



VILLAGE OF MERRICKVILLE-WOLFORD

**Agenda for Council
Council Chambers**

Council Meeting 3:00 p.m.

Wednesday, December 9, 2020

*****IMPORTANT NOTICE: This meeting will be held in person at the Council Chambers. However, due to the Provincial Emergency Orders still in effect, we are unable to safely accommodate the public at this meeting. In order to ensure transparency, an audio recording of this meeting will be posted on the website immediately following adjournment.*****

1. **Call to Order**
2. **Disclosure of Pecuniary Interest and the general nature thereof**
3. **Approval of the Agenda**
4. **Planning:** Jp2g Consultants Inc. Report re: 119-121 Margaret Street
By-law 64-2020 re: Exempt 119-121 Margaret Street from Part Lot Control
5. **In Camera:**
 1. Personal matters about identifiable individuals, including municipal or local board employees;
 2. A proposed or pending acquisition or disposition of land by the municipality or local board; and
 3. A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.
6. **Rise and Report**
7. **Next meeting of Council:** Monday, December 14, 2020 at 7:00 p.m.
8. **Confirming By-Law:** 65-2020 re: Confirm Proceedings of Council meeting of December 9, 2020
9. **Adjournment.**

Resolution Number: R - - 20

Date: December 9, 2020

Moved by: Cameron Foster Halpenny Molloy

Seconded by: Cameron Foster Halpenny Molloy

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby approve the agenda of the special Council meeting of December 9, 2020 as:

___ circulated.

___ amended.

Carried / Defeated

J. Douglas Struthers, Mayor

For Clerk's use only, if required:

Recorded Vote Requested By:

Cameron	Y	N
Foster	Y	N
Halpenny	Y	N
Molloy	Y	N
Struthers	Y	N

Resolution Number: R - - 20

Date: December 9, 2020

Moved by: Cameron Foster Halpenny Molloy

Seconded by: Cameron Foster Halpenny Molloy

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby receive Planning Report of Forbes Symon of Jp2g Consultants Inc. with respect to Lot 8, Plan 15M-13, dated October 29, 2020, for information purposes.

Carried / Defeated

J. Douglas Struthers, Mayor

For Clerk's use only, if required:

Recorded Vote Requested By:

Cameron	Y	N
Foster	Y	N
Halpenny	Y	N
Molloy	Y	N
Struthers	Y	N



Jp2g Consultants Inc.

ENGINEERS • PLANNERS • PROJECT MANAGERS

12 International Drive, Pembroke, ON, K8A 6W5
T 813-735-2507, F 813-735-4513, www.jp2g.com

October 29, 2020

Village of Merrickville-Wolford
317 Brock Street West
P.O. Box 340
Merrickville, ON K0G 1N0

Attention: Stacie Lloyd, EDO

**Re: Planning Report – Part Lot Control (Kaustin Developments)
Lot 8, Plan 15M-13,
Village of Merrickville-Wolford
Our File No. 20-7059A**

Please accept the following Planning Report summarizing the nature and effect of the part lot control application submitted for Lot 8, Plan 15M-13.

Background

Section 50(7) of the Planning Act allows local municipalities to pass By-Laws designating lands within a registered plan of subdivision as being exempt through part lot control. This allows parts of lots to be conveyed without having to go through the severance process. The Municipality uses this approach frequently to permit lots and blocks within registered plans of subdivision to be further subdivided in accordance with the approved draft plan.

Lot 8 in Plan 15M-13 is a lot within an approved plan subdivision and is occupied by a semi-detached dwelling. The applicant has requested the lifting of part lot control to be able to subdivide the property and offer each of the semi-detached dwelling units to be sold and transferred as individual residential units.

Based on the Building Permit Sketch, the existing semi-detached dwellings appear to comply with the minimum lot frontage, minimum lot area, minimum front, rear, side and exterior side yard setbacks, minimum dwelling unit area, and minimum landscaped open space. The property is a corner lot and appears to satisfy the sight triangle setback requirement.

Conclusion

Subject to the submission of an OLS R-Plan confirming the figures presented in the Building Permit Sketch, it is the recommendation of this report that Council enact the By-Law to lift part lot control on Lot 8, Plan 15M-13, Village of Merrickville-Wolford, on the basis that all of the related planning issues have been addressed through the subdivision process and the site specific Zoning By-Law. The By-Law to lift part lot control will not come into effect until it has been approved by the United Counties of Leeds & Grenville,



who are approval authority. The Village Consultant Planner has reviewed this matter and can confirm that the lot affected has access to a public road and have appropriate zoning in place to control development on the lands. The lifting of part lot control to create freehold parcels will not alter the original servicing for the plan of the subdivision.

