

AMENDMENT No. 2
to the
VILLAGE OF MERRICKVILLE-WOLFORD
OFFICIAL PLAN

By-Law 22 -16

HIGHWAY COMMERCIAL SPECIAL POLICY AREA

**West Broadview Street (County Road 43)
Merrickville Ward**

Prepared by:

NOVATECH
Ottawa, Ontario
(613) 254-9643

September, 2016
1st Edition

Project: 116123

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VILLAGE OF MERRICKVILLE-WOLFORD

NOTICE OF PUBLIC MEETING

for
PROPOSED
OFFICIAL PLAN AMENDMENT
and
ZONING BY-LAW AMENDMENT

(Bassile)

TAKE NOTICE: The Council of the Corporation of the Village of Merrickville-Wolford will hold a public meeting on the 26th day of September, 2016 at 7:30 p.m. in the Council Chambers at 317 Brock Street West to consider a proposed Official Plan Amendment under Section 17 of the Planning Act and a proposed Zoning By-law Amendment under Section 34 of the Planning Act.

TAKE NOTICE: The Village has received applications to amend both the Official Plan and Zoning By-law as described in the Explanatory Note below.

TAKE NOTICE: If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Council of the Village of Merrickville-Wolford before the proposed Official Plan and Zoning By-law Amendments are adopted, the person or public body is not entitled to appeal the decisions of the Council of the Village of Merrickville-Wolford to the Ontario Municipal Board.

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TAKE NOTICE: if you wish to be notified of the adoption of the proposed Official Plan Amendment, you must make a written request to:

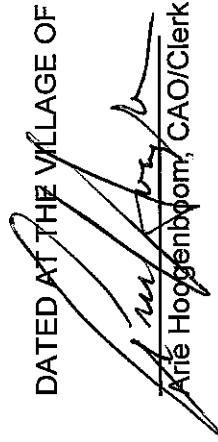
*Arie Hooogenboom, CAO/Clerk, Village of Merrickville-Wolford
317 Brock Street West, P.O. Box 340
Merrickville, Ontario, K0G 1N0*

AND TAKE NOTICE: that the subject lands are affected by a proposed Official Plan Amendment (file no. OPA 2-16), and a Zoning By-law Amendment (file no. ZBA 1-16).

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Official Plan and Zoning By-law Amendments.

ADDITIONAL INFORMATION: For more information regarding the proposed Official Plan and Zoning By-law Amendments, including information about preserving your appeal rights, contact the Clerk's Office during normal office hours at 317 Brock Street West, Merrickville, ON. (613-269-4791)

DATED AT THE VILLAGE OF MERRICKVILLE-WOLFORD THIS 30th DAY OF AUGUST, 2016.


Arie Hooogenboom, CAO/Clerk

EXPLANATORY NOTE

Location and Site

The proposed Official Plan and Zoning By-law Amendments affect two adjacent properties located at the northwest corner of Broadway Street West (County Road 43) and Mill Street (County Road 15). The two properties were formerly occupied by a gas station (RJ's) which was recently demolished and by a 2-unit semidetached dwelling which was recently destroyed by fire.

Proposed Development

The applicant is proposing to develop a mixed-use commercial and residential building such as is found in the downtown area. The proposed development consists of four commercial units on the ground floor facing Broadway Street West, and four residential units on the second floor.

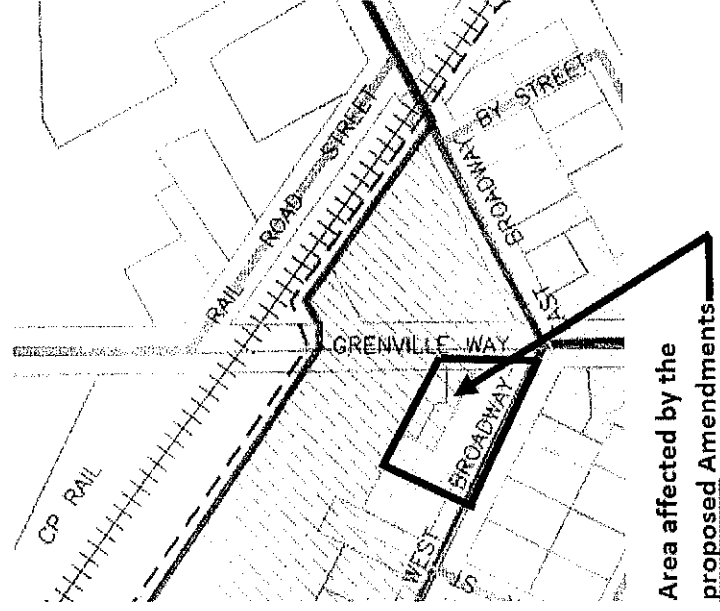
Proposed Official Plan Amendment

The properties are designated *Highway Commercial* and *Business Park* in the Official Plan, and the proposed Amendment would re-designate them to *Highway Commercial Special Policy Area*, where the special policies would permit the proposed mixed-use commercial/residential building.

Proposed Zoning By-law Amendment

The former gas station is zoned *Highway Commercial (C3)* and the former 2-unit semi-detached dwelling is zoned *Residential Type 2 (R2)* in the Zoning By-law, and the proposed Amendment would rezone the properties to *Highway Commercial-Exception (C3-X)* where the exception provisions permit the proposed development and set appropriate zone regulations to accommodate the building size and orientation, while providing appropriate setbacks, landscaping and parking.

