

Regular Council Meeting 7:00 p.m. Monday January 8, 2024

IMPORTANT NOTICE: This meeting will be held in person and will be open to the public in the Council Chambers.

It will also be recorded and livestreamed electronically on the "Village of Merrickville-Wolford" YouTube channel accessible by clicking https://www.youtube.com/channel/UC_OEkw3yIMarGSHGeNecrQg

** Information documents distributed by email*

1. Call to Order
2. Approval of the Agenda (1)
3. Disclosure of Pecuniary Interest and the general nature thereof
4. Draft Motions for Consideration (4-6)
5. Minutes
 - Regular Council Meeting held on December 11, 2023 (7-17)
 - Priority Setting Exercise December 18, 2023 (18-20)
6. Planning (21-54)
 - a) Consent Application 146-23 106 Brock St. Village of Merrickville-Wolford
 - b) Planning Letter 146-23
 - c) Consent Application Form 146-23
 - d) Planning Report Consent Application B-146-23 (Giuliani)
Lot 21, Plan 6, Merrickville, Village of Merrickville-Wolford 206 Brock Street East
7. By-laws
 - a) By-law 2024-01 Borrowing (55)
 - b) By-law 2024-02 Levy Interim Taxes (56)
 - c) Procedural By-law 30-17 /Committee of the Whole (57-59)
 - d) Draft Event By-law 2024-XX (60-66)
8. Delegations
 - a) Jane Graham/Harry McLean Cairn Project (67-70)
 - b) Ian Harvey/Noise By-law Concern (71-72)
9. Staff Reports
 - a) Departmental Activity Update (73-76)

- b) Public Works Manager Cole (77-130)
Revised Gravel Roads Needs Study

10. Committee Updates/Minutes

- a) Blockhouse Museum Municipal Services Board Agenda January 11, 2024

11. Action Items

12. Information Items:

- a) Rideau Valley Conservation Authority Draft 2024 Notice of Budget/Municipal Consultation February 22, 2024 (131-133)
Reviewal Fee Schedule
 - i) Schedule A Planning Advisory Program (134)
 - ii) Schedule B Conservation Authorities Act Applications (135-137)
 - iii) Schedule C Technical Report Review (138)
 - iv) Schedule D Information and Professional Services (139)

- b) Ministry of Agriculture Food and Rural Affairs/Rural Economic Development Program (RED) Funding (140)

- c) Leeds and Grenville Update
Agricultural Area Review-Local Consultation Meetings (141-143)

- d) Merrickville-Wolford Correspondence to IESO/Battery Storage (144-148)

- e) Association of Municipalities Ontario (AMO) Amendments/Bill 23 (149-151)

- f) Ministry of the Solicitor General (152-153)
Community Safety and Policing Act, 2019 comes into effect April 1, 2024

- g) Clearview Township/Cemetery Transfer/Abandonment Administration and Management Support (154-155)

13. Notices of Motion:

14. Public Question Period to Council:

- 15. Proclamations/Statements from Members: (156)
Girl Guides/Proclamation in honour of World Thinking Day February 22, 2024

16. Closed Session: not required

17. Open Session: not required

18. Confirming By-Law: By-law 03-2024

(157)

19. Adjournment

Next meetings of Council:

Special Council Meeting January 15, 2024, 9:00 pm. till 4:00 pm. Training and Education

Special Council Meeting January 16, 2024, 5:00 pm. till 8:00 pm. Strategic Planning

Committee of the Whole, Thursday January 25, 2024, 2:00 pm.

Regular Council, Monday, February 12, 2024, 7:00 p.m.

1.	Call to Order -----
2.	THAT the Agenda for the Regular Council Meeting held on January 8, 2024 be approved. -----
3.	Disclosure of a Declaration of Pecuniary Interest and the General Nature Thereof declaration. -----
4.	THAT the Council of the Corporation of the Village of Merrickville-Wolford receive for information the Draft Motions for Consideration Document as presented. -----
5.	THAT the Council of the Corporation of the Village of Merrickville-Wolford approve the minutes of the; <ul style="list-style-type: none"> • Regular Council Meeting Minutes held on December 11, 2023, and the Priority Setting Session held on December 18, 2023.
6.	Planning:
a)	THAT the Council of the Corporation of the Village of Merrickville-Wolford support consent application B146-23 with the following conditions: <ol style="list-style-type: none"> 1. That the applicant provides the Village with a digital and paper copy of the registered Reference Plan. The Reference Plan shall specify the distance from the existing single detached dwelling on the retained parcel to the new lot line and shall demonstrate compliance with the R1 Zone side yard setback. 2. That the applicant provides proof of payment of all outstanding taxes and fees owing to the Village, if any. 3. That the applicant provides payment of cash-in-lieu of parkland. 4. That the existing garage on the severed parcel be removed prior to finalization of the consent.
7.	By-laws:
a)	THAT the Council of the Corporation of the Village of Merrickville-Wolford give First, Second, Third and Final Reading to By-law 01-2024 Being a By-law to authorize the Municipality to borrow up to \$2,000,000 during the January 1, 2024 to September 30, 2024 period and up to \$1,000,000 during the October 1, 2024 to December 31, 2024 period in order to finance the Village's Current Operating Expenditures on an interim basis; AND FURTHER THAT authorization be given to the Mayor and CAO/Clerk to sign, seal and place in the By-law Book for the Municipality By-law Number 01-2024. -----
b)	THAT the Council of the Corporation of the Village of Merrickville-Wolford give First, Second, Third and Final Reading to By-law 02-2024 Being a By-law to impose an interim tax levy for the year 2024 on properties within all tax classes in the Village of Merrickville-Wolford AND FURTHER THAT authorization be given to the Mayor and CAO/Clerk to sign, seal and place in the By-law Book for the Municipality By-law Number 02-2024.
c)	THAT the Council of the Corporation of the Village of Merrickville-Wolford give First, Second, Third and Final Reading to Amend Procedure By-law 30-17 to allow for a Committee of the Whole Structure;

