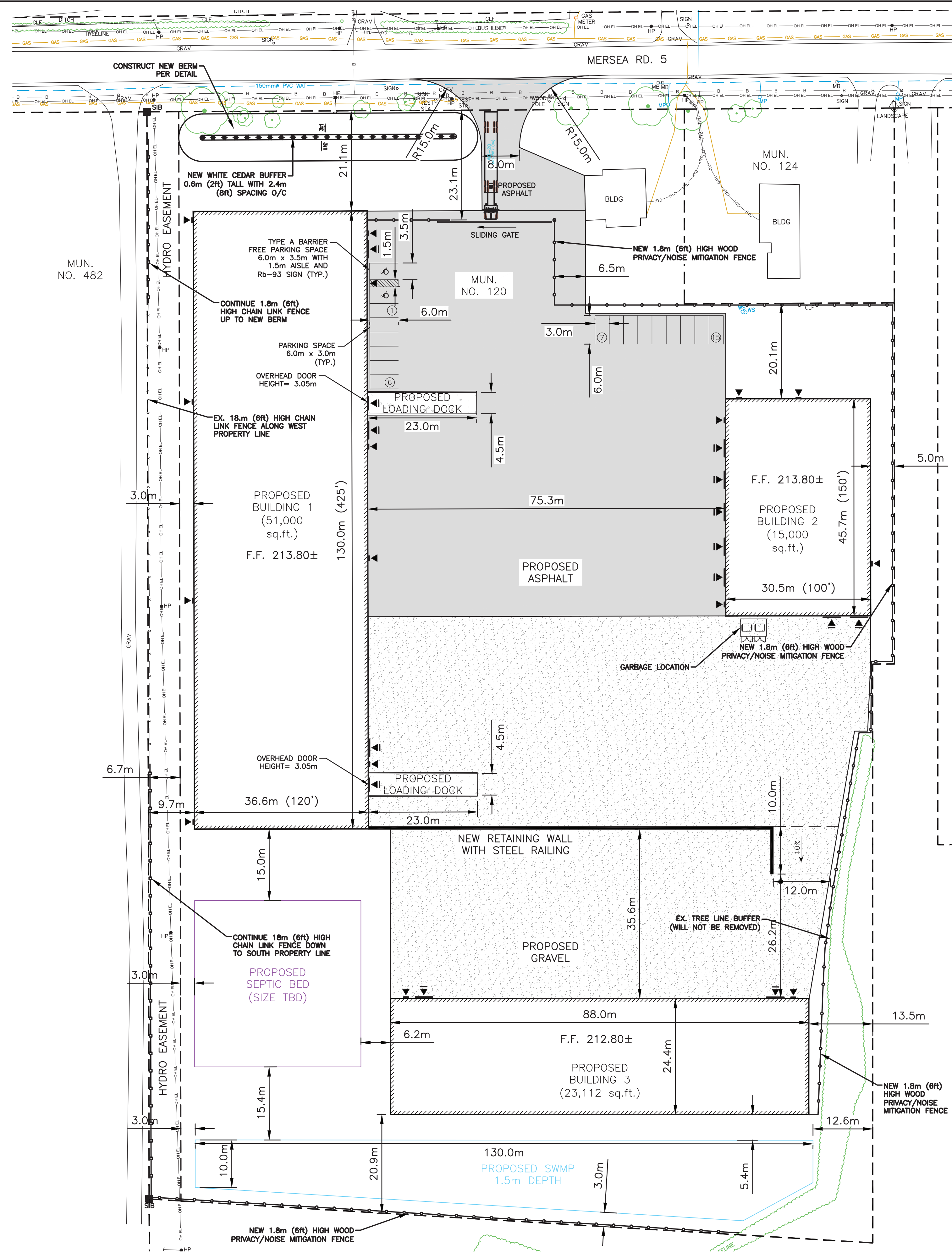
- Subject Lands
- Parcels
- ▶ Subject Drains

