

The Corporation of the Municipality of Leamington
Regular Meeting of Committee of Adjustment
Agenda

Tuesday May 30, 2017 Commencing at 5:00 PM
Leamington Council Chambers

(A) Call to Order:

(B) Disclosures of Pecuniary Interest:

(D) Items for Consideration:

1. A-08-17 - JPI Farms Inc. - 430 Mersea Rd 7
2. A-09-17 - 1552985 Ontario Inc. - 605 County Rd 18
3. a) A-10-17 - Great Lakes Greenhouses - 906 Mersea Rd 4
b) A-11-17 - Great Lakes Greenhouses - 834 Mersea Rd 4
4. Request for Certificate of Validation - Antonina Mocerì, 60 Marentette Beach Road (Lots 58, 59, 60 & 61, Plan 1623)

(E) New Business:

(F) Adjournment:

(G) Date of Next Meeting: Tuesday June 27, 2017

hj

May 19, 2017

**Committee of Adjustment
Notice of Public Hearing of Application for Minor Variance**

Applicant: JPI Farms Inc.

Address of property: 430 Mersea Road 7

Roll Number: 3706-720-000-03705

Purpose: To obtain relief from minimum required side yard setback from 9.4 metres (30.8 feet) to 7.5 metres (24.6 feet) for greenhouse development and from minimum required setback for stormwater pond from 3 metres (9.8 feet) to 0 metres.

Take Notice: The application under the above file number will be heard by the Committee as follows:

Date: Tuesday May 30, 2017 **Time:** 5:00 p.m.

Location: Council Chambers Municipal Building
111 Erie Street North
Leamington, Ontario N8H 2Z9

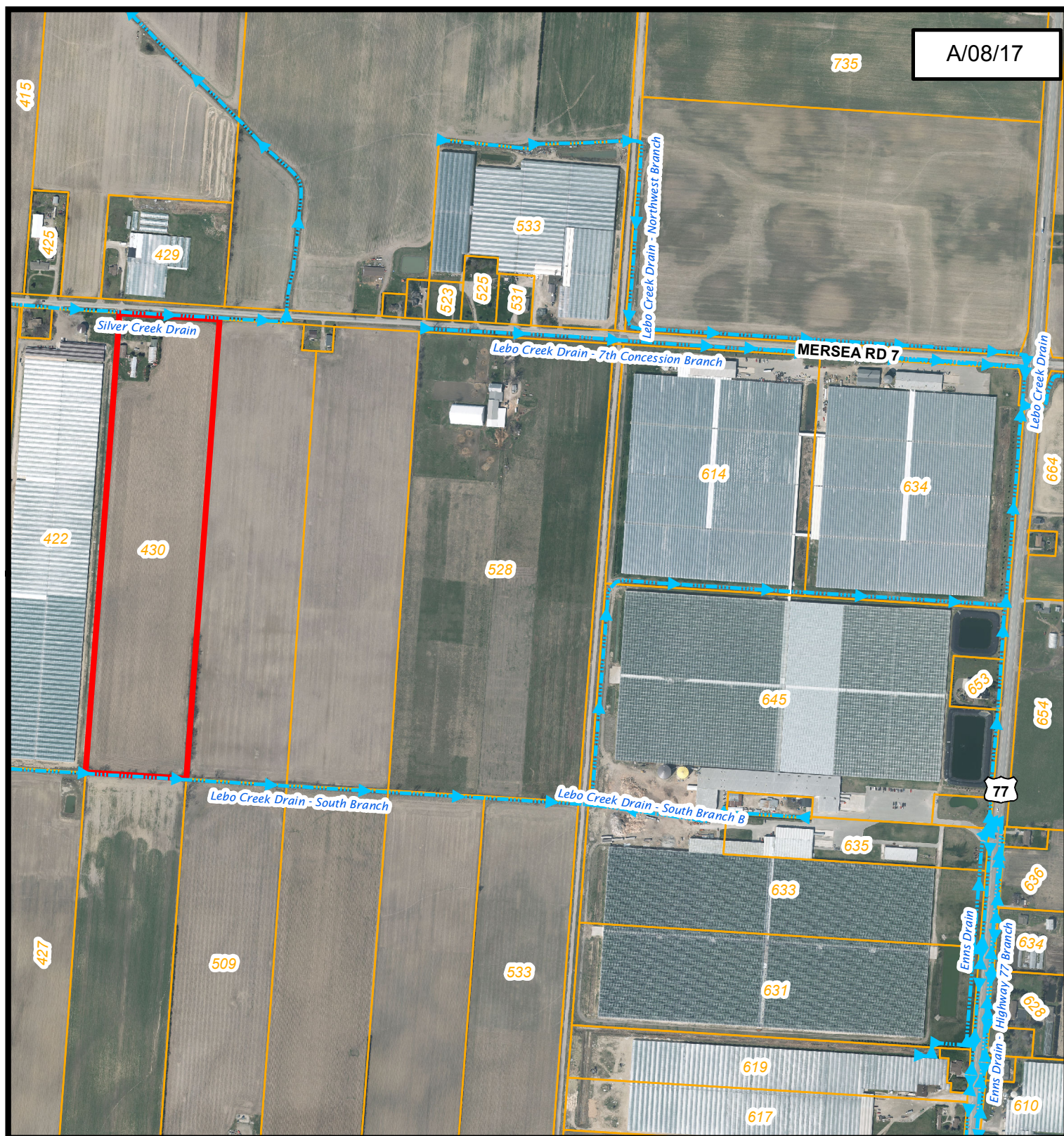
Public Meeting: You are entitled to attend this public meeting in person to express your views about this application or you may be represented by counsel for that purpose. If you are aware of any person interested in or affected by this application who has not received a copy of this notice you are requested to inform that person of this hearing. If you wish to make written comments on this application they may be forwarded to the Secretary-Treasurer of the Committee at the address shown below.