	AND FURTHER THAT authorization of the amendment be given to the Mayor and CAO/Clerk to sign, seal and place in the By-law Book for the Municipality.
d)	THAT the Council of the Corporation of the Village of Merrickville-Wolford receive the Draft By-law to Regulate Events and direct Staff to review and amend based on comments from Council; AND FURTHER THAT the revised by-law be brought forward to the March 11, 2024 Council Meeting.

8.	Delegations:
a)	THAT the Council of the Corporation of the Village of Merrickville-Wolford receive the delegation provided by Jane Graham representing the Merrickville and District Historical Society concerning the 100 th anniversary of Canada's Ritual of the Calling of an Engineer, recited to this day by all graduating engineers as referenced in the book written by Theresa Charland, 2007, "Building an Empire: Big Pants Harry F. McLean and his Sons of Martha.

b)	THAT the Council of the Corporation of the Village of Merrickville-Wolford receive the delegation provided by Ian Harvey concerning the redevelopment of Municipal By-law related to noise related issues with regard to animal control.

9.	Staff Reports:
a)	<ul style="list-style-type: none"> THAT the Council of the Corporation of the Village of Merrickville-Wolford receive for information the Activity Update prepared for the January 8, 2024 Council Meeting.

	Public Works/EMS/Fire
b)	<ul style="list-style-type: none"> THAT the Council of the Corporation of the Village of Merrickville-Wolford receive for information the Updated Gravel Road Needs Study with the inclusion of Traffic Counts; AND FURTHER THAT the document be used as a reference to plan future road improvements and apply for available provincial dollars to ensure the maximum benefit is being achieved from roads budget funding.
10.	Committee Updates/Minutes: Agenda Blockhouse Museum Municipal Services Board January 11, 2024

11.	Action Items

12.	<ul style="list-style-type: none"> Information Items THAT the Council of the Corporation of Merrickville-Wolford receive for information the following items; Rideau Valley Conservation Authority Draft 2024 Notice of Budget/Municipal Consultation February 22, 2024 Reviewal Fee Schedule Ministry of Agriculture Food and Rural Affairs/Rural Economic Development Program (RED) Funding Leeds and Grenville Update/Agricultural Area Review-Local Consultation Meetings Merrickville-Wolford Correspondence to IESO re. Battery Storage projects Association of Municipalities Ontario (AMO) Amendments to Bill 23

	<ul style="list-style-type: none"> • Ministry of the Solicitor General/April 1, 2024, <i>Community Safety and Policing Act, 2019</i> • Clearview Township/Cemetery Transfer/Abandonment Administration and Management Support

13.	Notices of Motion:

14	Mayor Cameron opens the meeting to entertain Public Question Period pertaining to items on the agenda.

	<ul style="list-style-type: none"> • <ul style="list-style-type: none"> • Proclamations • Girl Guides of Canada - World Thinking Day Proclamation • WHEREAS World Thinking Day has united Girl Guides and Girl Scouts around the world for a day of international friendship over the past 90 years, first celebrated in 1926, and • WHEREAS youth members in the Village of Merrickville-Wolford and beyond benefit from the opportunity to speak out on issues that affect girls and young women, celebrate the founding of Girl Guides and be connected to the 8.8 million members in 153 countries who are part of the Guiding movement, and • WHEREAS this year, members will focus on the positive difference Girl Guides can make in the world as they explore the conditions that girls and young women need to thrive in an environmentally conscious world through the theme of, 'Our World, Our Thriving Future,' • THEREFORE the Village of Merrickville-Wolford does hereby proclaim February 22nd, 2024 "World Thinking Day" in the Village of Merrickville-Wolford.
	• • -----
	• • Statements from Members

16.	Closed Session: not required

17.	Resume Open Session:

18.	<p>THAT the Council of the Corporation of the Village of Merrickville-Wolford give First, Second, Third and Final Reading to By-law 2024-03 Being a By-law to Confirm the Proceedings of Council for the Meeting of January 8, 2024;</p> <p>AND FURTHER THAT authorization be given to the Mayor and CAO/Clerk to sign, seal and place in the By-law Book for the Municipality By-law Number 2024-03.</p>

19.	THAT the Council of the Corporation of the Village of Merrickville-Wolford adjourn.

The Corporation of the Village of Merrickville-Wolford
Monday December 11, 2023, 7:00 p.m.
Municipal Council Chambers
317 Brock St. W. Merrickville, Ontario K0G 1N0

Members Present

Mayor Michael Cameron
Deputy Mayor Anne Barr
Councillor Margaret Gural
Councillor Stephen Ireland
Councillor Ronnie Maitland

Staff Present

(Interim) C.A.O./Clerk Darlene Plumley
Manager of Operations/Fire Chief Brad Cole
Treasurer Kirsten Rahm
C.B.O. Dan Halladay

Guests

Forbes Symon, Jp2g Consultants

A sign in sheet was circulated to members of the public who were in attendance.

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https://www.youtube.com/channel/UC_OEkw3yIMarGSHGeNecrQg

Mayor Cameron requested a moment of silence to honour the passing of Betty Weedmark who was a councillor from 1980 to 1985 and became the first female Reeve in 1986 to 1992 the Mayor from 1993 to 2000. Betty was also the first female Warden of United Counties of Leeds and Grenville in 1989.