KEY MAP



Area affected by the
proposed Amendments

KYC Book Fair launches with flare

Jennifer Westendorp/Metroland

This event on Aug. 24, held in support of the Kemptville Youth Centre a big hit with book lovers. People were invited to preview the book fair, off on Aug. 25, at the Ferguson Forest Centre in Kemptville. All proceeds raised went directly to the KYC, which offers youth programming in the Oxford Thrift Shoppe made a generous donation of \$350 to the KYC during the Cheese event. From left, KYC Executive Director Robin Heald, Oxford owner Debbie Presutti, President of the Youth Council Breanna Luther and Coordinator Bridget Manahan. The Oxford Thrift Shoppe donates 20 per cent of its revenue to the KYC. As Presutti elegantly put it "kids are our future."

Gardener's Corner

The Havoc of Harvest

Each year, you think we're lucky. The recent drought put our garden in a bit of a lull. They were smaller and then came the rain and more tomatoes turned into a dozen, a dozen. Yesterday afternoon I picked up twenty pounds of Bonnie Best, Roma.

Putting up produce for the freezer is only so big and I will pick up a few more mason jars. It's pickles, everything is peaking, pickling peppers, a bounty of pickles the size of soccer balls. I loaded up the van with a few more mason jars and cabbage and "Food for All" foodbank in were thrilled with the donation and even happier when they were grown without chemicals.

My neighbor asked me how I managed to get by with the lack of rain. "I just picked a few days and gave them lots of water. A little organic matter from our chicken coop to growing colossal cabbages. My donation to the foodbank, we have half dozen cabbages ready for us to eat so much coleslaw and cabbage. Today I took the cabbage rolls but have never had

the time for all the preparation. My Mother-in-law made the best and I emailed the family to see if anyone had kept the recipe. No luck, so off to the internet.

Lots of recipes with an amazing diversity of ingredients. Norma's were not too sweet and not too spicy. Just right. Comfort food with lots of fibre, vitamins and protein. So I reviewed all the recipes and distilled them down to an amalgam. In forty five minutes, I'll find out if I've come close.

Just one cabbage provided enough wrapping for twenty eight cabbage rolls and half the head is left over for a stab at sauerkraut. Angie is going to kill me. I just checked the oven to top up the sauce and the casserole dish is seriously crusted around the top. I'm afraid I will have to face a carbon tax.

It was such a good feeling seeing the appreciation at the foodbank this morning. Hopefully, some family will have fresh veggies on their plate tonight. We will.

Retirement has afforded me the luxury of growing things for those that don't have the room or the means. We do this every year (over and over). The definition of crazy is doing the same thing over and over again and expecting a different result. We're crazy. Anticipation and then the complete surprise of the havoc of harvest.

If you have any gardening questions, email me at gordknights3@gmail.com

159 km/h in a 100 km/h zone. The vehicle was towed and impounded for seven days.

with driving a motor vehicle in contravention of conditions and driving a motor vehicle on

and the investigation is ongoing. Submitted by the OPP

VILLAGE OF MERRICKVILLE-WOLFORD NOTICE OF PUBLIC MEETING

for PROPOSED OFFICIAL PLAN AMENDMENT and ZONING BY-LAW AMENDMENT (Bassile)

TAKE NOTICE: The Council of the Corporation of the Village of Merrickville-Wolford will hold a public meeting on the 28th day of September, 2016 at 7:30 p.m. in the Council Chambers at 317 Brock Street West to consider a proposed Official Plan Amendment under Section 17 of the Planning Act and a proposed Zoning By-law Amendment under Section 34 of the Planning Act.

TAKE NOTICE: The Village has received applications to amend both the Official Plan and Zoning By-law as described in the Explanatory Note below.

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317 Brock Street West, P.O. Box 340, Merrickville, Ontario, K0G 1N0

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DATED AT THE VILLAGE OF MERRICKVILLE-WOLFORD THIS 30th DAY OF AUGUST, 2016.

Arie Hoogenboom, CAO/Clerk

EXPLANATORY NOTE

Location and Site

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Proposed Development

The applicant is proposing to develop a mixed-use commercial and residential building such as is found in the downtown area. The proposed development consists of four commercial units on the ground floor facing Broadway Street West, and four residential units on the second floor.

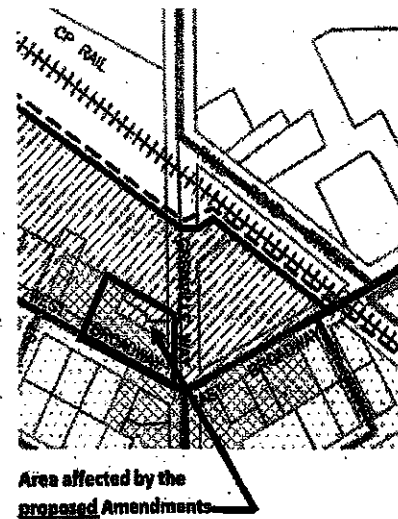
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The properties are designated Highway Commercial and Business Park in the Official Plan, and the proposed Amendment would re-designate them to Highway Commercial Special Policy Area, where the special policies would permit the proposed mixed-use commercial/residential building.

Proposed Zoning By-law Amendment

The former gas station is zoned Highway Commercial (C3) and the former 2-unit semi-detached dwelling is zoned Residential Type 2 (R2) in the Zoning By-law, and the proposed Amendment would rezone the properties to Highway Commercial-Exception (C3-X) where the exception provisions permit the proposed development and set appropriate zone regulations to accommodate the building size and orientation, while providing appropriate setbacks, landscaping and parking.