Failure to Attend Meeting: If you do not attend the meeting, it may proceed in your absence and, except as otherwise provided in The Planning Act, you will not be entitled to any further notice in the proceedings.

Notice of Decision: A copy of the Decision of the Committee will be sent to the applicant and to each person who appeared in person or by counsel at the hearing and who has filed with the Secretary-Treasurer a written request for notice of the decision.

Deadline for agency comments: May 25, 2017

Heather (Ross) Jablonski, MCIP, RPP
Secretary-Treasurer, Committee of Adjustment
Municipality of Leamington
111 Erie Street North
Leamington, Ontario N8H 2Z9
519-326-5761 extension 1415



Legend

MUNICIPAL DRAINS

SUBJECT LAND



-2015 AERIAL PHOTOGRAPHY

Title:

FIGURE 1



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Scale: 1:8,000

0 40 80 160 Meters

Prepared For: JPI Farms Inc

Date: May 12, 2017

Prepared By: GIS Services

File No: A/08/17

Notes:

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

May 19, 2017

**Committee of Adjustment
Notice of Public Hearing of Application for Minor Variance**

Applicant: 1552985 Ontario Inc. (c/o George Bergen)

Address of property: 605 County Rd 18

Roll Number: 3706-660-000-00203

Purpose: To obtain relief in order to reduce the minimum required setback from a covered drain to a structure (i.e. sign) from 3 metres (9.84 feet) to 2.61 metres (8.58 feet).

Take Notice: The application under the above file number will be heard by the Committee as follows:

Date: Tuesday, May 30, 2017 **Time:** 5:00 p.m.

Location: Council Chambers Municipal Building
111 Erie Street North
Leamington, Ontario N8H 2Z9

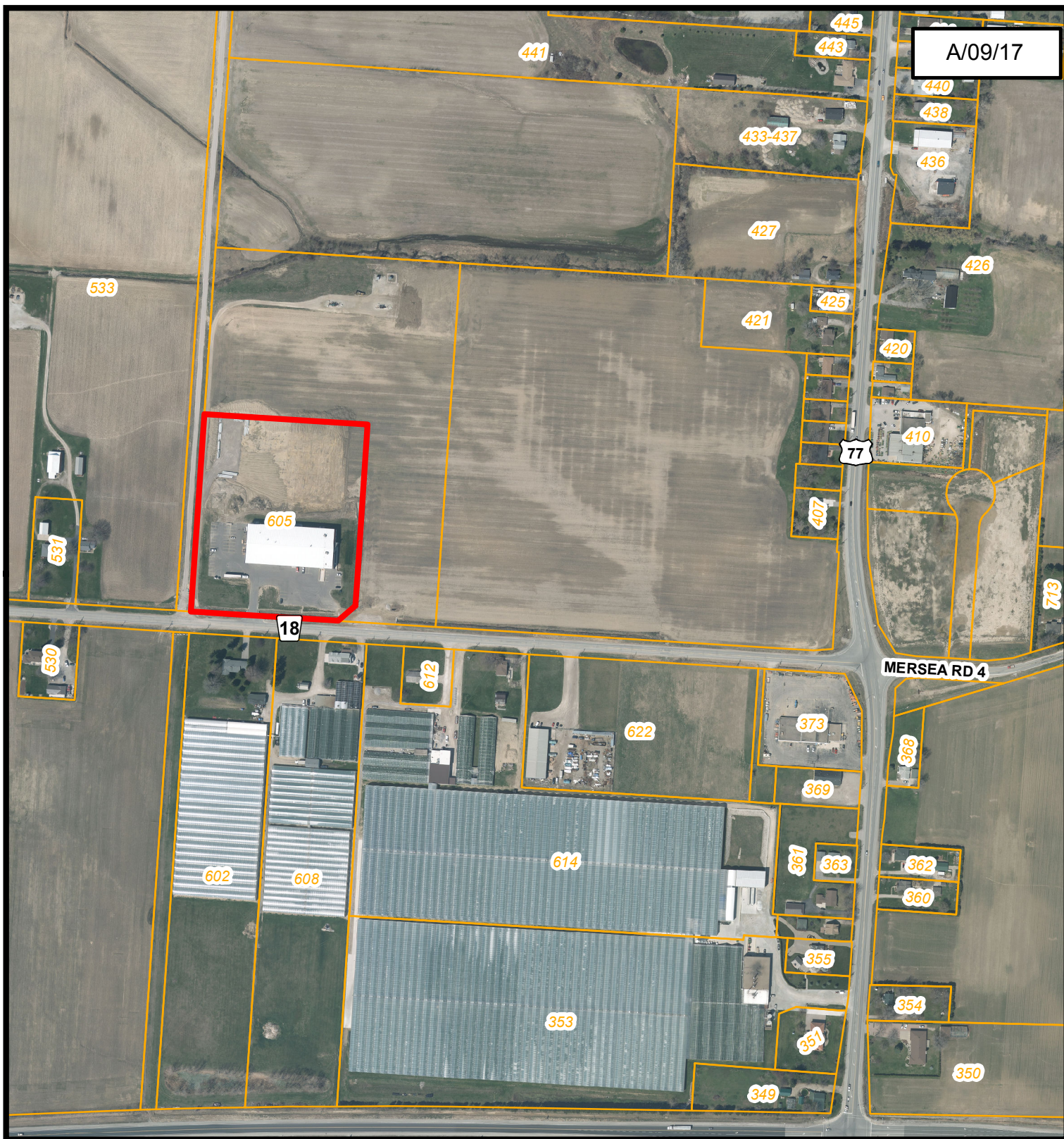
Public Meeting: You are entitled to attend this public meeting in person to express your views about this application or you may be represented by counsel for that purpose. If you are aware of any person interested in or affected by this application who has not received a copy of this notice you are requested to inform that person of this hearing. If you wish to make written comments on this application they may be forwarded to the Secretary-Treasurer of the Committee at the address shown below.