Prior to opening the meeting Mayor Cameron thanked the many ratepayers who were in attendance for demonstrating their interest in our Community.

Council has received a number of emails and many comments from the Public concerning the agenda item before us pertaining to the request for Municipal Support for the Heartwood Battery Storage Project.

Our goal as Members is to work together to achieve what we feel is best for the Village of Merrickville-Wolford, to achieve this goal we give careful consideration to all the information and background that has been provided.

The Agenda for the December 11th, 2023, Regular Meeting of Council be amended to consider item 8. b) Ginny Kerr concerning the proposed BESS Project and 11. e) the

request from Heartwood BESS regarding the Municipal Motion of Support be considered after item 4. Motions for Consideration prior to the adoption of the minutes.

Moved By: Councillor Maitland R-01-11-12-23

Seconded By: Councillor Gural

THAT the Council of the Corporation of the Village of Merrickville-Wolford be amended to consider item 11. e) prior to the adoption of the minutes.

THAT the Agenda for the Regular Council Meeting held on December 11th, 2023, be amended to consider item 8. b) Ginny Kerr concerning the proposed BESS Project and 11. e) the request from Heartwood Bess regarding the Municipal Motion of Support be considered after item 4. Motions for Consideration.

CARRIED

Disclosure of Pecuniary Interest and the General Nature Thereof was called for:
none stated.

The Draft Motions for Consideration Document was introduced.

Moved By: Councillor Gural R-02-11-12-23

Seconded By: Councillor Ireland

THAT the Council of the Corporation of the Village of Merrickville-Wolford receive for information the Draft Motions for Consideration Document as presented.

CARRIED

Moved By: Deputy Mayor Barr R-03-11-12-23

Seconded By: Councillor Maitland

THAT the Council of the Corporation of the Village of Merrickville-Wolford receive for information the delegation provided by Ginny Kerr concerning the Proposed BESS Installation on Weedmark Road.

CARRIED

The Request from Heartwood BESS/Municipal Motion of Support was introduced.

Moved By: Deputy Mayor Barr

Seconded By:

THAT the Council of the Corporation of the Village of Merrickville-Wolford receive for information the Request from Heartwood BESS/Municipal Motion of Support.

The Mayor, having heard no Second, declared the Motion LOST

Deputy Mayor Barr raised the concern that IESO's failure to inform leaves a private company to become the face of the policies that have led us into a situation not of our making, forcing us to respond to deadlines and requirements that are out of our control and have induced anxiety and distrust in our community.

Moved By: Deputy Mayor Barr R-04-11-12-23

Seconded By: Councillor Ireland

THAT the Council of the Corporation of the Village of Merrickville-Wolford direct staff to submit correspondence to the IESO which identifies the concerns which have been

raised by residents with regard to notification, transparency, and opportunities for comment;

AND FURTHER THAT If a similar proposal is brought to Merrickville-Wolford in the future, IESO needs to be aware that we have an expectation that full and meaningful consultation will be conducted with the citizens of Merrickville-Wolford, on a timeline that also allows for advice from our own third-party advisors (Planners, Legal, and RVCA, at a minimum)

CARRIED

The Minutes of the Regular and Special Council Meetings in November and October 2023, were introduced.

Moved By: Councillor Gural R-05-11-12-23

Seconded By: Councillor Maitland

THAT the Council of the Corporation of the Village of Merrickville-Wolford approve the minutes of the Regular and Special Council Meetings held in November and October 2023 as follows;

November 20, 2023

November 1, 2023

October 31, 2023

October 25, 2023

October 13, 2023

October 10, 2023

October 5, 2023

CARRIED

Planning

Mayor Cameron invited Forbes Symon, Jp2g Consultants to address Council concerning Planning Comments on Application for Draft Plan of Subdivision 07-T-20236 Part of Lots 9 and 10, Concession 1, Geographic Township of Wolford, Village of Merrickville-Wolford, No. 19-70590.

Moved By: Councillor Gural R-06-11-12-23

Seconded By: Councillor Ireland

THAT the Council of the Corporation of the Village of Merrickville-Wolford receive for information the Planning Comments on Application for Draft Plan of Subdivision 07-T-20236 Part of Lots 9 and 10, Concession 1, Geographic Township of Wolford, Village of Merrickville-Wolford, No. 19-70590 filed by Charles Fournier on behalf of 1605861 Ontario Limited.

AND FURTHER THAT that staff forward the Planning Comments to the United Counties of Leeds and Grenville and the applicant for their consideration.

CARRIED

Deputy Mayor Barr brought forward the following concerns;

With regard to the tree canopy/will the site plan restrict the number of trees lost through development?

- With regard to clear cutting, a tree preservation plan could be requested with no cutting until after the plan has been approved.

The initial traffic study referred to in the report is based on counts taken prior to covid and the additional subdivisions that have been in development since that time. Can we request that a current traffic count be undertaken with the projected growth considered?

- The development would take place along a County Road, a peer review could be requested for additional clarification.

Who at the County level speaks to the community concerns? Are questions raised by individuals submitted, if so, who to.? What input does the Mayor have in the approval?

- The current process concerning public involvement in the Plan of Subdivision Approval has diminished however, if Council chooses to have him review the public submissions which have been circulated to the County for comment, he will work through the CAO to provide that feedback to Council.

Councillor Gural questioned whether this application would require indigenous consultation.

Mr. Symon indicated he would follow up with the review and submit a report to Council concerning the actions above.