KEY MAP



dark,
And eases the pain like the song of a Meadow Lark.
Then it flits away on silent wings, and I'm alone;
Hungering for more of the light it had shone.
Shall grief's bitter cold sadness consume me,
Like a winter storm on the vast angry sea?
How can I fill the void and deep desperate need,
To replant my heart with hope's lovely seed?
Then I look at a photo of your playful smiling face,
And for a moment I escape to a serene happy place;
Remember the laughter and all you would do,
Cherishing the honest, caring, loving spirit of you.
Shall spring's cheerful flowers bring life anew,
And allow me to forget the agony of missing you?
Will spring's burst of new life bring fresh hope,
And teach my grieving soul how to cope?
Sometimes I'll read a treasured card you had given me,
And each word's special meaning makes me see,
The precious gift of love I was fortunate to receive,
And I realize you'd never want to see me grieve.
Shall summer's warm brilliant sun bring new light,
And free my anguished mind of its terrible plight?
Will its gentle breezes chase grief's dark clouds away,
And show me a clear path towards a better day?
When I visit the grave where you you lie in eternal peace,
I know that death and heaven brought you release;
I try to envision your joy on that shore across the sea,
And, until I join you, that'll have to be enough for me.
For all the remaining seasons of my life on earth,
There'll be days I'll miss your merriment and mirth,
And sometimes I'll sadly long for all the yesterdays;
Missing our chats and your gentle understanding ways.
Yet, the lessons of kindness and love you taught me,
And the good things in life you've helped me to see;
Linger as lasting gifts that comfort and sustain,
Until I journey to that peaceful shore and see you again.

Always in our hearts,
And never forgotten
Your loving wife, Betty
Daughter, grandchildren,
and great-grandchildren



REID, Bob - In loving memory of my husband, father and grandfather who passed away September 1st, 2014.
Beautiful memories
Are wonderful things
They last till the longest day.
They never wear out,
They never get lost,
And can never be given away.
To some you may be forgotten,
To others a part of the past,
But to us who loved and lost you
Your memory will always last.
'Til memory fades and life departs
You live forever in our hearts.

Remembered always,
Love - Donna, William, Julie,
Nolan, Jessica & Curtis

SMITH, Elaine - In loving memory of my wife, mother, grandmother who passed away September 1, 2016.
Nothing can ever take away,
The love our hearts hold dear,
Fond memories linger every day
We miss you more each year.

Always remembered by
Annie and family

VILLAGE OF MERRICKVILLE-WOLFORD

NOTICE OF ADOPTION OF AN OFFICIAL PLAN AMENDMENT and NOTICE OF PASSING OF A ZONING BY-LAW AMENDMENT (Bassile)

TAKE NOTICE that the Council of the Corporation of the Village of Merrickville-Wolford, having held a public meeting on the 26th day of September, 2016 under Section 17 of the Planning Act, has passed By-law No. 22-16 to adopt Official Plan Amendment No. 2 to the Official Plan of the Village of Merrickville-Wolford on the 26th day of September, 2016.

TAKE NOTICE that any person or public body is entitled to receive notice of the decision of the approval authority regarding the **Official Plan Amendment** if a written request to be notified of the decision is made to the approval authority at the following address:

*Manager of Planning Services, United Counties of Leeds and Grenville
25 Central Avenue West, Suite 100, Brockville, Ontario, K6V 4N6.*

TAKE NOTICE that the Council of the Corporation of the Village of Merrickville-Wolford, having held a public meeting on the 26th day of September, 2016 under Section 34 of the Planning Act, has passed By-law No. 26-16, being a Zoning By-law Amendment, on the 26th day of September, 2016.

TAKE NOTICE that any person or agency may appeal to the Ontario Municipal Board in respect of the Zoning By-law Amendment by filing with the Clerk of the Village of Merrickville-Wolford not later than the 26th day of October, 2016 a notice of appeal setting out the objection to the By-law and the reasons in support of the objection.

TAKE NOTICE that an appeal must set out the objection to the by-law, the reasons in support of the objection, and must be accompanied by the prescribed fee (\$125.00) payable to the Minister of Finance of Ontario.

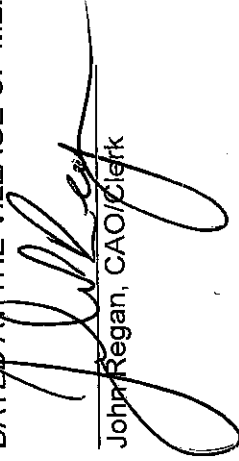
TAKE NOTICE that only individuals, corporations and public bodies may appeal the Zoning By-law Amendment to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of such an association or group.

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ADDITIONAL INFORMATION relating to the complete Official Plan and Zoning By-law Amendments is available for inspection during normal business hours at the Municipal Offices, 317 Brock Street West, Merrickville, ON.

DATED AT THE VILLAGE OF MERRICKVILLE-WOLFORD THIS 27th day of September, 2016.


John Regan, CAO/Clerk

EXPLANATORY NOTE

Location and Site

The Official Plan and Zoning By-law Amendments affect two adjacent properties located at the northwest corner of Broadway Street West (County Road 43) and Mill Street (County Road 15). The two properties were formerly occupied by a gas station (RJ's) which was recently demolished and by a semi-detached dwelling which was recently destroyed by fire.

Proposed Development

The applicant is proposing to develop a mixed-use commercial and residential building such as is found in the downtown area. The proposed development consists of four commercial units on the ground floor facing Broadway Street West, and four residential units on the second floor.

Official Plan Amendment

The properties were designated *Highway Commercial* and *Business Park* in the Official Plan, with the former gas station designated *Highway Commercial*, and the semi-detached dwelling designated *Business Park*.