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111 Erie Street North
Leamington, Ontario N8H 2Z9
519-326-5761 extension 1415



Legend

 SUBJECT LAND



-2015 AERIAL PHOTOGRAPHY

Title:

FIGURE 1

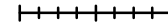


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Scale: 1:5,000

0 25 50 100 Meters



Prepared For: 1552985 ONT INC

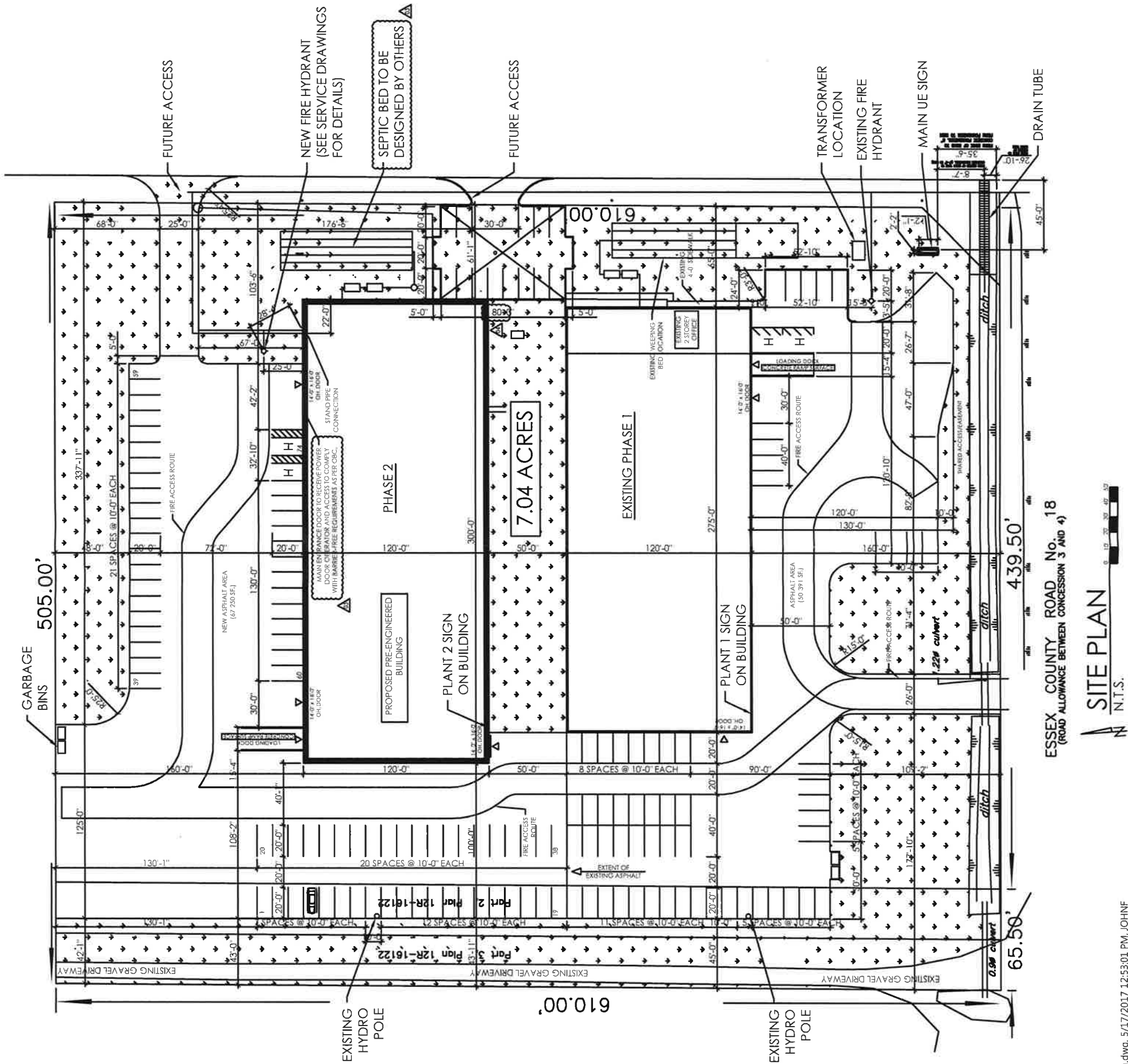
Date: May 11, 2017

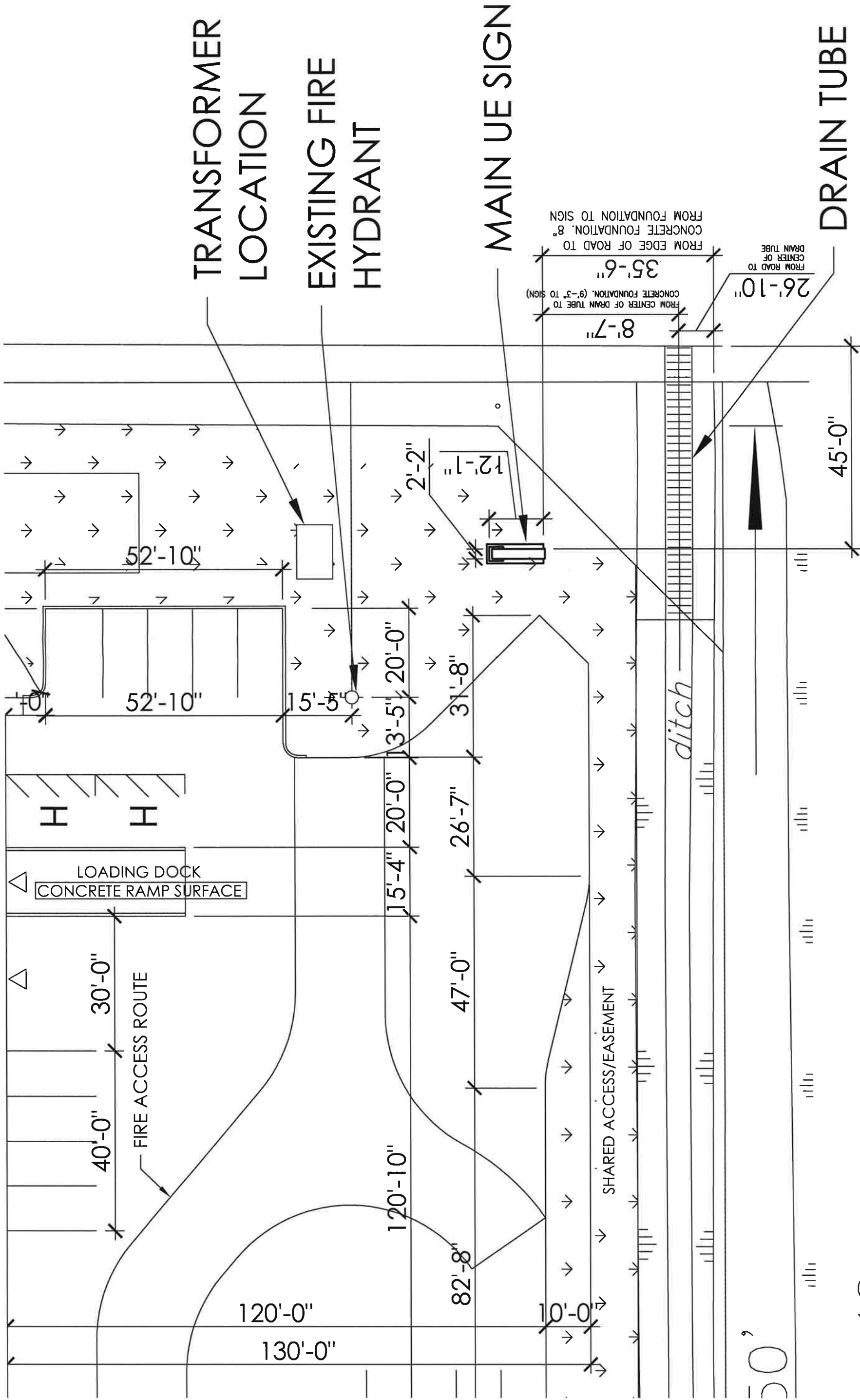
Prepared By: GIS Services

File No: A/09/17

Notes:

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TEL: (519) 326-5761 FAX: (519) 326-2481





May 19, 2017

**Committee of Adjustment
Notice of Public Hearing of Application for Minor Variance**

Applicant: Great Lakes Greenhouses (c/o Paul Dyck)

Address of property: 906 Mersea Rd 4

Roll Number: 3706-640-000-03000

Purpose: To obtain relief from the required rear yard setback for greenhouses from 15 metres (49.2 feet) to 0 metres.

