

**BY-LAW No. 26 - 16**

THE CORPORATION OF THE VILLAGE OF MERRICKVILLE-WOLFORD

Being a by-law  
to amend comprehensive  
Zoning By-law No. 23-08  
of the Village of Merrickville-Wolford

**HIGHWAY COMMERCIAL EXCEPTION (C3-X)**

West Broadway Street County Road 43)  
Merrickville Ward

Prepared by:  
NOVATECH  
Ottawa, Ontario  
(613) 254-9643

**September, 2016**  
**2<sup>nd</sup> Edition**

**Project: 116123**

# 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 26<sup>th</sup> 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:

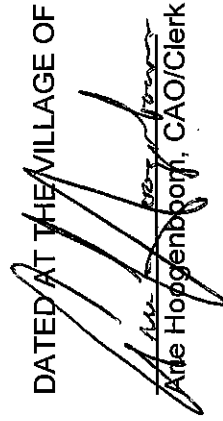
*Arie Hoogenboom, CAO/Clerk, Village of Merrickville-Wolford  
317 Brock Street West, P.O. Box 340  
Merrickville, Ontario, K0G 1N0*

**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 30<sup>th</sup> DAY OF AUGUST, 2016.

  
Arie Hoogenboom, 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.

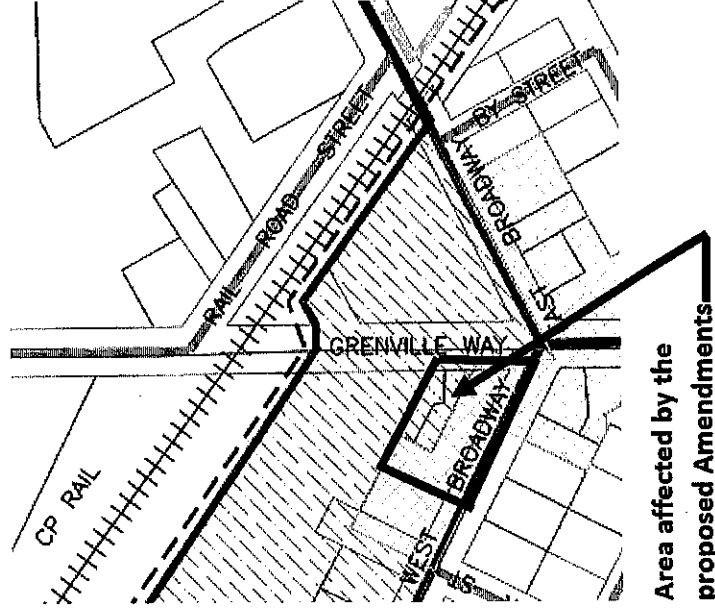
### **Proposed Official Plan Amendment**

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



### KYC Book Fair launches with flare

These event on Aug. 24, held in support of the Kemprville Youth Centre a big hit with book lovers. People were invited to preview the book fair, it on Aug. 25, at the Ferguson Forest Centre in Kemprville. All proceeds also went directly to the KYC, which offers youth programming in the Ford Thrift Shoppe made a generous donation of \$350 to the KYC during the 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.

### Gardener's Corner

## The Havoc of Harvest

It's this every year, you think we're in-law made the best and I emailed the family to see if anyone had kept the recipe. No luck, then came the rain and more tomatoes turned into a dozen 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 sauteurcut. Angie is going to kill me, I just checked the oven to top a , beers and cabbage and up the sauce and the casserole dish is seriously "Food for All" foodbank in were thrilled with the donation and even happier when they ere grown without chemicals

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 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 gorkdnghits@gmail.com

er asked me how I managed to grow growing colossal cabbages, mature from our chicken coop pile. A little organic matter and gave them lots of ew days and gave them lots of appreciation at the foodbank this morning. Hopefully, some family will have fresh veggies on their plate tonight. We will.

159 km/h in a 100 km/h zone with driving a motor vehicle and in contravention of conditions and the investigation is ongoing. The vehicle was towed and impounded for seven days.

Submitted by the OPP

### VILLAGE OF MERRICKVILLE-WOLFORD NOTICE OF PUBLIC MEETING FOR PROPOSED OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT (Baselle)

**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. 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:

Arle Hoogenboom, CAO/Clark, Village of Merrickville-Wolford  
317 Brock Street West, P.O. Box 340, Merrickville, Ontario, K0G 1N0  
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.