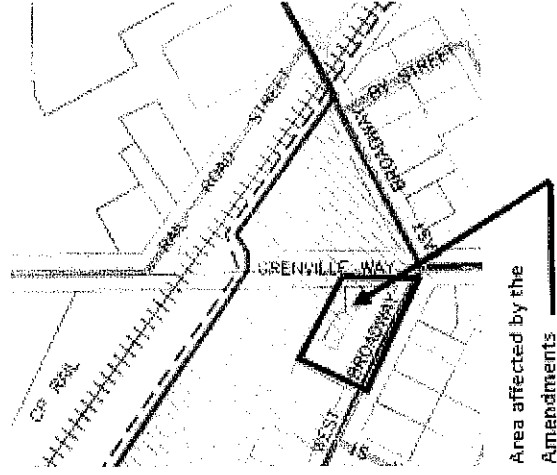
The Amendment re-designates both properties to the *Highway Commercial Special Policy Area (SPA 1)* designation, where the special policies permit the proposed mixed-use commercial/residential building.

Zoning By-law Amendment

The former gas station was zoned *Highway Commercial (C3)* and the former 2-unit semi-detached dwelling is zoned *Residential Type 2 (R2)* in the Zoning By-law to recognize the former uses on the properties.

The Amendment rezones the properties to *Highway Commercial-Exception (C3-X)*, where the exception provisions permit the proposed mixed-use development and set appropriate zone regulations to accommodate the building size and orientation, while providing appropriate setbacks, landscaping and parking.

KEY MAP



VILLAGE OF MERRICKVILLE-WOLFORD
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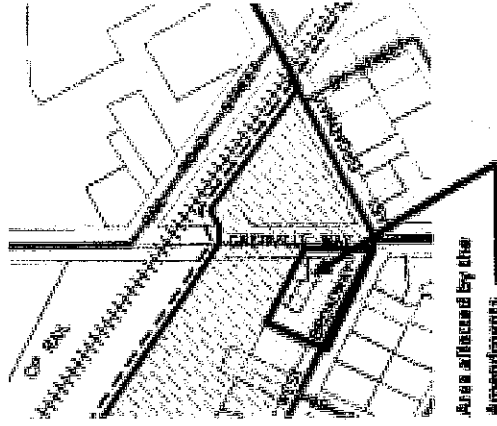
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KEY MAP



**CERTIFIED COPY OF BY-LAW
ADOPTING OFFICIAL PLAN AMENDMENT**

**CORPORATION OF THE VILLAGE OF MERRICKVILLE-WOLFORD
BY-LAW No. 22-16**

The Council of the Corporation of the Village of Merrickville-Wolford, under Section 17(22) of the Planning Act, hereby enacts as follows:

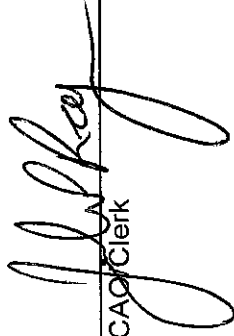
1. The Amendment No. 2 to the Official Plan of the Village of Merrickville-Wolford, consisting of the attached map and explanatory text is hereby adopted.
2. The Clerk is hereby authorized to notify persons or agencies requiring such notification under Section 17(23) of the Planning Act.
3. This By-law shall come into force and take effect on the day of final passing thereof.

Enacted and passed this 26th day of September, 2016.



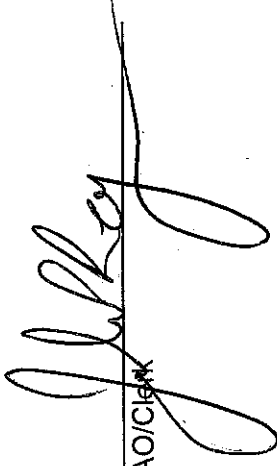
Mayor

CORPORATE SEAL OF THE
MUNICIPALITY



CAO/Clerk

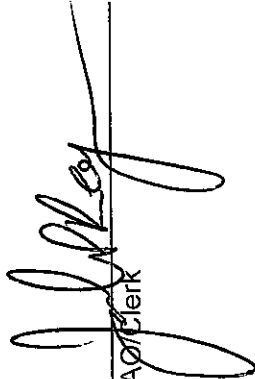
Certified that the above is a true copy of By-law No. 22-16 as enacted and passed by the Council of the Corporation of the Village of Merrickville-Wolford on this 26th day of September, 2016.



CAO/Clerk

**CERTIFICATE OF COMPLIANCE WITH THE REQUIREMENTS FOR
GIVING OF NOTICE
PUBLIC MEETING
AND
GIVING OF NOTICE OF ADOPTION**

I, John Regan, CAO/Clerk, hereby certify that Official Plan Amendment No. 2 has been adopted and processed in accordance with the notice, public meeting and notice of adoption requirements under Section 17 of the Planning Act, RSO 1990 as amended.


CAO/Clerk

AMP benefits from Key Tag Service



Submitted photo
Brianna using her new bike device thanks to public support of the Key Tag Service.

CHAMP Program.

The War Amps receives no government grants and its programs are possible through public support of the Key Tag and Address Label Service.

Submitted by the War Amps

ast kicks off Oct. 13

hythms. Friday College in Toronto, offers his innes with the masterful drum instruction to Santana. Jazz musicians at all levels as well accomplished as to anyone curious to know an innovative more about the jazz drummer's Latin American role. Those who attend the clinic with North are sure to leave with a great-nd has become er understanding of drumming-ist well recog- concepts and techniques.