Take Notice: The application under the above file number will be heard by the Committee as follows:

Date: Tuesday May 30, 2017 **Time:** 5:00 p.m.

Location: Council Chambers Municipal Building
111 Erie Street North
Leamington, Ontario N8H 2Z9

Public Meeting: You are entitled to attend this public meeting in person to express your views about this application or you may be represented by counsel for that purpose. If you are aware of any person interested in or affected by this application who has not received a copy of this notice you are requested to inform that person of this hearing. If you wish to make written comments on this application they may be forwarded to the Secretary-Treasurer of the Committee at the address shown below.

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Secretary-Treasurer, Committee of Adjustment
Municipality of Leamington
111 Erie Street North
Leamington, Ontario N8H 2Z9
519-326-5761 extension 1415

May 19, 2017

**Committee of Adjustment
Notice of Public Hearing of Application for Minor Variance**

Applicant: Great Lakes Greenhouses (c/o Paul Dyck)

Address of property: South Side of Mersea Rd 4

Roll Number: 3706-640-000-00105

Purpose: To obtain relief from the required rear yard setback from 15 metres (49.2 feet) to 5.5 metres (18 feet), from the required side yard setback from 15 metres (49.2 feet) to 14.6 metres (47.9 feet) and from the required front yard setback from 15 metres (49.2 feet) to 0 metres.

Take Notice: The application under the above file number will be heard by the Committee as follows:

Date: Tuesday, May 30, 2017 **Time:** 5:00 p.m.

Location: Council Chambers Municipal Building
111 Erie Street North
Leamington, Ontario N8H 2Z9

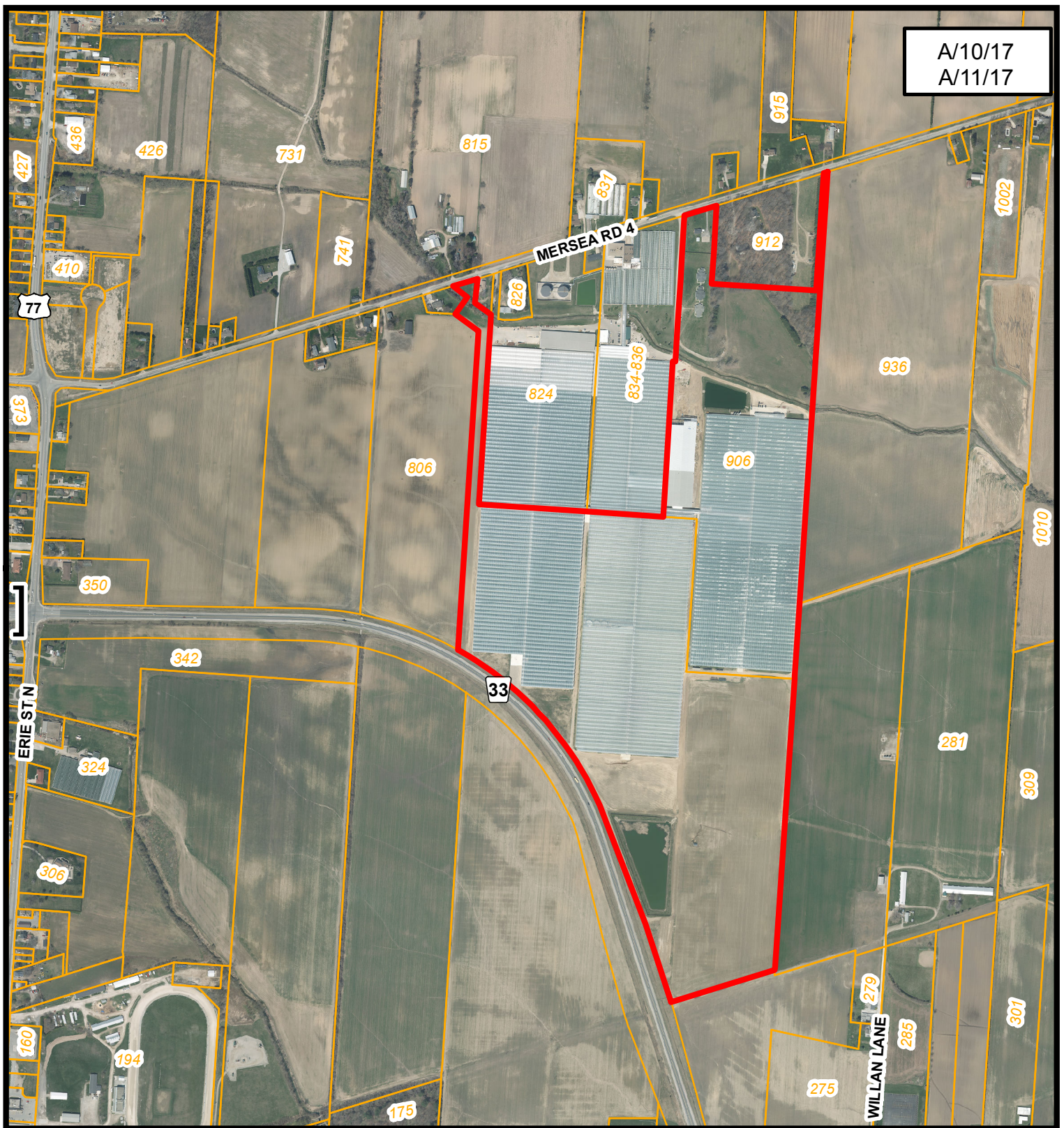
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A/10/17
A/11/17