By-laws:

Delegations:

Mayor Cameron invited Lyndon Sands to address Council concerning enforcement of the Fence By-law at 112 William St.

Mr. Sands was not in attendance however the information would be given consideration as suggested in the motion.

Moved By: Councillor Gural R-07-11-12-23

Seconded By: Councillor Maitland

THAT the Council of the Corporation of the Village of Merrickville-Wolford receive for information the delegation provided by Lyndon Sands regarding enforcement of the Fence By-law at 112 William St.

AND FURTHER THAT given the issue is currently being given consideration by the Municipal Solicitor Council will discuss the matter during an In Camera Session.

CARRIED

Staff Reports:

The Staff Report concerning the Activity Update prepared for December 11, 2023, Council Meeting, was introduced.

Moved By: Councillor Ireland R-08-11-12-23

Seconded By: Councillor Gural

THAT the Council of the Corporation of the Village of Merrickville-Wolford receive for information the Activity Update prepared for the December 11, 2023 Council Meeting.

CARRIED

The Staff Report prepared by Emergency Management Coordinator Cole concerning the 2023 Emergency Management Program Annual Review was introduced.

Moved By: Deputy Mayor Barr R-09-11-12-23

Seconded By: Councillor Maitland

THAT the Council of the Corporation of the Village of Merrickville-Wolford receive for information the Report prepared by Community Emergency Management Coordinator Cole. concerning the 2023 Emergency Management Program Annual Review report; AND FURTHER THAT Council approve the recommended changes to the Emergence Plan brought forward in this report and direct the CEMC to make the changes and recirculate the plan as well as update the Village website.

CARRIED

The Staff Report prepared by Public Works Manager Cole concerning Municipal Employee participation in community events was introduced.

Moved By: Councillor Maitland R-10-11-12-23

Seconded By: Councillor Gural

THAT the Council of the Corporation of Merrickville-Wolford receives for information the report concerning Municipal Employee participation in community events.

AND FURTHER THAT with Council's authorization, Employee roles and responsibilities be determined with the event organizers during the planning process.

AND FURTHER THAT Staff be directed to develop a Draft Event By-law which would provide structure and ensure consistent practices for events within Merrickville-Wolford.

CARRIED

The Staff Report prepared by (Interim) CAO/Clerk Plumley concerning the Mileage Expense Rate Increase was introduced.

Moved By: Councillor Gural R-11-11-12-23

Seconded By: Councillor Maitland

THAT the Council of the Corporation of the Village of Merrickville-Wolford receive the report concerning the Mileage Expense Rate Increase;

AND FURTHER THAT commencing January 1, 2024, the rate will be equivalent to that set annually by the United Counties of Leeds and Grenville.

CARRIED

The Staff Report prepared by (Interim) CAO/Clerk Plumley concerning the Committee of the Whole Mandate and Structure was introduced.

Moved By: Councillor Ireland R-12-11-12-23

Seconded By: Deputy Mayor Barr

THAT the Council of the Corporation of the Village of Merrickville-Wolford receive the Report presented regarding the draft Mandate of the Committee of the Whole;

AND FURTHER THAT an amendment to Procedure By-law 30-17 to allow for a Committee of the Whole Structure be brought forward to the January 8, 2023, Regular Meeting of Council with the amendments to the meeting schedule.

CARRIED

The Staff Report prepared by (Interim) CAO/Clerk Plumley concerning Public Holidays/Christmas and Boxing Day was introduced.

Moved By: Councillor Gural R-13-11-12-23

Seconded By: Councillor Maitland

THAT the Council of the Corporation of the Village of Merrickville-Wolford receive the report concerning Public Holidays/Christmas and Boxing Day;
AND FURTHER THAT the Municipal Office be closed through the week of December 25, 2023 and reopen on January 2, 2024.
CARRIED

The Staff Report prepared by (Interim) CAO/Clerk Plumley regarding Policy and Guidelines for Posting External Communications, was introduced.
Moved By: Deputy Mayor Barr R-14-11-12-23
Seconded By: Councillor Gural
THAT the Council of the Corporation of the Village of Merrickville-Wolford receive and endorse the report concerning Policy and Guidelines for Posting External Communications;
AND FURTHER THAT staff investigate the options for increased circulation of public notices through the use of an automated email platform.
CARRIED

The Staff Report prepared by (Interim) CAO/Clerk Plumley regarding the Meeting Schedule for 2024, was introduced.
Moved By: Councillor Maitland R-15-11-12-23
Seconded By: Councillor Ireland
THAT the Council of the Corporation of the Village of Merrickville-Wolford receive and endorse the Meeting Schedule for 2024, with the understanding that By-law 30-17 (3.7) allows for Special Meetings to be called for a Specific Purpose and stipulates the notice requirements;
AND FURTHER THAT the dates be adjusted to coincide with a quarterly reporting schedule.
CARRIED

Committee Updates/Minutes:
The report concerning Committee Appointments for the Blockhouse Museum Municipal Service Board was introduced.
Moved By: Deputy Mayor Barr R-16-11-12-23
Seconded By: Councillor Gural
THAT the Council of the Corporation of the Village of Merrickville-Wolford receive the report concerning Committee Appointments for the Blockhouse Museum Municipal Service Board;
AND FURTHER THAT volunteer appointments to the Blockhouse Museum Municipal Service Board be as follows;
Robin Turcotte and;
Joshua Terpstra
CARRIED

The Minutes of the Merrickville Public Library Board dated October 24, 2023 were introduced.
Moved By: Deputy Mayor Barr R-17-11-12-23

Seconded By: Councillor Ireland

THAT the Council of the Corporation of the Village of Merrickville-Wolford receive for information the Merrickville Public Library Board Minutes dated October 24, 2023.