Aerial Photography : March 2025

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

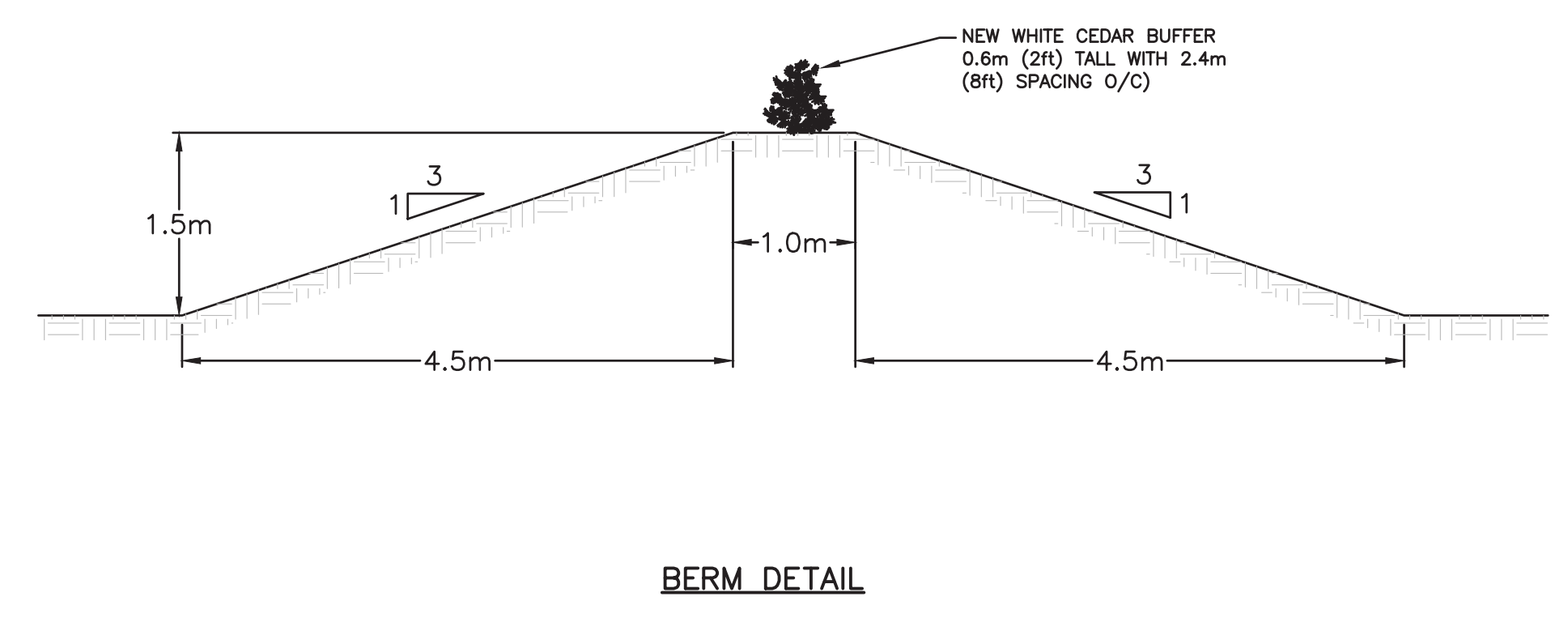
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 111 Erie Street North, Leamington, Ontario N8H 2Z9
 TEL: (519) 326-5761 FAX: (519) 326-2481