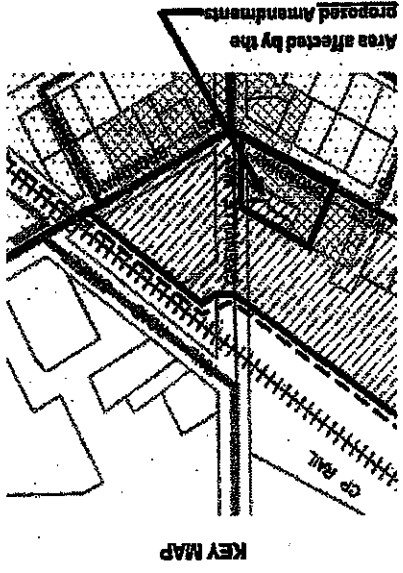
**ADDITIONAL INFORMATION:** For more information regarding the proposed Official Plan and Zoning By-law Amendments, including information about preserving your appeal rights, contact the Clerk's Office during normal office hours at 317 Brock Street West, Merrickville, ON. (613-269-4791)

Arle Hoogenboom, CAO/Clark, DATED AT THE VILLAGE OF MERRICKVILLE-WOLFORD THIS 30th DAY OF AUGUST, 2016.

### 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, and four residential units on the ground floor facing Broadway Street West, and four residential units on the second floor. 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 (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.



**Proposed Official Plan Amendment**  
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. 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. 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.

And eases the pain like the song of a meadow Lark. Then it flies away on silent wings, and I'm alone, hanging for more of the light it had shone. Sheel 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 look at a photo of your playful smiling face. And for a moment I escape to a serene happy place.

Beautiful memories husband, father and grandfather September 1st, 2014

Are wonderful things They last till the longest day, They never wear out, They never get lost, And can never be given away To someone you may be forgotten, But to us who loved and lost, Your memory will always last, Till memory fades and the dust settles, You live forever in our hearts.

Remembered always, Love-Donna, I wife, Nolan, Jessica and

And show me a clear path towards a better day? When I visit the grave where 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 warmth 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 healing gifts that comfort and sustain, Until I journey to that peaceful shore and see you again.

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



SMITH, Elaine - In loving memory, grandmother, wife, mother, grandmothers passed away September 1, 2014. Nothing can ever take away the love our hearts hold every Fond memories linger every We miss you more each year Always remembered by Arnie and family

# VILLAGE OF MERRICKVILLE-WOLFORD

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(Bassile)

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

  
Arie Hoogenboom, 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*.

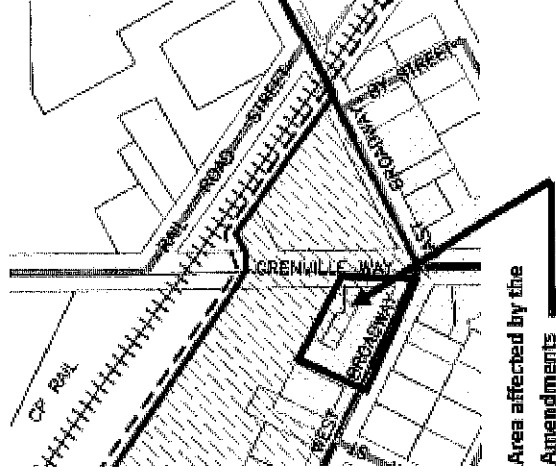
The Amendment re-designates both properties to the *Highway Commercial Special Policy Area (SPA 1)* designation, where the special policies permit the proposed mixed-use commercial/residential building.

### 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

## 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 26<sup>th</sup> 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 26<sup>th</sup> 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.*

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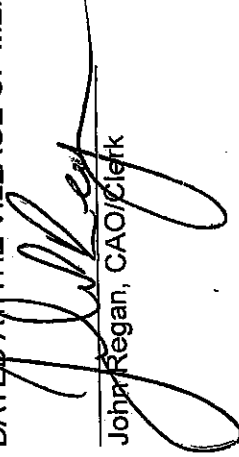
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**ADDITIONAL INFORMATION** relating to the complete Official Plan and Zoning By-law Amendments is available for inspection during normal business hours at the Municipal Offices, 317 Brock Street West, Merrickville, ON.