All of which is respectfully submitted

Sincerely,

Jp2g Consultants Inc.
ENGINEERS • PLANNERS • PROJECT MANAGERS

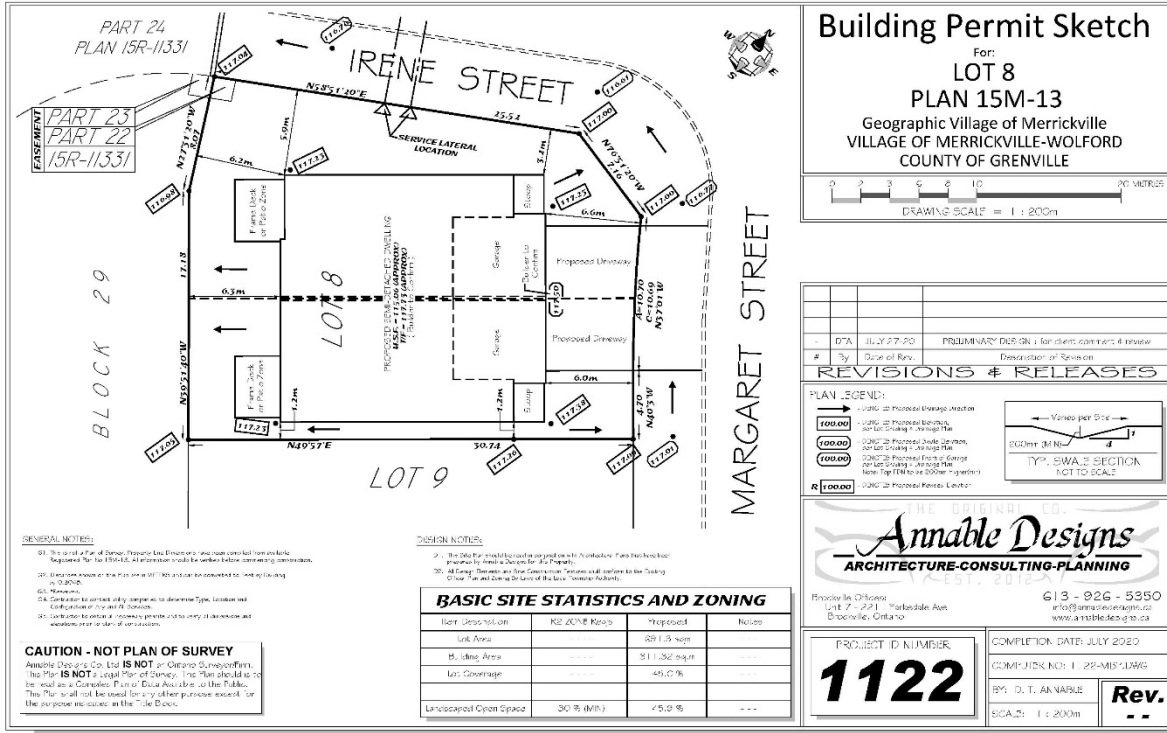
Respectfully submitted:

A handwritten signature in black ink, appearing to read 'F. Symon', with a long horizontal flourish extending to the right.

Forbes Symon, MCIP, RPP
Senior Planner



Map 1: Survey of Subject Property Showing Existing Semi-detached Dwelling & Proposed Division of Property