Listeners can catch a taste of il Region. The New Orleans with the electrify-acclaimed. Mi- ing tunes of Red Hot Ramble, d Friends take followed by the swingingly fun ing hours with blues of the Neltotones, who s soul stirring claim influences ranging from e Main Street Nina Simone to Eminem. As ses off the first Saturday winds down you'll stival with their want to keep your energy up tive integration for the final three events of the nd jazz. Satur- night. Shine On: The Universe rks the busiest group of musicians who per- il with two spe- group of beautiful jazz-infused in- serts! terpretations of music by John formers of the Lennon/The Beatles, and boast s Maskell Trio, over 20 JUNO Award nomina- g talented mu- tions combined.

aw and Mon- Prior to the Shine On con- exceptionally cert, audiences will have the and showcase unique chance to attend a 45 minute pre-concert talk by the leader of the group, Michael s concert is the Occhipinti, who offers an in- ecial presenta- credible depth of insight into linc hosted by the group's creative process. ally acclaimed. For more information and so, the resident full schedule, visit www.mer- ickvalleyjazzfest.com.

Did you know there's
 also national and
 international news
 on our website?



INSIDE ottawavalley

For all the latest, visit

www.insideottawavalley.com/ottawavalley-news/

VILLAGE OF MERRICKVILLE-WOLFORD NOTICE OF ADOPTION OF AN OFFICIAL PLAN AMENDMENT

and NOTICE OF PASSING OF A ZONING BY-LAW AMENDMENT (Bassile)

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TAKE NOTICE that an appeal must set out the objection to the by-law, the reasons in support of the objection, and must be accompanied by the prescribed fee (\$125.00) payable to the Minister of Finance of Ontario.

TAKE NOTICE that only individuals, corporations and public bodies may appeal the Zoning By-law Amendment to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of such an association or group.

TAKE NOTICE that no person or public body shall be added as a party to the hearing of the appeal unless, before the Zoning By-law Amendment was adopted, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

AND TAKE NOTICE that the subject lands are affected by an Official Plan Amendment (file no. OPA 2-16), and a Zoning By-law Amendment (file no. ZBA 1-16).

ADDITIONAL INFORMATION relating to the complete Official Plan and Zoning By-law Amendments is available for inspection during normal business hours at the Municipal Offices, 317 Brock Street West, Merrickville, ON.
DATED AT THE VILLAGE OF MERRICKVILLE-WOLFORD THIS 27th day of September, 2016.

John Regan, CAO/Clerk

EXPLANATORY NOTE

Location and Site

The Official Plan and Zoning By-law Amendments affect two adjacent properties located at the northwest corner of Broadway Street West (County Road 43) and Mill Street (County Road 15). The two properties were formerly occupied by a gas station (R1's) which was recently demolished and by a semi-detached dwelling which was recently destroyed by fire.

Proposed Development

The applicant is proposing to develop a mixed-use commercial and residential building such as is found in the down- town area. The proposed development consists of four commercial units on the ground floor facing Broadway Street West, and four residential units on the second floor.

Official Plan Amendment

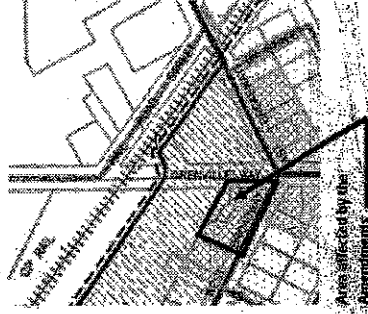
The properties were designated Highway Commercial and Business Park in the Official Plan, with the former gas sta- tion designated Highway Commercial, and the semi-detached dwelling designated Business Park. The Amendment re-designates both properties to the Highway Commercial Special Policy Area (SPA 1) designation, where the special policies permit the proposed mixed-use commercial/residential building.

Zoning By-law Amendment

The former gas station was zoned Highway Commercial (C3) and the former 2-unit semi-detached dwelling is zoned Residential Type 2 (R2) in the Zoning By-law to recognize the former uses on the properties.

The Amendment rezones the properties to Highway Commercial-Exception (C3-X), where the exception provisions permit the proposed mixed-use development and set appropriate zone regulations to accommodate the building size and orientation, while providing appropriate setbacks, landscaping and parking.

KEY MAP



**AMENDMENT No. 2
TO THE
OFFICIAL PLAN
OF THE
VILLAGE OF MERRICKVILLE-WOLFORD**

- PART A - THE PREAMBLE does not constitute part of this Amendment.
- PART B - THE AMENDMENT consisting of the following map and explanatory text constitutes Amendment No. 2 to the Official Plan of the Village of Merrickville-Wolford.

PART A - THE PREAMBLE

LOCATION AND SITE

The Official Plan and Zoning By-law Amendments affect two adjacent properties located at the northwest corner of Broadway Street West (County Road 43) and Mill Street (County Road 15). The two properties were formerly occupied by a gas station (Rj's) which was recently demolished and by a semi-detached dwelling which was recently destroyed by fire.

PROPOSED DEVELOPMENT

The Official Plan Amendment has been adopted in response to development proposal to construct a mixed-use commercial and residential building such as is found in the downtown area. The proposed development consists of four commercial units on the ground floor facing Broadway Street West, and four residential units on the second floor.

OFFICIAL PLAN AMENDMENT

The properties were designated *Highway Commercial* and *Business Park* in the Official Plan, with the former gas station designated *Highway Commercial*, and the semi-detached dwelling designated *Business Park*.

The Amendment re-designates both properties to the *Highway Commercial Special Policy Area (SPA 1)* designation, where the special policies permit the proposed mixed-use commercial/residential building.

BASIS OF THE OFFICIAL PLAN AMENDMENT

The following sets out the planning rationale in support of the Amendment.