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

  
John Regan, CAO/Clerk

## EXPLANATORY NOTE

### Location and Site

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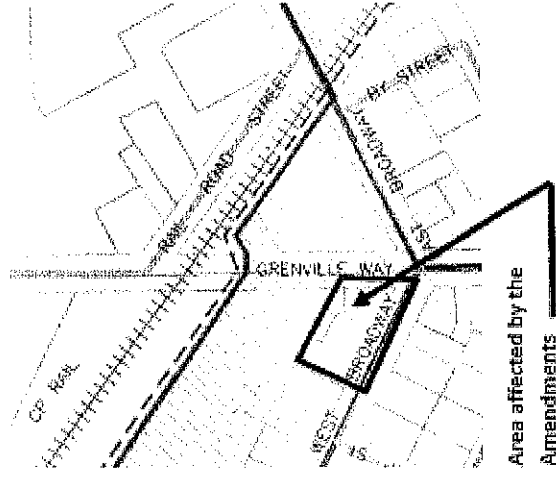
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### KEY MAP





**CERTIFICATE OF COMPLIANCE WITH  
NOTICE AND PUBLIC MEETING REQUIREMENTS  
AND NOTICE OF APPEAL**

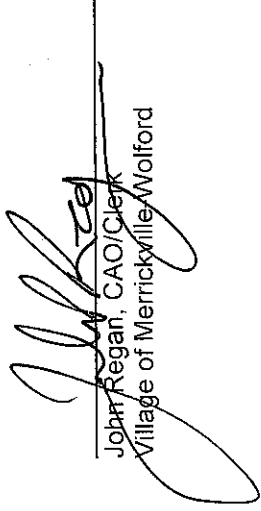
*R*  
*John Regan*  
~~John Regan~~

I, ~~John Regan~~, CAO/Clerk, hereby certify that By-law No. 06-16 has been passed in accordance with the requirements for (i) notice of public meeting under Sections 34(12) and 34(13) of the Planning Act and (ii) written notice of the passing of the By-law under Section 34(18) of the Planning Act.

I further certify that:

No notice of appeal under Section 34(19) of the Planning Act, has been filed within twenty days from the date of notice of passage of the By-law, of;

Notice of appeal has been filed, and the attached submissions are true copies of all written submissions and supporting material received in respect of the By-law prior to the passing thereof together with all notices of appeal.

  
John Regan, CAO/Clerk  
Village of Merrickville-Wolford

VILLAGE OF MERRICKVILLE-WOLFORD  
BY-LAW No. 2616

A Zoning By-law, being a By-law to amend By-law No. 23-08 of the Village of Merrickville-Wolford for prohibiting the use of land for or except for such purposes as may be set out in this By-law and for prohibiting the erection, location or use of buildings or structures for or except for such purposes as may be set out in this By-law within the said lands; and for regulating the character of buildings or structures to be erected or located on the said lands.

The Council of the Corporation of the Village of Merrickville-Wolford enacts as follows:

Section 1: The lands shown outlined in heavy black lines on Schedule "A", attached to and forming part of this By-law, are the lands affected by this By-law.

Section 2: Schedule "B" of By-law No. 23-08 is hereby amended by changing the zoning on the affected lands to the "Highway Commercial-Exception" (C3-X) Zone, and by replacing the "X" symbol on Schedule A and in the following text to the next number in sequence.

Section 3: Section 6.3.3 of By-law No. 32-08 is hereby amended by adding a new subsection as follows:

"X. C3-X: West Broadway Street and Grenville Way (Schedule B)

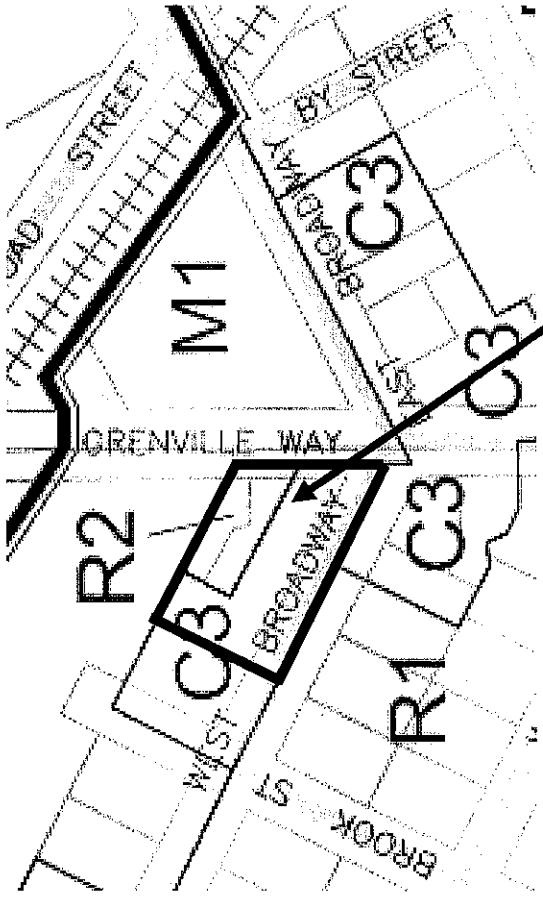
Notwithstanding the permitted use provisions of Section 6.3.1 and the zone provisions of Section 6.3.2, on the lands zoned C3-X the following provisions shall apply.