BLOCK 29

LOT 9

LOT 8

LOT 7

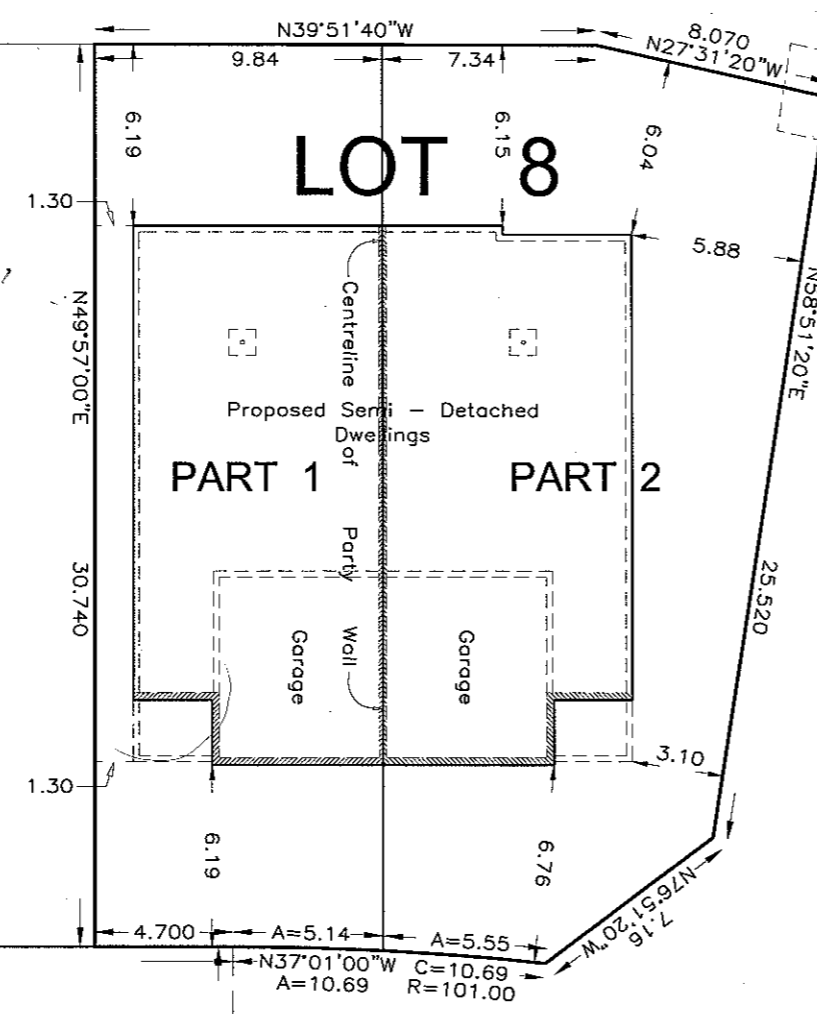
IRENE STREET

MARGARET STREET

Proposed Semi-Detached Dwellings

PART 1 PART 2

Centraline of Party Wall
Garage Garage



PART	Frontage	Area
1	9.84m	388.51m ²
2	11.49m	302.49m ²

For Clerk's use only, if required:

Recorded Vote Requested By:

Cameron	Y	N
Foster	Y	N
Halpenny	Y	N
Molloy	Y	N
Struthers	Y	N

Resolution Number: R - - 20

Date: December 9, 2020

Moved by: Cameron Foster Halpenny Molloy

Seconded by: Cameron Foster Halpenny Molloy

Be it hereby resolved that: By-law 64-2020, being a by-Law to exempt 119/121 Margaret Street, Lot 8 Plan 15M-13 subject to an easement in gross over Part 22, 15R11331 as in GC17162, being all of PIN 68108-0628 (LT), from Part Lot Control, be read a first and second time, and that By-law 64-2020 be read a third and final time and passed.

Carried / Defeated

J. Douglas Struthers, Mayor

CORPORATION OF THE VILLAGE OF MERRICKVILLE-WOLFORD

BY-LAW NO. 64-2020

Being A By-Law to Exempt 119/121 Margaret Street, Lot 8 Plan 15M-13 subject to an easement in gross over Part 22, 15R11331 as in GC17162, being all of PIN 68108-0628 (LT), from Part Lot Control

WHEREAS Section 50(5) of the Planning Act, R.S.O. 1990, as amended, established Part Lot Control over all lands within plans of subdivision registered before or after the coming into force of the said section;

AND WHEREAS Subsection 50(7) of the Planning Act, R.S.O. 1990, as amended, authorizes a municipality to enact by-laws to provide that Part Lot Control does not apply to land that is within such registered plans of parts thereof and that an expiry date may be specified in the by-law which can be extended prior to the expiration of the time period;

AND WHEREAS it is deemed expedient to lift part lot control on those lands as set out in Schedule "A" attached hereto within Registered Plan No. 15M-13, in the Village of Merrickville-Wolford;

NOW THEREFORE the Council of the Corporation of the Village of Merrickville-Wolford hereby enacts as follows:

1. Subject to Section 5 of Section 50 of the Planning Act, R.S.O., 1990, as amended, does not apply to those lands as are described in Schedule "A" attached hereto and forming part of this by-law.
2. The sole purpose of this by-law is to permit Lot 8, Registered Plan 15M-13, to be divided into two separate properties along the party wall of the existing semi-detached building, in accordance with Schedule "A" attached hereto and forming part of this By-law;
3. This By-law shall not remove or otherwise render ineffective any easements on the said Lot 8 that may have been required as a condition of approval of Plan 15M-13.
4. This By-law shall come into force and effect upon completion of the following:
 - a) Approval by the United Counties of Leeds and Grenville; and,
 - b) Registration of a certified copy of this By-law in the Land Registry Office.
5. This by-law shall expire and not be in force and effect as of the 10th day of December, 2022.

This By-law given its first and second reading on December 9, 2020.