SITE DATA FOR 120 MERSEA RD. 5		
PROVISION	HOBBY FARM (A3)	120 MERSEA RD 5
PERMITTED USES	AGRICULTURE	ALL (A3) PERMITTED USE AGRICULTURE RELATED CONTRACTORS' YARD
MIN. LOT AREA	1 HA FOR CROPLAND	1 HA (ACTUAL=3.4 HA)
MAX. LOT COVERAGE	25% FOR CROPLAND 80% FOR GREENHOUSE	30% (ACTUAL=24.8%)
MAX. BUILDING HEIGHT	10 m	10 m
FRONT YARD SETBACK	15 m	RESIDENCE EXISTING NEW BUILDINGS - 20.1m
MIN. INTERIOR SIDE YARD SETBACK	1.5 m	5 m
MIN. REAR YARD SETBACK	6 m	6 m
MIN. PARKING REQUIREMENTS	1 SPACE/93m ² 20 SPACES PLUS ADDITIONAL SHOWN ON PLAN	15 STANDARD AND 2 BARRIER FREE SPACES AS SHOWN ON SITE PLAN (FOR VISIT/PERSONNEL PARKING)

LEGEND:

- DENOTES MAN DOOR
- DENOTES OVERHEAD DOOR
- DENOTES NEW 6FT PRIVACY/NOISE MITIGATION FENCE
- DENOTES NEW 6FT CHAIN-LINK FENCE
- DENOTES EXISTING FENCE
- DENOTES NEW ASPHALT
- DENOTES NEW GRAVEL
- DENOTES NEW CONCRETE



BERM DETAIL

RC SPENCER ASSOCIATES INC.
Consulting Engineers
Windsor: 100 University Ave. W., Windsor, ON N9A 5R9
Leamington: 18 Talbot St. W., Leamington, ON N8H 1M4
Chatham-Kent: 49 Raleigh St., Chatham, ON N7M 2M6
Professional Engineers
Ontario