CARRIED

Action Items:

The Correspondence from Enbridge concerning modernizing outdated regulations was introduced.

Moved By: Councillor Ireland

R-18-11-12-23

Seconded By: Councillor Gural

THAT the Council of the Corporation of the Village of Merrickville-Wolford petition the Ontario Government to expedite the implementation of the following recommendations: THAT the Government of Ontario move to modernize the Ontario Energy Board's (OEB) Leave to Construct (LTC) process for smaller pipeline projects in order to bring reliable, affordable energy options to communities, homes, and businesses in a more cost-effective and timely manner;

AND THAT the LTC cost threshold be updated from \$2M to \$10M for hydrocarbon lines (by amending Ontario Regulation O.Reg.328/03) while maintaining current requirements and expectations for Indigenous consultation and environmental review for projects greater than \$2M and less than \$10M;

AND THAT these outdated regulations are causing the LTC to apply far more broadly than intended when it was established over 20 years ago due to increased regulatory and cost pressures, as well as inflation, virtually all gas pipeline projects are now greater than \$2M rendering the threshold meaningless;

AND THAT roughly 0.5 KM pipe in urban settings now often exceeds the \$2M threshold;

AND THAT modernizing these outdated regulations would reduce delays and costs for economic development initiatives including transit projects, community expansion projects, housing developments, connections for low carbon fuel blending (e.g., renewable natural gas, hydrogen) as well as residential and business customer connections;

AND THAT based on OEB's performance standards, this proposal would save approx. 5-7 months of regulatory process which is in addition to the time needed to undertake Indigenous consultation and environmental review and prepare an application to the OEB;

AND THAT the cost of preparing and having a LTC application heard ranges from approx. ~\$50,000 to ~\$200,000, which is passed on to customers;

AND THAT while no cost-based threshold exists for electricity lines, there are a range of exemptions ensuring that LTC is only required for significant electricity projects and the proposed changes would help ensure that, consistent with electricity projects, LTC for hydrocarbon lines would only be required for significant projects;

AND THAT increasing the cost threshold to \$10M would closer align Ontario with other Canadian jurisdictions (e.g., in B.C., these thresholds are \$15M for electricity and \$20M for natural gas);

2. AND THAT this resolution be circulated to the President of AMO, Colin Best, Premier Doug Ford, the Minister of Energy, Todd Smith, The Minister of Finance, Peter Bethlenfalvy and all regional municipalities requesting support of the proposed changes

regarding reducing red tape for more cost-effective, timely energy connections in Ontario.

CARRIED

The Correspondence from the Mississippi-Rideau Source Protection Committee concerning the Selection of Municipal Members was introduced.

Moved By: Deputy Mayor Barr R-19-11-12-23

Seconded By: Councillor Gural

THAT the Council of the Corporation of the Village of Merrickville-Wolford receive for information the Correspondence from Mississippi-Rideau Source Protection Committee (SPC) Selection of Municipal Members;

AND FURTHER THAT Scott Bryce be reappointed to the Source Protection Committee for the municipal groundwater system seat.

CARRIED

The Executive Summary prepared by E Dean & Associates regarding the Merrickville-Wolford Organizational Review November 2023 was introduced.

Moved By: Councillor Gural R-20-11-12-23

Seconded By: Councillor Maitland

THAT the Council of the Corporation of the Village of Merrickville-Wolford receive for information the Executive Summary prepared by E Dean & Associates regarding the Merrickville-Wolford Organizational Review November 2023.

CARRIED

The Petition to request CP Rail to cease the use of the train horns between 11 p.m. and 6 a.m. was introduced.

Moved By: Councillor Maitland R-21-11-12-23

Seconded By: Councillor Ireland

THAT the Council of the Corporation of the Village of Merrickville-Wolford receive for information the Petition to request CP Rail to cease the use of the train horns between 11 p.m. and 6 a.m.

CARRIED

Councillor Gural raised a "Point of Order" requesting clarification concerning the Request from Heartwood BESS/Municipal Motion of Support and the declaration that the Motion was LOST.

Interim CAO/Clerk Plumley indicated that that the request from Heartwood required a signed motion of support. With no consideration of the request, a signature would not be provided.

It was the consensus of Council that support was not to be provided to the Heartwood BESS Project.

Information Items were introduced as follows;

Moved By: Deputy Mayor Barr R-22-11-12-23

Seconded By: Councillor Ireland

THAT the Council of the Corporation of the Village of Merrickville-Wolford receive for information the following items;

MPAC/Farm Property Class Tax Rate Program

Association of Ontario Land Surveyors/Providing boundary advice to members of the public

Rideau Valley Conservation Authority Fee Schedules

Merrickville Historical Society/Request for meeting

Maple View Lodge/Media Release

Merrickville Estates # II/presented at the October 10, 2023, Meeting

Proposed Heartwood BESS proposal Correspondence

Sarah Woodley

Eleanor Beelich

Don and Lois Driscoll

John Philip

Michele Philip

Elizabeth Hanna

Merrickville-Wolford & District Chamber of Commerce Board/Invitation to attend the Annual General Meeting January 9, 2024

Ontario Provincial Police/Annual Billing Statement Package

Merrickville Historical Society/Joint Meeting Request

Communities in Bloom

Heartwood BESS Battery Storage Project

Summary of Minutes Public Meeting Q & A

Frequently Asked Questions

CARRIED

Councillor Ireland indicated that he had received emails in opposition to the BESS Project that had not been included in the agenda.