This By-law given its third and final reading and passed under the Corporate Seal on December 9, 2020.

CORPORATE SEAL OF VILLAGE

J. Douglas Struthers, Mayor

Doug Robertson, CAO/Clerk

By-law 64-2020 - SCHEDULE "A"

Legal Description:

Lot 8 Plan 15M-13 subject to an easement in gross over Part 22, 15R11331 as in GC17162, being all of PIN 68108-0628 (LT)

Resolution Number: R - - 20

Date: December 9, 2020

Moved by: Cameron Foster Halpenny Molloy

Seconded by: Cameron Foster Halpenny Molloy

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby move to an "In-Camera" session at _____ under Section 239 (2) of the *Municipal Act, 2001*, as amended, to address matters pertaining to:

1. Personal matters about an identifiable individual, including municipal or local board employees;
2. A proposed or pending acquisition or disposition of land by the municipality or local board; and
3. A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

Carried / Defeated

J. Douglas Struthers, Mayor

For Clerk's use only, if required:		
Recorded Vote Requested		
By:		
Cameron	Y	N
Foster	Y	N
Halpenny	Y	N
Molloy	Y	N
Struthers	Y	N

For Clerk's use only, if required:

Recorded Vote Requested By:

Cameron	Y	N
Foster	Y	N
Halpenny	Y	N
Molloy	Y	N
Struthers	Y	N

Resolution Number: R - - 20

Date: December 9, 2020

Moved by: Cameron Foster Halpenny Molloy

Seconded by: Cameron Foster Halpenny Molloy

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby rise and report from the "In Camera" session of the special Council meeting, with staff being given direction, at _____ p.m.

Carried / Defeated

J. Douglas Struthers, Mayor

For Clerk's use only, if required:

Recorded Vote Requested By:

Cameron	Y	N
Foster	Y	N
Halpenny	Y	N
Molloy	Y	N
Struthers	Y	N

Resolution Number: R - - 20

Date: December 9, 2020

Moved by: Cameron Foster Halpenny Molloy

Seconded by: Cameron Foster Halpenny Molloy

Be it hereby resolved that: By-law 65-2020, being a by-law to confirm the proceedings of the special Council meeting of December 9, 2020, be read a first and second time, and that By-law 65-2020 be read a third and final time and passed.

Carried / Defeated

J. Douglas Struthers, Mayor

THE CORPORATION OF THE VILLAGE OF MERRICKVILLE-WOLFORD

BY-LAW 65-2020

BEING A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE VILLAGE OF MERRICKVILLE-WOLFORD AT ITS MEETING HELD ON DECEMBER 9, 2020

WHEREAS section 5(3) of the Municipal Act, 2001 states that municipal power, including a municipality's capacity, rights, powers and privileges, shall be exercised by by-law, unless the municipality is specifically authorized to do otherwise;

AND WHEREAS it is deemed prudent that the proceedings of the Council of the Corporation of the Village of Merrickville-Wolford (hereinafter referred to as "Council") at its meeting held on December 9, 2020 be confirmed and adopted by by-law;

NOW THEREFORE the Council of the Corporation of the Village of Merrickville-Wolford hereby enacts as follows:

1. The proceedings and actions of Council at its meeting held on December 9, 2020 and each recommendation, report, and motion considered by Council at the said meeting, and other actions passed and taken by Council at the said meeting are hereby adopted, ratified and confirmed.
2. The Mayor or his or her designate and the proper officials of the Village of Merrickville-Wolford are hereby authorized and directed to do all things necessary to give effect to the said action or to obtain approvals where required and, except where otherwise provided, the Mayor and Clerk are hereby directed to execute all documents necessary in that regard, and the Clerk is hereby authorized and directed to affix the Corporate Seal of the Municipality to all such documents.

This by-law shall come into force and take effect immediately upon the final passing thereof.

Read a first, second and third time and passed on the 9th day of December, 2020.

J. Douglas Struthers, Mayor

Doug Robertson, CAO/Clerk

For Clerk's use only, if required:

Recorded Vote Requested By:

Cameron	Y	N
Foster	Y	N
Halpenny	Y	N
Molloy	Y	N
Struthers	Y	N

Resolution Number: R - - 20

Date: December 9, 2020

Moved by: Cameron Foster Halpenny Molloy

Seconded by: Cameron Foster Halpenny Molloy

Be it hereby resolved that:

This special meeting of the Council of the Corporation of the Village of Merrickville-Wolford does now adjourn at _____ p.m. until the next regular meeting of Council on Monday, December 14, 2020 at 7:00 p.m. or until the call of the Mayor subject to need.

Carried / Defeated

J. Douglas Struthers, Mayor