1. Provincial Policy Statement 2014

The proposed development constitutes "intensification" within a "settlement area" as defined in the Provincial Policy Statement 2014 (PPS). As a mixed-use intensification project, it constitutes a preferred form of development in a previously developed portion of a settlement area, and is consistent with the applicable policies of Section 1.1.3 of the PPS.

The proposed development is to take place on "partial services" where it is to be serviced by the municipal water supply system and by a private sewage disposal system. While not the preferred form of servicing, it is nonetheless permitted under Section 1.6.6.5 b) of the PPS given its location on the edge of the Merrickville urban area. (Section 1.6.6.5 b) states that partial services are permitted "within settlement areas, to allow for infilling and minor rounding out of existing development on partial services provided that site conditions are suitable for the long term provision of such services with no negative impacts."

The proposed development is located on County Road 43 (West Broadway Street) which is a location that is consistent with the applicable policies of Section 1.6.7 of the PPS in terms of providing access to the proposed development. Specifically, County Road 43 is "appropriate to address projected needs" of the project (see Section 1.6.7.1).

There are no known Natural or Cultural Heritage features on the site or adjacent land, and no known Archaeological resources on the site that need to be protected/conserved. Additionally, there are no known Natural Hazards on the site or adjacent land that would negatively impact the proposed development project.

As noted above, a portion of the development site is a former gas station and is, therefore, considered to be a brownfield site. The gas station has now been demolished and the site has been remediated. (A draft Site Conditions Report has been prepared for review and acceptance.) Accordingly, the proposed development project is considered to be consistent with Section 3.2 of the PPS.

In conclusion, the proposed development project, and this Official Plan Amendment, is considered to be consistent with the PPS.

2. Official Plan for the United Counties of Leeds and Grenville

As described above, the proposed development is located in the Merrickville settlement area. Merrickville is designated Urban Settlement Area on Schedule A of the Official Plan for the United Counties of Leeds and Grenville (UCLG OP), and the proposed development is a permitted use under the Growth Management and Settlement Areas policies of Section 2 of the UCLG OP. Notably, the proposed development does not require an Amendment to the UCLG OP, notwithstanding that it does require this Amendment to the Village of Merrickville-Wolford Official Plan (see item 3 below).

The proposed development is permitted under the servicing policies of Sections 2.3.2.1 and 6.3.1 d) of the UCLG OP. It is recognized that a septic permit (including any conditions arising from the Site Conditions Report related to the de-commissioning of the gas station) is required from the Leeds, Grenville and Lanark District Health Unit, and this will be dealt with through the site plan approval process.

Subject to the issuance of an entrance permit to recognize the re-configured West Broadway Street entrance/exit to the property, the proposed development conforms to the relevant policies of Sections 6.2.2 and, in particular, 6.2.2.3.

As also described above, there are no known Natural or Cultural Heritage features on the site or adjacent land, and no known Archaeological resources on the site that need to be protected/conserved. Additionally, there are no known Natural Hazards on the site or adjacent land that would negatively impact the proposed development project. On this basis, the proposed development conforms to the relevant policies of Sections 4.0 and 5.0 of the UCLG OP. Additionally, the development approval process, specifically the site plan approval process, is being undertaken in conformity with the policies of Section 5.3 (Human-Made Hazards) in terms of the rehabilitation of the former gas station site.

In conclusion, the proposed development project, and this Official Plan Amendment, is considered to be in conformity with the UCLG OP.

3. Village of Merrickville-Wolford Official Plan

The proposed development site is designated Highway Commercial and Business Park in the Village of Merrickville-Wolford Official Plan, and neither of these designations permit the proposed mixed-use commercial/residential building. Nonetheless, the policies of the Highway Commercial designation contemplate the proposed development. Specifically, Section 4.2.4.3.6 permits development which is not primarily comprised of traditional highway commercial uses, but only permits such development by an Amendment to the Official Plan.

Based on this policy, the purpose of this Official Plan Amendment is twofold:

1. It recognizes the land assembly which has been done to accommodate the proposed development by placing both properties in the same land use designation. In this regard, it is important to note that the Business Park designation is not an "employment area" designation within the meaning of the PPS, and that it is not designated as either a

Regionally or Locally Significant Employment Area in the UCLG OP. Therefore, the re-designation of the Business Park property does not need to be undertaken in the context of a "comprehensive review".

2. It re-designates both properties to the Highway Commercial Special Policy Area SPA 1 designation, pursuant to the policies of Section 4.2.4.3.6, where the special policies permit the uses of the Core Area designation and prohibit the uses of the Highway Commercial designation.

Notwithstanding that an Official Plan Amendment is required under of Section 4.2.4.3.6, the proposed development and this Amendment otherwise conform to all of the policies of the Village of Merrickville-Wolford Official Plan.

OTHER PLANNING APPLICATIONS

This Official Plan Amendment has been processed concurrently with an implementing Zoning By-law Amendment.

In future, a site plan application will be filed with the Village of Merrickville-Wolford to be approved by the Village in consultation with the United Counties of Leeds and Grenville (entrance permit) and the Leeds, Grenville and Lanark District Health Unit (septic permit including and any conditions arising from the Site Conditions Report related to the de-commissioning of the gas station). Currently, a draft site plan is on circulation to obtain input to the site plan approval process.

OVERALL CONCLUSION

The proposed development and this Official Plan Amendment (as well as the implementing Zoning By-law Amendment) are consistent with the PPS, are in conformity with the UCLG OP, and are in conformity with the Village of Merrickville-Wolford Official Plan, including the policies of Section 4.2.4.3.6.