Interim CAO/Clerk Plumley stated that some of the emails were received after the deadline for inclusion and there were others which may not have been circulated to the Municipal Office, a sheet will be circulated to Council to add any names which were not included.

Notice of Motion:

Public Question Period to Council:

Mayor Cameron opened the floor to entertain questions from the Public pertaining to items on the agenda.

Doris Ellis of Jasper questioned why the location of the Council Meeting had not been changed to a larger venue to accommodate increased public attendance.

- The Municipal Procedure By-law defines the location of the meeting and notice provisions are required. The timing of the request for a change in venue did not meet those requirements. Also, the venue suggested would not accommodate the use of the municipal equipment used to broadcast the meeting electronically.

Vanessa Maxwell questioned whether Council would pass a By-law restricting all BESS projects within their boundaries as Elizabethtown-Kitley had done.

- Council did not endorse the request concerning the Heartwood BESS Project, no signature was provided on the document, so no support was authorized.

Ginny Kerr stated that when she spoke with Potentia, she was informed that the company only had to make the abutting landowners aware of the proposal.

Sharon Halpenny expressed concern over the lack of communication with the residents within Merrickville-Wolford and requested Council to develop a policy outlining what is required when projects like this are proposed.

- The project is not Municipally driven, the rules associated with communication are out of the Township's control, however direction has been given to request the IESO to provide some more transparency and implement guidelines which will require increase notification and allow for increased public comment.

Deputy Mayor Barr stated that at the Open House in Easton's Corners on November 6, 2023, she requested that additional Open Houses be scheduled to allow for increased comment. They chose to do this virtually.

Proclamations/Statements from Members:

Deputy Mayor Barr brought forward a request from the Heritage and Planning Advisory Committee concerning the Historical Designation of the McGuigan Cemetery. Council instructed staff to bring a report to the January 8, 2024, Council meeting with additional information.

Closed Session was introduced at 9:00 pm.

Moved By: Deputy Mayor Barr R-23-11-12-23

Seconded By: Councillor Ireland

THAT the Council of the Corporation of the Village of Merrickville-Wolford enter into an In Camera Session As per Municipal Act, 2001, Section 239 (2)

Personal matters about an identifiable individual, including municipal or local board employees;

Advice that is subject to solicitor-client privilege, including communications necessary for that purpose

CARRIED

Moved By: Deputy Mayor Barr R-23-11-12-23

Seconded By: Councillor Ireland

THAT the Council of the Corporation of the Village of Merrickville-Wolford enter into Open Session at 9:48 pm.;

AND FURTHER THAT Staff be directed to proceed with the actions identified.

CARRIED

The Confirmation of Proceedings By-law for December 11, 2023, was introduced.

Moved By: Councillor Maitland

Seconded By: Councillor Gural

THAT the Council of the Corporation of the Village of Merrickville-Wolford give First, Second, Third and Final Reading to By-law 60-2023 Being a By-law to Confirm the Proceedings of Council for the Meeting of December 11, 2023.

AND FURTHER THAT authorization be given to the Mayor and CAO/Clerk to sign, seal and place in the By-law Book for the Municipality By-law Number 60-2023.

CARRIED

Adjournment was introduced at 9:50 pm.

Moved By: Councillor Ireland

R-24-11-12-23

Seconded By: Deputy Mayor Barr

THAT the Council of the Corporation of the Village of Merrickville-Wolford adjourn.

CARRIED

Mayor Cameron

Interim CAO/Clerk Plumley

Priority Setting Exercise scheduled for December 18, 2023, at 3:00 p.m.

Regular Council Meeting will be held on January 8, 2024, at 7:00 p.m.

**The Corporation of the Village of Merrickville-Wolford
Priority Setting Exercise
Monday December 18, 2023, 3:15 p.m.
Municipal Council Chambers
317 Brock St. W. Merrickville, Ontario K0G 1N0**

Members Present

Mayor Michael Cameron
Deputy Mayor Anne Barr
Councillor Margaret Gural
Councillor Stephen Ireland
Councillor Ronnie Maitland

Staff Present

(Interim) C.A.O./Clerk Darlene Plumley
Manager of Operations/Fire Chief Brad Cole
Treasurer Kirsten Rahm
C.B.O. Dan Halladay
Forbes Symon, Jp2g Consultants
Lead Hand Jon McCurdy
Tax Clerk/Suzanne Jackman (Electronically)

Important notice: This meeting was held in person and was open to the public in the Council Chambers. It was recorded and livestreamed electronically on the "Village of Merrickville-Wolford" YouTube channel;
https://www.youtube.com/channel/UC_OEkw3yIMarGSHGeNecrQg

The Agenda for the December 18th, 2023, Priority Setting Session of Council was introduced.

Moved By: Councillor Maitland SM-01-18-12-23

Seconded By: Deputy Mayor Barr

THAT the Council of the Corporation of the Village of Merrickville-Wolford approve the Agenda as presented.

CARRIED

Disclosure of Pecuniary Interest and the General Nature Thereof was called for: none stated.

Mayor Cameron welcomed those present and turned the meeting over to Interim CAO/Clerk Plumley.

As an introduction, Council was provided a brief opportunity to bring forward why they chose to run in the Municipal Election.

Councillor Gural wished to have more involvement in the community and felt she could be a positive influence.

Deputy Mayor Barr felt her experience would allow for a continuation of involvement with committees and community groups.

Councillor Maitland thought it was an opportunity to stress the importance of rural needs and infrastructure development of Wolford Ward.

