



## **Essex County Council Special Meeting Minutes**

**Wednesday, June 4, 2025**

**5:00 PM**

**Council Chambers, 2nd Floor**

**360 Fairview Avenue West**

**Essex, Ontario N8M 1Y6**

**<https://video.isilive.ca/countyofessex/live.html>**

Council:	Joe Bachetti, Deputy Warden Tracey Bailey, Councillor Kimberly DeYong, Councillor Chris Gibb, Councillor Hilda MacDonald, Warden Gary McNamara, Councillor Crystal Meloche, Councillor Michael Prue, Councillor Dennis Rogers, Councillor Rob Shepley, Councillor Larry Verbeke, Councillor Kirk Walstedt, Councillor
Absent:	Michael Akpata, Councillor Sherry Bondy, Councillor
Administration:	Allan Botham, Director, Infrastructure & Planning Services Katherine Hebert, County Clerk David Sundin, Director, Legislative and Legal Services / County Solicitor Crystal Sylvestre, Manager, Records and Accessibility / Deputy Clerk Sandra Zwiers, Chief Administrative Officer Rebecca Belanger, Manager, Planning Services

### **1. Call to Order**

The Warden called the meeting to order at 5:04 PM.

### **2. Recording of Attendance**

Warden MacDonald and members of County Council attended the meeting at the County of Essex Administration Building, Council Chambers.

Councillors Michael Akpata and Sherry Bondy were absent.

### **3. Indigenous Land Acknowledgement**

We acknowledge the land on which the County of Essex is located is the traditional territory of the Three Fires Confederacy of First Nations, comprised of the Ojibway, Odawa and Potawatomie Peoples.

We specifically recognize Caldwell First Nation and other First Nations which have provided significant historical and contemporary contributions to this region.

We also value the contributions of all Original Peoples of Turtle Island, who have been living and working on this land from time immemorial.

### **4. Disclosure of Pecuniary Interest**

There were no conflicts of pecuniary interest declared.

### **5. County Warden's Welcome and Remarks**

Warden MacDonald welcomed Council, Administration and members of the public to the Special Meeting of County Council, to consider the Official Plan Amendment Number 8.

### **6. Official Plan Amendment - File Number OPA-08, RE 720-730 Mersea Rd 8, Municipality of Leamington**

#### **NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING**

##### **Take Notice**

Essex County Council will hold a public meeting on Wednesday, June 4, 2025, at 5 p.m., in Council Chambers in the Essex County Administrative Building, located at 360 Fairview Avenue West, in Essex, to consider a proposed Official Plan Amendment to the County of Essex Official Plan, under the provisions of Sections 17 & 22 of the Planning Act, R.S.O. 1990.

##### **The Purpose**

The County has received an application which seeks to amend Schedule "A1" and "A2" of the County's Official Plan to redesignate the entire property of 720 Mersea Road 8, as well as the frontage of 730 Mersea Road 8, Municipality of Leamington, from "Secondary Settlement Area" to "Agricultural". This amendment has been requested in order to support the development of a greenhouse.

### **7. Delegations and Presentations**

#### **7.1. Tracey Pillon-Abbs - (Attending Remotely)**

Tracey Pillon-Abbs, Principal Planner, Pillon Abbs Inc. - Delegation on behalf of the applicant for the Official Plan Amendment - File Number OPA-08, 720-730 Mersea Road 8, Municipality of Leamington

Tracey Pillon-Abbs provided an overview of the consulting work that Pillon Abbs Inc. has undertaken as the planning representative for the applicant. The intent of the property owners is to have the property redesignated. The applicant is also seeking approval from the lower-tier municipality at an upcoming meeting. It was noted that should Council have any questions that they could be directed to the consultant.

There were no questions of the delegation.

## **7.2. Cielo Vista Farms Inc.**

Mike Morin, Risk Management Coordinator, attended on behalf of the property owner and was available for questions if needed.

Members of the public who were in attendance conferred with Rebecca Belanger, Manager, Planning Services regarding some questions they had about the property and process.

There were no questions of the delegation.

## **8. Communications**

### **8.1. Correspondence**

**164-2025**

**Moved By** Larry Verbeke

**Seconded By** Gary McNamara

That the correspondence listed on the agenda for June 4, 2025 Special Meeting, be received.

**Carried**

#### **8.1.1 Essex Region Conservation Authority**

2025-05-28 Letter RE Redesignate from Secondary Settlement Area to Agricultural

## **9. Reports and Questions**

**9.1. Public Meeting to consider an Amendment to the County Official Plan- 720-730 Mersea Road 8, Municipality of Leamington, OPA #8**

Report number 2025-0604-IPS-R13-RB, Public Meeting to consider an Amendment to the County Official Plan- 720-730 Mersea Road 8, Municipality of Leamington, OPA #8, from Rebecca Belanger, Manager, Planning Services, dated June 4, 2025

Rebecca Belanger provided Council with a summary of the application, and background information on the review of the request for amendment.

It was noted that the intent is to remove area from the secondary settlement and be added to agricultural designation within the County of Essex Official Plan. This change will facilitate the lower tier zoning amendment through the site plan control process. There are no tax change implications for this amendment.

**165-2025**

**Moved By** Larry Verbeke

**Seconded By** Crystal Meloche

That Essex County Council receive report number 2025-0604-IPS-R13-RB, Statutory Public Meeting to hear comments on County OPA 8, and pending comments received, consider the adoption of the associated by-law at a future meeting of County Council.

**Carried**

**10. Adjournment**

**166-2025**

**Moved By** Chris Gibb

**Seconded By** Michael Prue

That the Special Meeting of Essex County Council meeting for June 4, 2025 be adjourned at 5:15 PM.

**Carried**

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Hilda MacDonald  
Warden, County of Essex

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Katherine J. Hebert  
County Clerk

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Date Signed