PART B - THE AMENDMENT

All of this part of the document entitled PART B - THE AMENDMENT, consisting of the following map and explanatory text constitutes Amendment No. 2 to the Official Plan of the Village of Merrickville-Wolford.

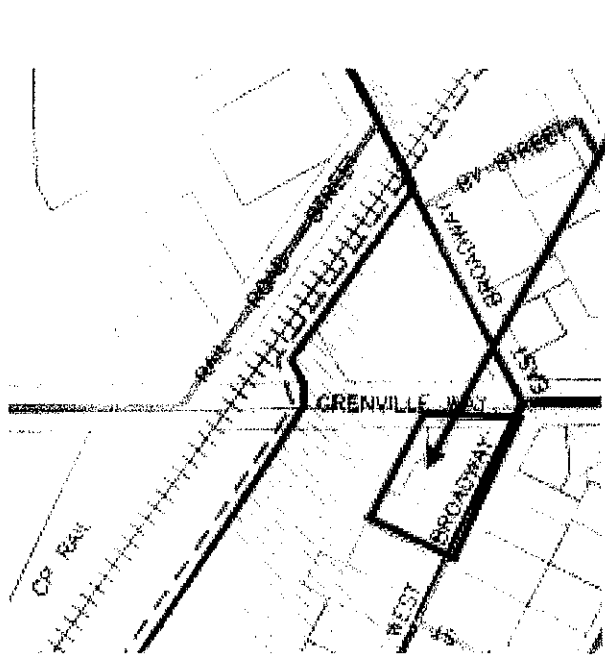
Details of the Amendment

Section 1: Schedule "B-1", Urban Area Land Use Plan, is hereby amended by re-designating the area as shown on Schedule A of this Amendment from *Highway Commercial* and *Business Park* to *Highway Commercial Special Policy Area (SPA 1)*.

Section 2: Section 4.2.4, HIGHWAY COMMERCIAL, is hereby amended by adding the following text to Subsection 4.2.4.4, Special Policy Areas:

"SPA 1: West Broadway Street

On the lands designated SPA 1 on Schedule B-1, the permitted uses shall include those Core Area uses which are set out in Section 4.2.3.2, and the Highway Commercial uses which are set out in Section 4.2.4.2 shall not be permitted. Where a use is permitted under both Section 4.2.3.2 and Section 4.2.4.2, it shall also be permitted in this Special Policy Area."

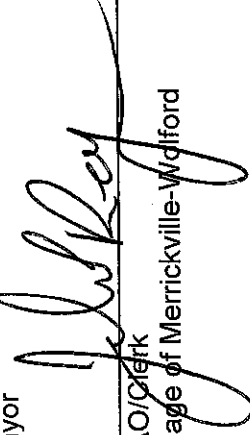


Area to be re-designated to
"Highway Commercial Special Policy Area SPA 1"

THIS IS SCHEDULE "A" TO OFFICIAL
PLAN AMENDMENT No. 2



Mayor



CAO/Clerk
Village of Merrickville-Wolford

PART C - APPENDICES

APPENDIX A List describing the information that was made available to the public prior to the adoption of the Official Plan Amendment.

1. Proposed Official Plan Amendment
2. Proposed Zoning By-law Amendment (first and second editions)
3. Proposed site plan
4. Novatech memo planning report
5. Village of Merrickville-Wolford Official Plan
6. Village of Merrickville-Wolford Zoning By-law No. 23-08
7. Provincial Policy Statement 2014
8. Copy of the Official Plan Amendment and Zoning By-law Amendment applications
9. Copy of newspaper ad of Notice of Public Meeting

PART C - APPENDICES

APPENDIX B Certified list of all persons and public bodies that made oral submissions at the public meeting.

PUBLIC MEETING

OFFICIAL PLAN AND ZONING AMENDMENTS - BASILLE - September 26, 2016

Wish to receive information regarding this amendment

	NAME (PRINT)	ADDRESS (Box #)	PHONE or email
1.	ERIC TOWNKUMN	P.O. BOX 269	613-223-8889 TownKumns@Cymna.com
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			

This is a certified true copy
of the original document.

Sheila Kehoe

SHEILA KEHOE
COMMISSIONER
OF BATH

PART C - APPENDICES

APPENDIX C Minutes of the public meeting

Public Meeting

Official Plan Amending OPA 2 - 2016
Zoning By-Law Amendment ZBA 1 - 2016
BASSILE AMENDMENTS
OFFICIAL PLAN 04-07 AND ZONING BY-LAW 23-08
Monday September 26, 2016
7:30 p.m.
Council Chambers,
Village of Merrickville-Wolford

The Council of the Corporation of the Village of Merrickville-Wolford held a Public Meeting for the purpose of hearing applications OPA 2 – 2016 and ZBA 1 - 2016 for amendments to OFFICIAL PLAN 04-07 and Zoning By-Law 23-08 on September 26, 2016 at 7:30 pm in the Council Chambers.

Mayor David Nash, Deputy Mayor Anne Barr, Councillor Kim Weedmark, Councillor Stephen A. Ireland, Councillor Chuck MacInnis, Councillor David Snowdon, Councillor Victor Suthren were in attendance as well as Arie Hoogenboom, Acting Clerk, and Sheila Kehoe, Manager of Finance – Treasurer.

Gallery: Members of the public were in attendance

No media were present.

Mayor Nash read out the public meeting introduction and process (attached). In attendance were the applicant, one citizen and our planning consultant, Doug Grant of Novatech.

Mr. Grant reviewed the OP and Zoning amendments, noting that the OPA is consistent with the Provincial Policy Statement and the County OP. He recommended passage of both the OPA and the Zoning By-Law. He responded to a number of questions from Council. A draft site plan for the property was discussed and it was noted that it meets all local requirements but approval must

await approval of the OPA and Zoning.