Councillor Ireland stated that he felt he could assist with maintaining fiscal responsibility throughout the budget process and keep the tax rate in line with those around us.

Mayor Cameron wanted to be a part of the community with a focus on the core infrastructure, growth to improve our roads, water and sewer and increased development potential.

The Background Documents were introduced and Interim CAO/Clerk Plumley thanked everyone for doing their homework and providing the information in order to have them available in advance of the meeting.

Moved By: Councillor Maitland

SM-02-18-12-23

Seconded By: Councillor Ireland

THAT the Council of the Corporation of the Village of Merrickville-Wolford receive for information the background documents presented.

CARRIED

A review of the material was undertaken to ensure all of the priorities submitted were listed.

Roundtable discussion which provided a ranking of individual items was drafted based on the value to the community as a whole, the ability to realistically undertake and complete the priority and the financial viability and long-range benefits.

Based on the discussion, the following items were given the highest priority.

Gravel Road improvement plan/Implementation based on Road Needs Study
Prepare for shovel ready projects based on the asset management plan
Core Infrastructure review/Evaluate roads/water/sewer
Long term financial planning/Strategy to fund and build reserves for construction and replacement costs
Drainage improvement throughout the Municipality/Develop Drainage Plan
Improve and Upgrade Municipal Website
Zoning By-law Update
Fleet and Vehicle Replacement/Phase 2 of Asset Management Plan
Strategy to fund and build reserves
Human Resources Policy Development e.g., Building Official Junior Planner Public Works Superintendent Council Compensation
Introduce Development Charges/Impost Fees
Revitalize Strategic Plan

The following items did not receive a higher ranking but are still considered as important goals to strive for within this term of Council.

Water Meter Replacement
Roads Needs Study
Budget for Electronics/escribe
Revise User Fee Strategy
Policy Development for Road Clearing
Communication Strategy
Committee/Board/Library Support & Mandate
Rural Waste Pick Up/Survey

Moved By: Councillor Gural SM-03-18-12-23

Seconded By: Deputy Mayor Barr

THAT the Council of the Corporation of the Village of Merrickville-Wolford direct Staff to provide a summary document identifying the priorities at the January 8, 2024, meeting of Council.

CARRIED

The Confirmation of Proceedings By-law for December 18, 2023, was introduced.

Moved By: Councillor Gural

Seconded By: Councillor Ireland

THAT the Council of the Corporation of the Village of Merrickville-Wolford give First, Second, Third and Final Reading to By-law 62-2023 Being a By-law to Confirm the Proceedings of Council for the Meeting of December 18, 2023.

AND FURTHER THAT authorization be given to the Mayor and CAO/Clerk to sign, seal and place in the By-law Book for the Municipality By-law Number 62-2023.

CARRIED

Adjournment was introduced at 4:26 pm.

Moved By: Councillor Maitland

SM-04-18-12-23

Seconded By: Deputy Mayor Barr

THAT the Council of the Corporation of the Village of Merrickville-Wolford adjourn.

CARRIED

Mayor Cameron

Interim CAO/Clerk Plumley



APPLICATION FOR CONSENT
Under Section 53 of the Planning Act
UNITED COUNTIES OF LEEDS AND GRENVILLE

File No. B- 146-23

PLEASE NOTE: FEES ARE NON-REFUNDABLE ONCE APPLICATION HAS BEEN CIRCULATED

Roll Number 0714 714 015 12900 (Mandatory 15 digits)

Date consulted with Municipality: December, 2022 Date Accepted: December 4, 2023

1. NAME OR OWNER(S): Alessandro Giuliani, Erica Giuliani, Matthew Giuliani
ADDRESS, CITY/TOWN: 206 Brock Street East, Merrickville-Wolford, Ontario
POSTAL CODE: K2P 2H7 TELEPHONE: (Home) 613.222.3613 (Work)
EMAIL ADDRESS: tammy.stellaluna@hotmail.com

2. AGENT/APPLICANT: Name of the person who is to be contacted about the application, if different than owner. Please include your email address. (This may be a person or firm acting on behalf of the owner -- An owner's authorization is required if the applicant is not the owner)
Folenn Consultants Inc. (Contact: Jesse Bolduc) Houris Khan
ADDRESS, CITY/TOWN: 398 Cooper Street Unit 300, Ottawa, Ontario
POSTAL CODE: K2P 2H7 TELEPHONE: (Home) (Work) 613.730.5709 x 238

3. LOCATION OF THE SUBJECT LAND: MUNICIPALITY Merrickville - Wolford
Former Municipality: Merrickville Concession No. Lot No.
Registered Plan No.: 6 Lot(s) 21 Block(s) Reference Plan No.
Civic Address: 206 Brock Street East, Village of Merrickville-Wolford
Are there any easements or restrictive covenants affecting the subject land? [] Yes [x] No

4. PURPOSE OF THIS APPLICATION: (Check appropriate box)
[x] Creation of New Lot [] Addition to a Lot [] An easement/right-of-way
[] Other - Correction of Title, Or Lease
Name of person(s), if known, to who this land or interest in land is to be transferred, leased or charged
Alessandro Giuliani, Erica Giuliani, Matthew Giuliani

* If a lot addition, identify on the required sketch the lands to which the parcel will be added

5. DESCRIPTION OF LAND INTENDED TO BE SEVERED:
Frontage: 25.3 (metres) Depth: 36.6 (metres) Area (hectares) 0.10
Existing Use: Single Detached Residential Dwelling Proposed Use: Low-Rise Residential
Number and use of buildings and structures:
Existing: Single Detached Residential Use Dwelling and Detached Accessory Garage Proposed: Low-Rise Residential Dwellings