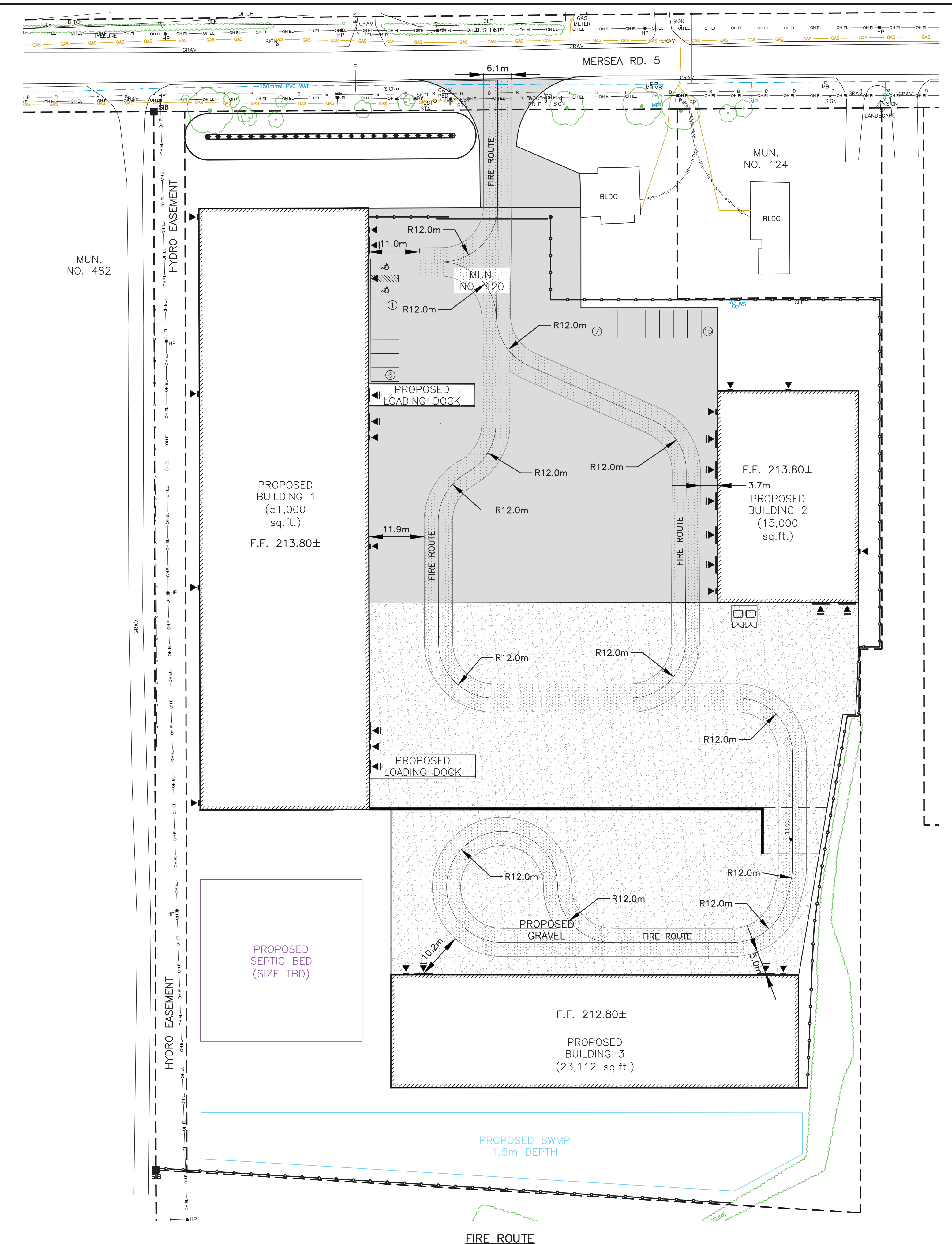
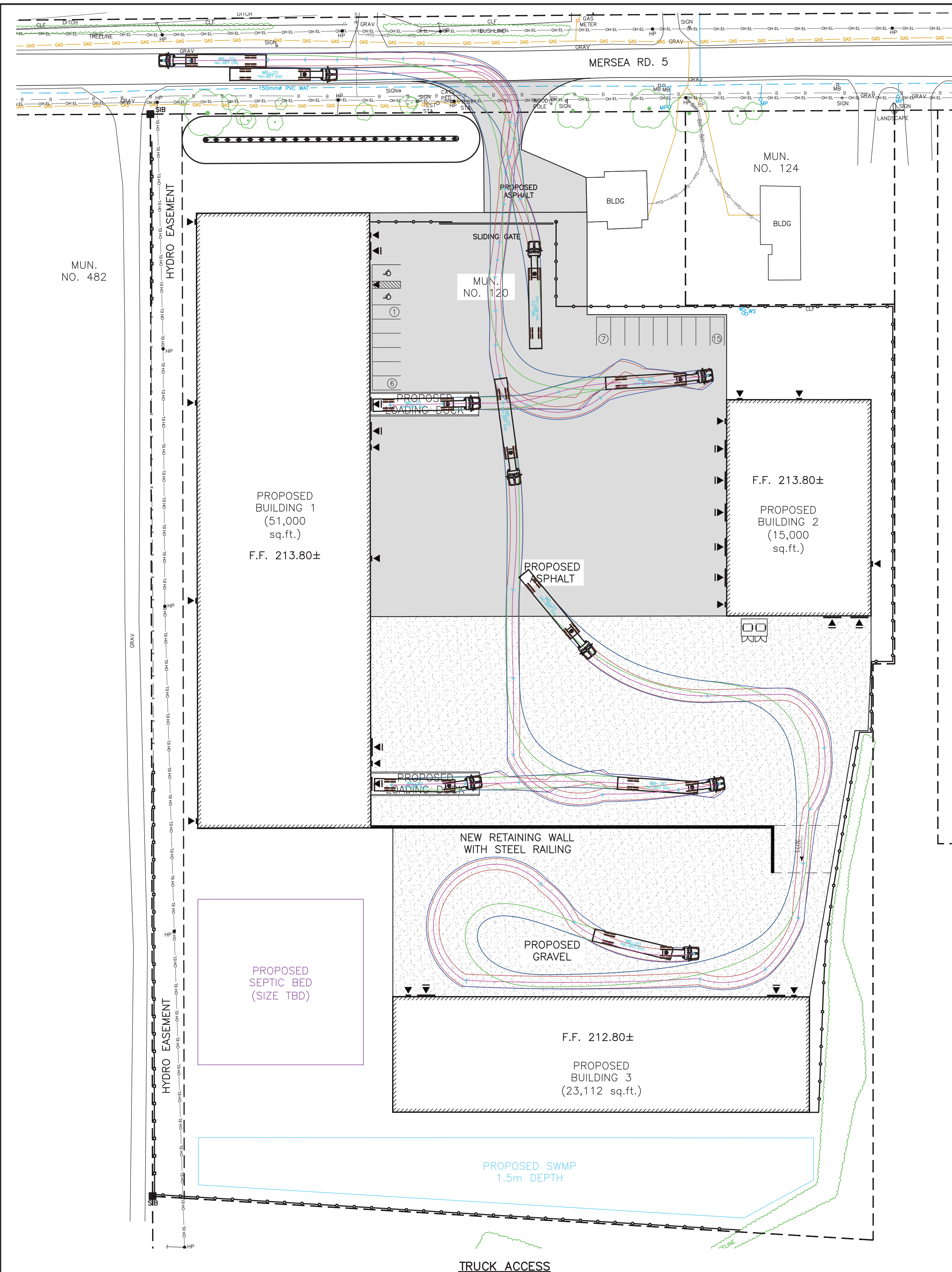
NO.	REVISION	DATE	BY	APP.
5.	ISSUED FOR REZONING	27 APR. 2026	M.M.H.	R.C.S.
4.	ISSUED FOR REZONING	09 FEB. 2026	M.M.H.	R.C.S.
3.	SUBMIT TO OWNER FOR REVIEW	02 FEB. 2026	M.R.B.	M.M.H.
2.	SUBMIT SITE PLAN LAYOUT FOR APPROVAL	25 APR. 2025	M.R.B.	M.M.H.
1.	SITE PLANS FOR REVIEW	14 APR. 2025	M.R.B.	M.M.H.

