

AMENDMENT NUMBER 7
TO THE OFFICIAL PLAN FOR THE COUNTY OF ESSEX

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FOR THE COUNTY OF ESSEX

I, Katherine Hebert, Clerk of the County of Essex, certify that this is a/the original/duplicate original/certified copy of Amendment Number 7 to the Official Plan for the County of Essex.

Dated this day of , 2025

Katherine Hebert, Clerk

The Corporation of the County of Essex

By-Law Number 2025-02

**Being a By-law to adopt Official Plan Amendment Number 7
To the County of Essex Official Plan**

Whereas the Planning Act permits municipal Councils to adopt amendments to Official Plans in accordance with the procedure outlined in the Act and corresponding regulations; and

Whereas the Council of the Corporation of the County of Essex supports amendments to the Official Plan as provided herein;

Now therefore the Council for the Corporation of the County of Essex, in accordance with the provisions of Sections 17 and 22 of the Planning Act, R.S.O. 1990, hereby enacts as follows:

1. Amendment Number 7 to the Official Plan for the County of Essex, consisting of the attached schedule, is hereby adopted.
2. That the Clerk is hereby authorized to notify the Ministry of Municipal Affairs and Housing of the approval of Amendment Number 7 to the Official Plan for the County of Essex;
3. This By-law shall come into force and take effect on the day of the final passing thereof.

**Read a first, second and third time and Finally Passed this 15th
day of January, 2025.**

Hilda Macdonald, Warden

Katherine Hebert, Clerk

I, Katherine Hebert, Clerk of the Corporation of the County of Essex, do hereby certify that the foregoing is a true and correct copy of **By-law Number 2025-02** passed by the Council of the said Corporation on the **15th day of January, 2025.**

Katherine Hebert, Clerk
Corporation of the County of
Essex

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INDEX

	PAGE
The Statement of Components	1
Part "A" - Preamble.....	2
Purpose.....	2
Basis of the Amendment	2
Map 1.....	3
Part "B" - The Amendment.....	3
Details of the Amendment	4
"Schedule A1" Land Use Plan - County of Essex Official Plan"	5
"Schedule A2" Settlement Structure Plan - County of Essex Official Plan"	6
Part "C" - Appendices	7
Appendix 1 – January 15, 2025, Planning Report attached to the Amendment	
Appendix 2 - The minutes from the public meeting held to consider this Amendment	

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STATEMENT OF COMPONENTS

PART "A" - THE PREAMBLE does not constitute part of this amendment.

PART "B" - THE AMENDMENT consisting of the following attached Schedule "A1" Land Use Plan and Schedule "A2" Settlement Structure Plan, constitutes Amendment Number 7 to the Official Plan for the County of Essex.

PART "C" - APPENDICES does not constitute part of this amendment. These appendices contain the background information and planning considerations associated with this amendment.

PART "A" - PREAMBLE

Purpose

The purpose of Official Plan Amendment No. 7 is to amend Schedule "A1" and "A2" of the County of Essex Official Plan to redesignate the property addressed 810 Mersea Road 4 in the Municipality of Leamington from "Secondary Settlement Area" to "Agricultural." (See Map 1 for the location of the subject lands.)

Basis of the Amendment

The owners of the subject lands have requested this amendment in order to support the conversion of the existing dwelling on the property to worker housing for the neighbouring greenhouse operation.

With proper justification in accordance with policies outlined in Section 3.2.3.1: Local Comprehensive Review of the County Official Plan, alterations to a Settlement Area boundary may be permitted if the adjustment would maintain or reduce the aggregate amount of land within the Settlement Areas of the Municipality.

The County of Essex Comprehensive Official Plan Review has been completed. Following this, the Municipality of Leamington will complete a Local Comprehensive Review (LCR). It is the Municipality's intent that the 0.3 hectares of Settlement Area that will be removed through OPA No.7 will be reallocated to an appropriate location as determined through the LCR, resulting in a no net increase to the current land supply.

It is the opinion of the County of Essex that this amendment is appropriate and represents good planning. A Planning Justification Report provided by Robert Brown, MCIP, RPP, Oakview Land Use Planning, demonstrated that the amendment is consistent with the Provincial Policy Statement and conforms to the County of Essex Official Plan.

MAP 1

The subject lands to be redesignated 'Agricultural' and in accordance with Section 3.3, of the Official Plan.



PART "B" - THE AMENDMENT

Details of the Amendment

The Official Plan for the County of Essex is amended as follows:

1. That Schedule "A1" Land Use Plan, as attached hereto and forming part of this amendment, is hereby amended by redesignating 810 Mersea Road 4 in the Municipality of Leamington to 'Agricultural' and as depicted on Schedule "A1".
2. That Schedule "A2" Settlement Area Structure Plan, as attached hereto and forming part of this amendment, is hereby amended by redesignating 810 Mersea Road 4 in the Municipality of Leamington to 'Agricultural' and as depicted on Schedule "A2".

Amendment to Schedule: Schedule "A1" Land Use Plan County of Essex Official Plan

The subject lands are redesignated 'Agricultural' and the Settlement Area boundary is revised.



**Amendment to Schedule:
Schedule "A2" Settlement Structure Plan
County of Essex Official Plan**

The subject lands are redesignated 'Agricultural' and the Secondary Settlement Area is revised.



PART "C" - APPENDICES

The following appendices do not constitute part of Amendment No. 7 but are included for information supporting the amendment.

APPENDIX 1 – January 15, 2025 Planning Report (attached).

APPENDIX 2 - The minutes from the public meeting held to consider this amendment are attached.