



The Corporation of the County of Essex
By-Law Number 2025-26

**A By-law to adopt Official Plan Amendment Number 8 –
720-730 Mersea Road 8, Municipality of Leamington, 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 *Planning Act* and related 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* hereby enacts as follows:

1. That Amendment Number 8 to the Official Plan for the County of Essex, consisting of the attached schedule, be and 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 of the County of Essex; and
3. That 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
Eighteenth day of June, 2025.**

Hilda MacDonald, Warden

Katherine Hebert, Clerk

Clerk's Certificate

I, Katherine Hebert, Deputy 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 2025-26** passed by the Council of the said Corporation on this
Eighteenth day of June, 2025.

Katherine Hebert, Clerk
Corporation of the County of Essex

Amendment Number 8

To the Official Plan

for The Corporation of the County of Essex

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Amendment Number 8

To the Official Plan

for The Corporation of the County of Essex

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 8 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.8 is to amend Schedule "A1" and "A2" of the County of Essex 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." (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 development of a greenhouse operation on the consolidated properties of 720 and 730 Mersea Road 8.

Through the background land needs analysis that was completed as part of the 2021-2024 County of Essex Comprehensive Official Plan Review, the Municipality of Leamington requested that the boundary of the Secondary Settlement Area be scaled back on the east side of Blytheswood due to the lack of municipal servicing and an understanding that a greenhouse expansion on the subject lands was forthcoming. The County supported this change and the subject lands are designated 'Agricultural' in new County Official Plan that was adopted by County Council on November 6, 2024.

The new Official Plan is currently awaiting final approval from MMAH. The timing of final approval of the adopted County Official Plan in 2024 is unknown and the owner of the subject lands submitted the County OPA application in order to meet timelines for construction of the greenhouse facility. The County OPA is necessary to facilitate a local Official Plan Amendment, Zoning By-law Amendment and Site Plan Control Application, which are being processed concurrently at the Municipality of Leamington.

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.

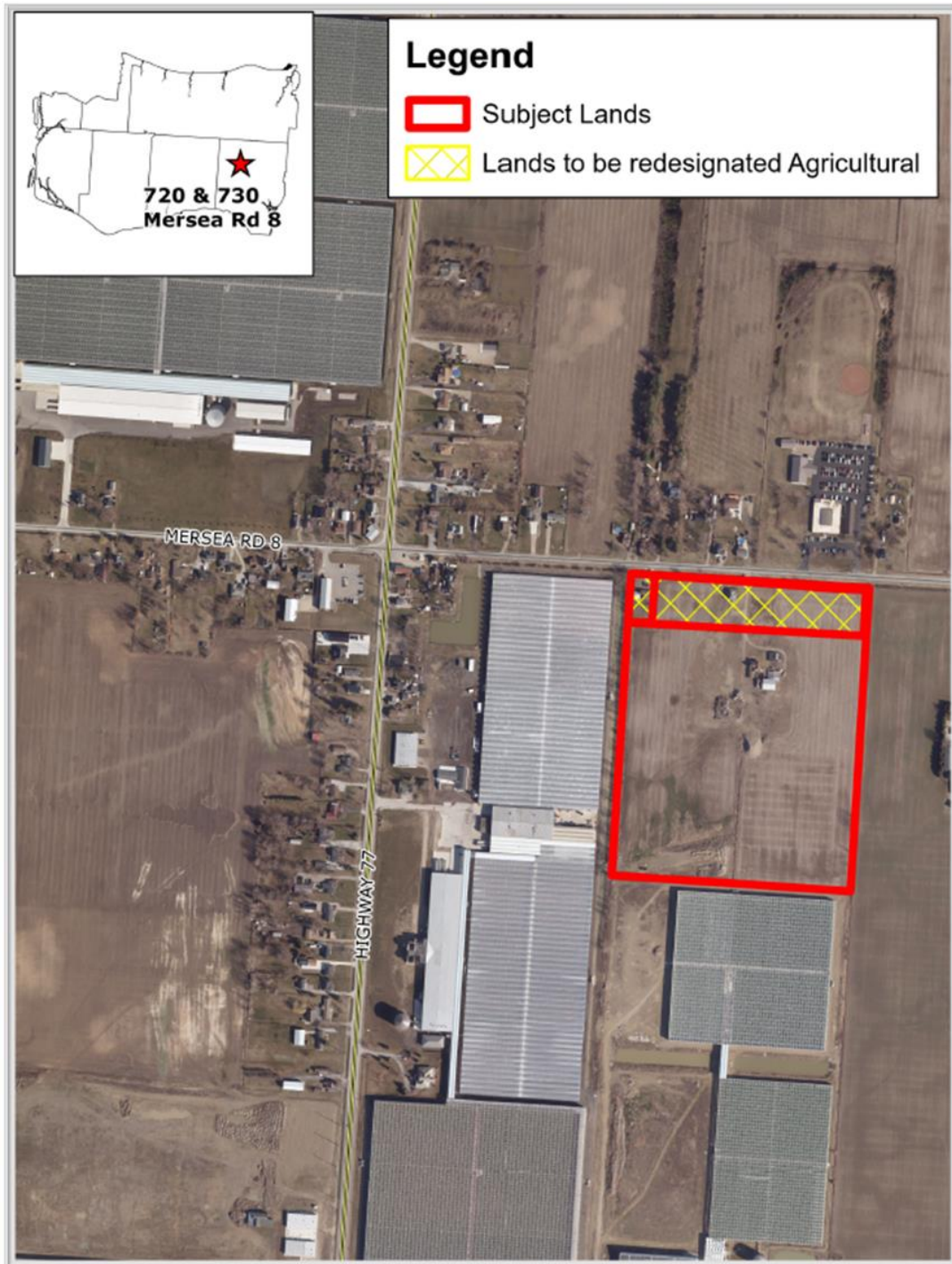
The County of Essex Comprehensive Official Plan Review has been completed. Following this, the Municipality of Leamington will complete a Local Comprehensive Review (LCR). It is the Municipality's intent that the 1.86 hectares of Settlement Area that will be removed through OPA No.8 will

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 Tracey Pillon-Abbs, RPP, demonstrated that the amendment is consistent with the Provincial Planning Statement and conforms to the County of Essex Official Plan.

MAP 1

The subject lands to be re-designated '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 720 and 730 Mersea Road 8 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 720 and 730 Mersea Road 8 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 re-designated '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 re-designated 'Agricultural' and the Secondary Settlement Area is revised.



PART "C" - APPENDICES

The following appendices do not constitute part of Amendment No. 8 but are included for information supporting the amendment.

APPENDIX 1 – June 4, 2025 Planning Report (attached).

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