PROJECT NO. 25-1760
SHEET NO. FIG. 1
OF .

RGC INDUSTRIAL SITE
120 MERSEA ROAD 5, LEAMINGTON

SITE PLAN AND
LANDSCAPING/NOISE MITIGATION

DESIGN M.R.B.
CHECKED M.M.H.
DRAWN J.B./M.R.B.
CHECKED M.M.H.
DATE APRIL 2025
SCALE 1:500



RC SPENCER ASSOCIATES INC.
Consulting Engineers

Windsor: 500 University Ave. W., Windsor, ON N9A 5R9
Leamington: 18 Talbot St. W., Leamington, ON N8H 1M4
Chatham-Kent: 49 Raleigh St., Chatham, ON N7M 2M6

Professional Engineers
Ontario

NO.	REVISION	DATE	BY	APP.

5.	ISSUED FOR REZONING	27 APR. 2026	M.M.H.	R.C.S.	DESIGN	M.R.B.
4.	ISSUED FOR REZONING	09 FEB. 2026	M.M.H.	R.C.S.	CHECKED	M.M.H.
3.	SUBMIT TO OWNER FOR REVIEW	02 FEB. 2026	M.R.B.	M.M.H.	DRAWN	J.B./M.R.B.
2.	SUBMIT SITE PLAN LAYOUT FOR APPROVAL	25 APR. 2025	M.R.B.	M.M.H.	CHECKED	M.M.H.
1.	SITE PLANS FOR REVIEW	14 APR. 2025	M.R.B.	M.M.H.	DATE	APRIL 2025
					SCALE	1:500

RGC INDUSTRIAL SITE
120 MERSEA ROAD 5, LEAMINGTON

**TRUCK ACCESS AND
FIRE ROUTE**

PROJECT NO. 25-1760
SHEET NO. FIG.2
OF