Mayor Nash called for comments from anyone in attendance in support of the applications. None were made. He then called for anyone opposed to the amendments to speak. Mr. Eric Monkman of Charlotte Street expressed concern over the appearance of the development as the location is at the entrance to the Village. He questioned if Lanark County had been consulted as he felt they did the road snow removal. He also inquired if a sidewalk on #43 would be provided. In response, the Clerk advised that the site was in Leeds & Grenville and that Lanark County would therefore not be consulted.ⁱ Lanark County may be plowing the road as part of an agreement with Leeds & Grenville and that the County may choose to consult with Lanark County. Any sidewalk requirement would be at the discretion of the United Counties. Mr. Monkman wrote his name on the sign-up sheet for further notification. The Clerk advised that the Village had not received any mail or email in support or against the applications further to the public notice.ⁱⁱ

The Public Meeting adjourned at 8:30 p.m.

ⁱ Lanark County received the Notice of Public Meeting pursuant to the notification requirements of the O. Reg. 545/06, but made no submissions.

ⁱⁱ The Rideau Valley Conservation Authority had submitted comments, to which Mr. Grant referred to in his presentation, stating that it had no concerns with the OPA and ZBA, and that it was in discussions with the applicant regarding the stormwater management plan.

PUBLIC MEETING INTRODUCTION

Monday, September 26, 2016

Mayor

Introduction

This is a Public Meeting held under the Planning Act to consider a proposed Official Plan Amendment and a proposed Zoning By-law Amendment to permit a mixed-use commercial and residential development project at the corner of West Broadway Street (County Road 43) and Grenville Lane.

The proposed Amendments affect the properties occupied by the gas station which has recently been demolished and by the semi-detached dwelling which was recently destroyed by fire.

Notices

Before getting into further detail, there are certain mandatory requirements under the Planning Act that I must provide:

1. Notice of this Public Meeting was published in the EMC on Thursday September 1, 2016, and was given to the agencies and individuals that are required to be notified under the Act.
2. **TAKE NOTICE:** If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Council of the Village of Merrickville-Wolford before the proposed Official Plan and Zoning By-law Amendments are adopted, the person or public body is not entitled to appeal the decisions of the Council to the Ontario Municipal Board.
3. **TAKE NOTICE:** If a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the Village of Merrickville-Wolford before the proposed Official Plan and Zoning By-law Amendments are adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.
4. **TAKE NOTICE:** if you wish to be notified of the adoption of the proposed Official Plan Amendment, you must make a written request to the CAO/Clerk of the Village of Merrickville-Wolford

5. **AND TAKE NOTICE:** that the subject lands are affected by a proposed Official Plan Amendment (file no. OPA 2-16), and a Zoning By-law Amendment (file no. ZBA 1-16).
6. **ANY PERSON** may attend this public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Official Plan and Zoning By-law Amendments.

Procedure

The procedure for this Public Meeting will be as follows:

1. First, I will ask our planning consultant to make a presentation.
2. Council will then be allowed to ask questions of the planning consultant.
3. Next, anyone in support of the proposed Amendments can speak.
4. Next, anyone opposed to the proposed Amendments can speak.
5. Finally, Council can ask the planning consultant any questions arising from the comments received from the public.

I remind the audience to state your name before speaking so that it can be recorded in order to protect your right of appeal to the Ontario Municipal Board.

PART C - APPENDICES

APPENDIX D Written submissions and comments, date-stamped on day of receipt.

To attach all written and email submissions from the public and review agencies, including any from review agencies that state that they have no comments.

Frederick Martin

From: Douglas Grant <d.grant@novatech-eng.com>
Sent: Tuesday, September 27, 2016 1:57 PM
To: Frederick Martin
Subject: FW: Official Plan Amendment and Zoning Bylaw Amendment - Bassile (Broadway and Grenville)

Douglas Grant, MCP, RPP, Senior Project Manager
NOVATECH Engineers, Planners & Landscape Architects
240 Michael Cowpland Drive, Suite 200, Ottawa, ON, K2M 1P6 | Tel: 613.254.9643 | Fax: 613.254.5867
The information contained in this email message is confidential and is for exclusive use of the addressee.

From: Randy Wilkinson [mailto:cbo@merrickville-wolford.ca]
Sent: Wednesday, September 21, 2016 12:08 PM
To: 'Michael Yee' <michael.yee@rvca.ca>
Cc: Douglas Grant <d.grant@novatech-eng.com>
Subject: RE: Official Plan Amendment and Zoning Bylaw Amendment - Bassile (Broadway and Grenville)

Hi Mike,

Thank you for your response and update.

Randy Wilkinson
Chief Building Official
Village of Merrickville-Wolford

From: Michael Yee [mailto:michael.yee@rvca.ca]
Sent: September-19-16 4:43 PM
To: 'Randy Wilkinson' <cbo@merrickville-wolford.ca>
Cc: Glen McDonald <glen.mcdonald@rvca.ca>; Evelyn Liu <evelyn.liu@rvca.ca>; Emma Bennett <emma.bennett@rvca.ca>
Subject: Official Plan Amendment and Zoning Bylaw Amendment - Bassile (Broadway and Grenville)

Hi Randy,

We received the Notice of Public meeting for Sept 26 with respect to the above mentioned property. RVCA has no issues with the OPA or the ZBA. In discussion with you about this property, we know that it will be subject to site plan control and we are in discussion with the proponent about producing a stormwater management plan for technical review.

Please let us know if there is any further requirements to attend to at this time.

Regards,

Mike