Legend

 SUBJECT LAND



-2015 AERIAL PHOTOGRAPHY

Title:

FIGURE 1



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Scale: 1:10,000

0 50 100 200 Meters
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Prepared For: Great Lakes Greenhouses

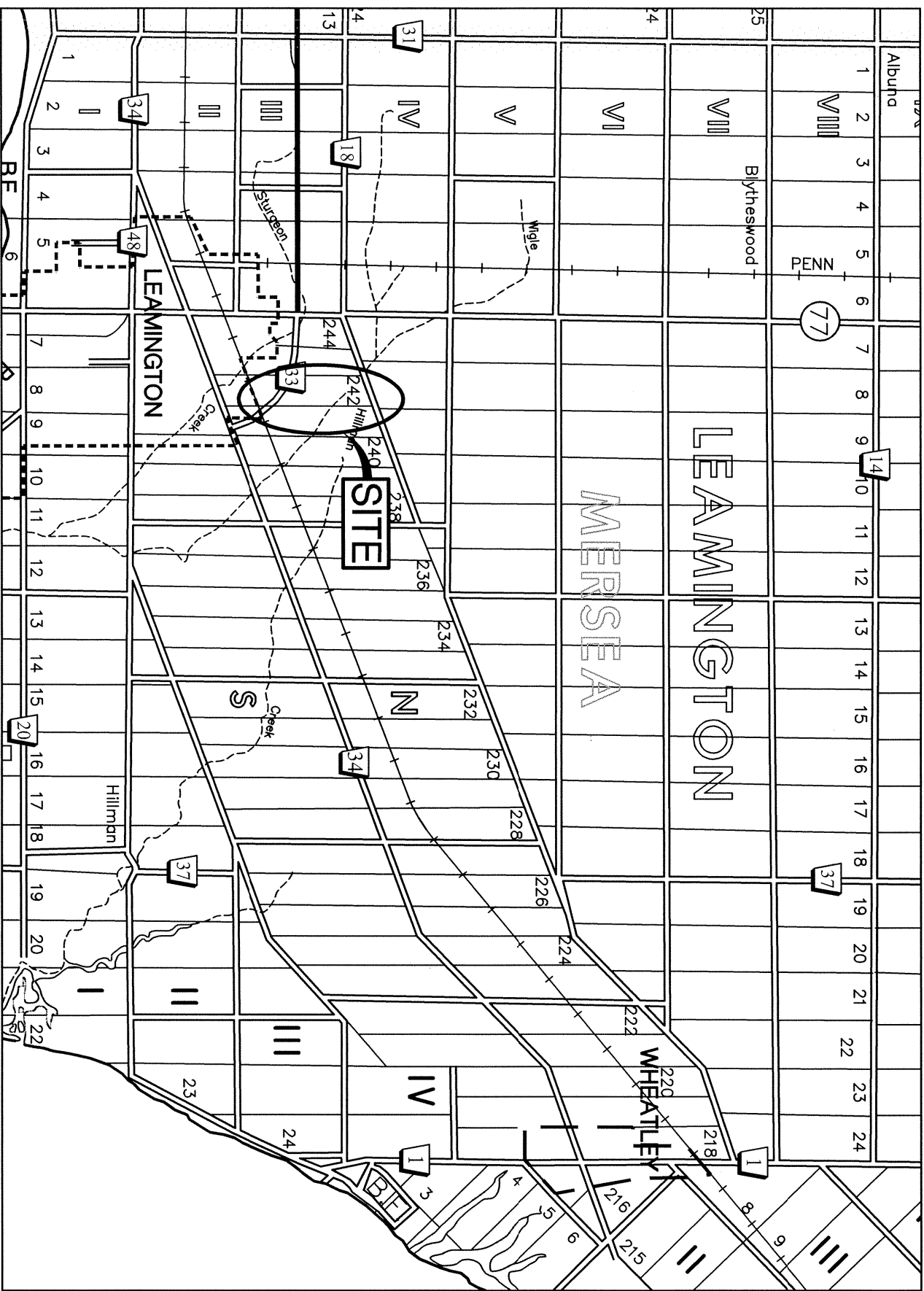
Date: May 11, 2017

Prepared By: GIS Services

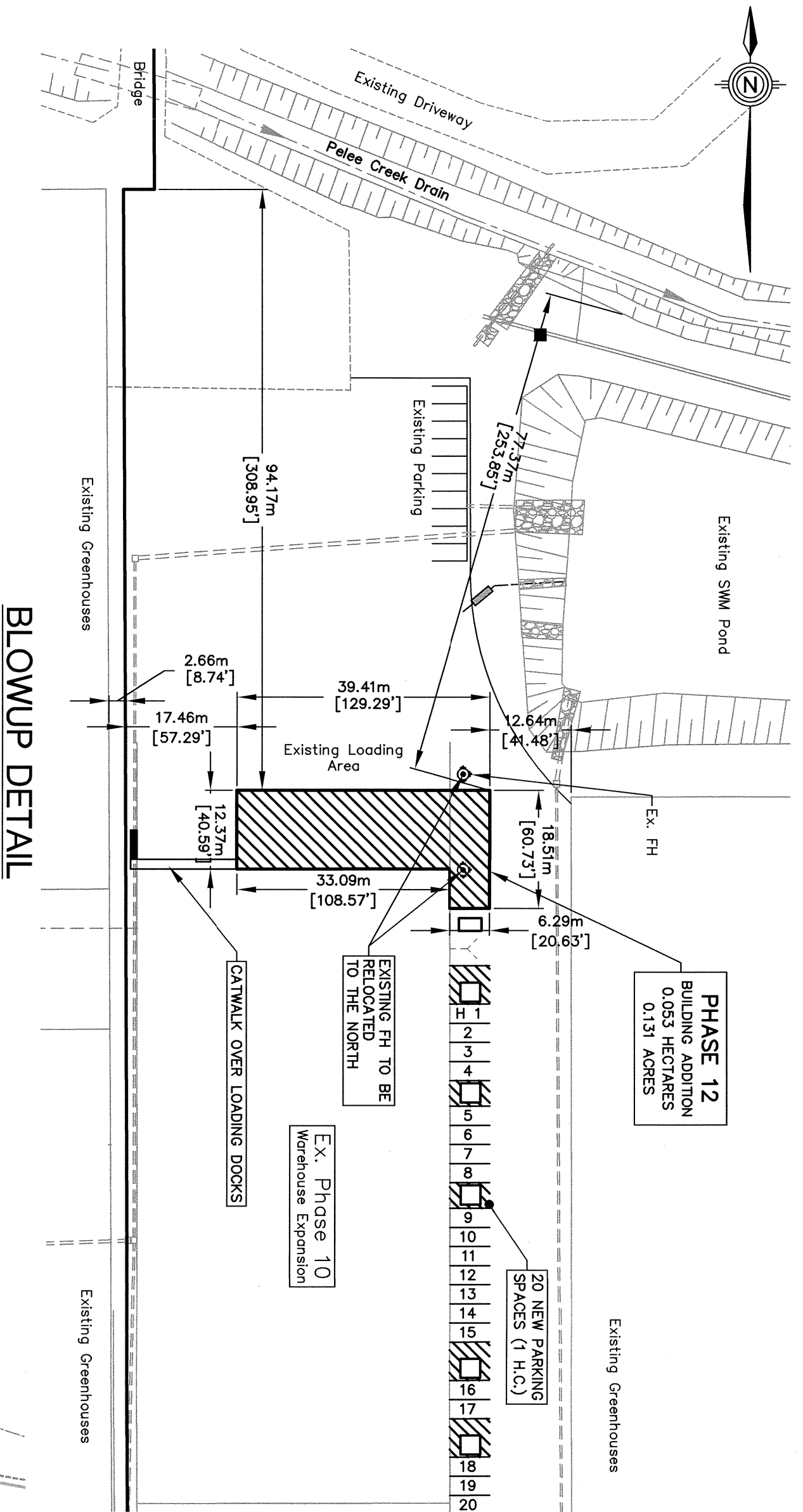
File No: A/10/17 A/11/17

Notes:

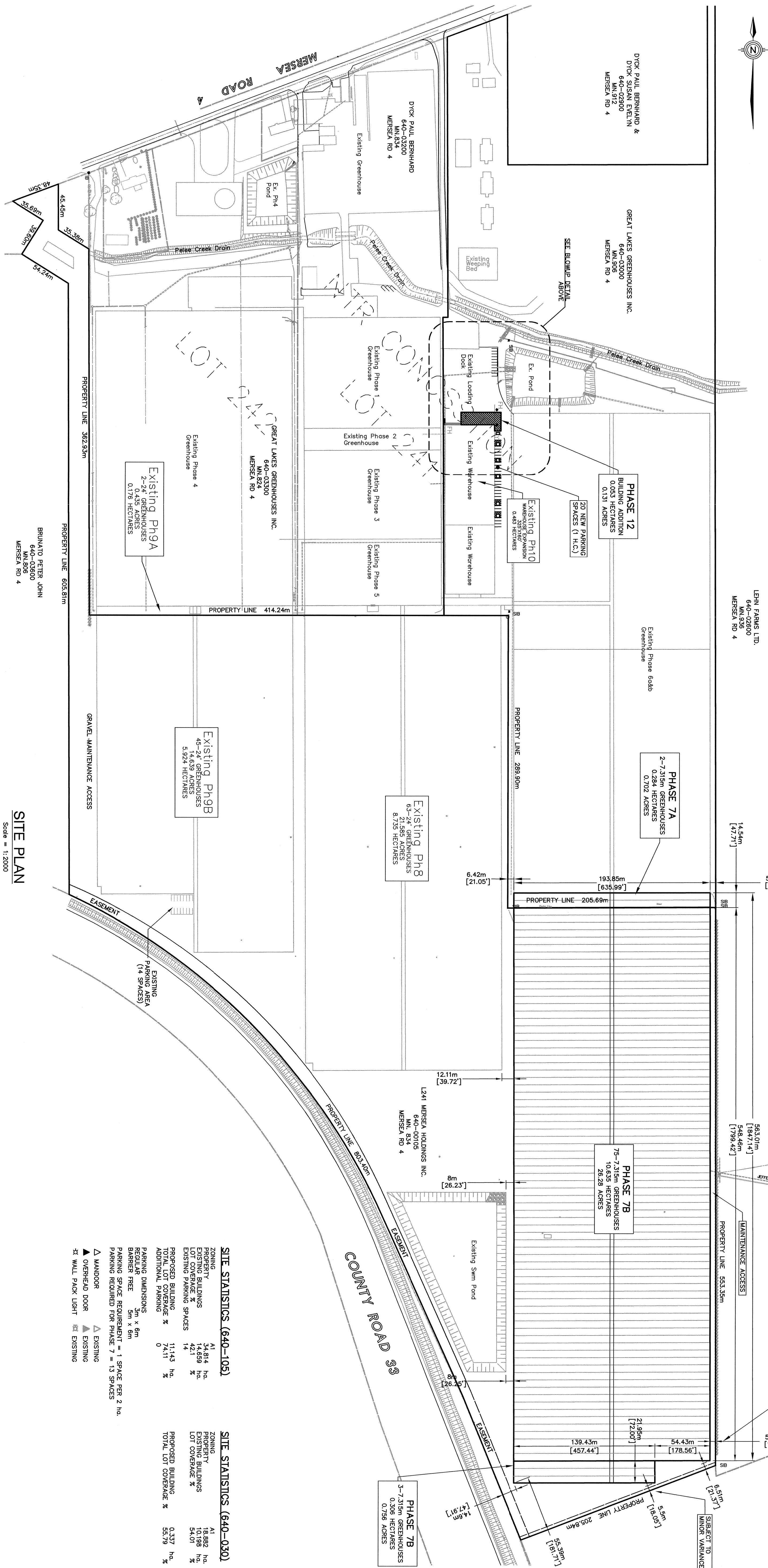
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111 Erie Street North, Leamington, Ontario N8H 2Z9
TEL: (519) 326-5761 FAX: (519) 326-2481



KEY PLAN
Scale = NTS



BLOWUP DETAIL
Scale = 1:750



SITE PLAN
Scale = 1:2000

NOTES:

1. THE PLAN OF THE LOT LIES WITHIN THE ZONING DISTRICT OF THE CITY OF LEAMINGTON, ONTARIO. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY ZONING PERMITS AND VARIANCES FROM THE CITY OF LEAMINGTON.
2. ALL ELEVATIONS SHOWN IN METERS.
3. THE PLAN IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS AND CONDITIONS OF THE CONTRACT.
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18. THE PLAN IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS AND CONDITIONS OF THE CONTRACT.
19. THE PLAN IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS AND CONDITIONS OF THE CONTRACT.

BENCHMARK:

1. NAIL ON SOUTH FACE OF IRON PIPE ALONG NORTH LINE OF PROPERTY TO BE LOCATED AT CORNER OF LOT 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

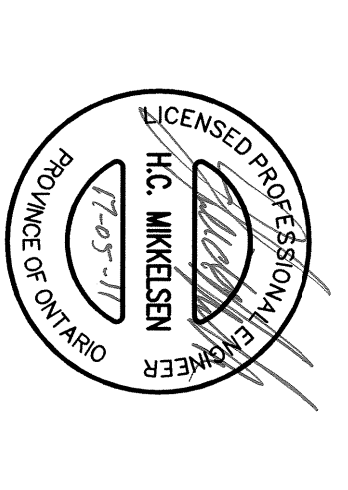
ELEV. 185.643m

ELEV. 186.742

REVISIONS	DATE	BY	REASON
1	11 MAY, 2017	BLD.	DRAMA CHANGES
2	17 MAR, 2017	BLD.	OWNER CHANGES
3	10 FEB, 2017	BLD.	TOWN REVIEW
4	15 SEP, 2016	H.C.L.	ISSUED FOR PERMITS

N. J. Peralta
Engineering Ltd.
Consulting Engineers
Kingsville
Ontario

ENGINEERING STAMPS:



GREAT LAKES GREENHOUSE
PHASE 7 & 12

MUNICIPALITY OF LEAMINGTON, ONTARIO

SITE PLAN

DESIGNED BY: H.C.M.
DATE: MAY 27, 2011

SCALE: AS SHOWN

SHEET NO.: 1 OF 4

PROJECT NO.: ET3-003