1. The permitted uses shall be in accordance with Section 6.1.1, except that the following uses are not permitted:
  1. dry cleaning distribution station or plant
  2. laundromat
2. The following zone provisions shall apply:
  1. front yard depth (minimum): 2 m
  2. rear yard depth (minimum): 4.9 m
  3. landscaped open space (minimum): 20% and Section 3.18.1.3 does not apply to the exterior side yard."

Read a first, second and third time and finally passed this 26 day of Sept, 2016.

EB Wood  
Mayor

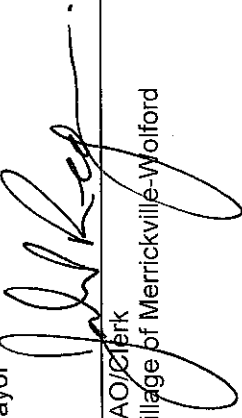
J. Kelly  
CAO/Clerk



Area rezoned to  
Highway Commercial-Exception (C3-X)

This is SCHEDULE A to By-law No. 26-16  
passed the 26 day of Sept, 2016.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
CAO/Clerk  
Village of Merrickville-Wolford

## APPENDICES

APPENDIX A True copy of all written submissions and supporting material.

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

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**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 (R.J's) which was recently demolished and by a semi-detached dwelling which was recently destroyed by fire.

**Proposed Development**

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**Official Plan Amendment**

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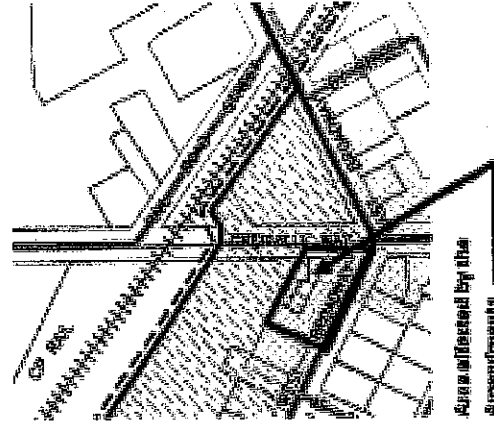
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The Amendment rezones the properties to Highway Commercial-Exception (C3-X), where the exception provisions permit the proposed mixed-use development and set appropriate zone regulations to accommodate the building size and orientation, while providing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

**KEY MAP**



# AP 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*

# Best kicks off Oct. 13

rythms. Friday College in Toronto, offers his inues 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 and 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 Nellotones, who claim influences ranging from e Main Street Nina Simone to Eminem. As ses off the first Saturday winds down you'll sival with their want to keep your energy up for the final three events of the tive integration Shine On: The Universe nd jazz. Satur- night. Shine On: The Universe rks the busiest of John Lennon, is an all-star al with two spe- group of musicians who per- sentations and form beautiful jazz-infused in- xerts!

terpretations of music by John Lennon/The Beatles, and boast s Maskell Trio, over 20 JUNO Award-nomina- g talented mu- awa and Mon- awa and Mon- exceptionally will have the and showcase minute pre-concert talk by the each individu- leader of the group, Michael s concert is the Ochipinti, who offers an in- cial presenta- credible depth of insight into linc hosted by the group's creative process. ily acclaimed For more information and so, the resident full schedule visit [www.mer- ickvillejazzfest.com](http://www.mer- ickvillejazzfest.com).

Connected to Your Community - K10 - Thursday, October 6, 2016

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## 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 incorporated 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 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