6. DESCRIPTION OF LAND INTENDED TO BE RETAINED:
Frontage: 18.29 (metres) Depth: 25.3 (metres) Area (hectares) 0.046
Existing Use: Single Detached Residential Dwelling Proposed Use: Single Detached Residential Dwelling
Number and use of buildings and structures: 1

7. WHAT TYPE OF WATER SUPPLY IS PROPOSED? (Check appropriate space)
Municipally owned and operated water supply Severed Lot Retained Lot
Well (circle - dug or drilled) [x] [x]
Communal Well [] []
Lake or other water body [] []
Other (Specify) [] []

8. **WHAT TYPE OF SEWAGE DISPOSAL IS PROPOSED?** (Check appropriate space)

Municipally owned and operated sanitary sewers	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Septic Tank	<input type="checkbox"/>	<input type="checkbox"/>
Communal septic system	<input type="checkbox"/>	<input type="checkbox"/>
Other (Specify) _____	<input type="checkbox"/>	<input type="checkbox"/>

9. **TYPE OF ACCESS:** (Check appropriate space)

Provincial Highway _____	<input type="checkbox"/>	<input type="checkbox"/>
County Road _____	<input type="checkbox"/>	<input type="checkbox"/>
Municipal road, maintained all year <u>Brock Street / Elgin Street</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Municipal road, seasonally maintained _____	<input type="checkbox"/>	<input type="checkbox"/>
Right-of-way owned by _____	<input type="checkbox"/>	<input type="checkbox"/>
Water Access (Specify docking and parking facilities and distance of these facilities from the subject land and the nearest public road.) _____	<input type="checkbox"/>	<input type="checkbox"/>

10. **OTHER SERVICES:** (Check if the service is Available)

Electricity	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
School Bussing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Garbage Collection	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

11. **LAND USE:**

What is the existing UCLG Official Plan designation of the subject land? Urban Settlement Area

What is the existing Municipal Official Plan designation of the subject land? Residential Urban Boundary

What is the Zoning of the subject land? Residential Type One (circled) Residential (circled)

12. Please check YES or NO to the following:

USE OR FEATURE	YES	NO
Is there an agricultural operation including livestock facility or stockyard located on or within 1500 metres of the severed or retained land? (if yes, MDS calculations will be required)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
** Are there any tile drains on the land to be severed; if present, show them on the application sketch.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a landfill within 500 metres of severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a sewage treatment plant or waste stabilization plant within 500 metres of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a Provincially Significant Wetland (Class 1, 2 or 3 Wetland) on the severed or retained lands or within 120 metres?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is any portion of the land to be severed or retained located within a Flood Plain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is any portion of the land to be severed or retained within 500 metres of a rehabilitated mine/pit/quarry site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a non-operating mine/pit/quarry site within 1 kilometre of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there an active mine/pit/quarry site within 1 kilometre of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there an industrial or commercial use, including propane distributors, located within 500 metres of the severed or retained land? (if yes, specify the use)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there an active railway line within 300 metres of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a municipal or federal airport within 500 metres of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there any Utility corridor(s) (i.e. towers, etc.) located on the severed or retained lands or within 500 metres?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

22

13. **History of the Subject Land:**

Has the subject land ever been the subject of an application for approval of consent or a plan of subdivision under the Planning Act? No Yes **Unknown** If yes and if known, provide the application file number and the decision made on the application, the dates of transfers, the names of the transferees and the land use:

Has any land been severed from the parcel originally acquired by the owner of the subject land? No Yes
If yes, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.

14. **Current Applications:**

Is the subject land currently the subject of a proposed UCLG and/or Municipal Official Plan Amendment(s)?

No Yes Unknown If yes, and if known, specify the appropriate file number and status of application(s).

Is the subject land the subject of an application for a zoning by-law amendment, Minister's zoning order amendment, minor variance, consent or approval of a plan of subdivision?

No Yes Unknown If yes, and if known, specify the appropriate file number and status of application.

15. **SKETCH:** The application shall be accompanied by a sketch **no larger than 8.5" by 14"** showing the following:
Please refer to the sample sketch on page 6 of this form.

- The dimensions of the subject land, outline the part that is to be severed in yellow and the part that is to be retained in blue.
- The dimensions of any land owned by the owner of the subject land and that abuts the subject land, the distance between the subject land and the nearest Township lot line or landmark, such as a railway crossing or bridge.
- The location of all land previously severed from the parcel originally acquired by the current owner of the subject land.
- The approximate location of all natural and artificial features on the subject land and adjacent lands that in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- The existing use(s) on adjacent lands.
- The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or right-of-way.
- If access to the subject land is by water only, the location of the parking or boat docking facilities to be used.
- The location and nature of any easement affecting the subject land.

16. **OTHER INFORMATION:** Is there any other information that you think may be useful to the Consent Granting Authority or other agencies in reviewing this application? If so, explain below or attach a separate page.

~~Local council has approved reserve servicing capacity for the proposed severance.~~

NOTE: If joint ownership, each individual signature is required.

17. AFFIDAVIT: ** Please See Attached **
I/WE, ~~Jacob Bolduc~~ ^{Jacob Bolduc} ~~Haris Khan~~ of the City of Ottawa

in the City of Ottawa solemnly declare that all the statements contained in this application are true and that the information contained in the documents that accompany this application is true.

Declared before me at the City of Brockville in the Prov. of Ontario
This 6 day of October, 2023.

Signature of Owner or Agent: [Signature] ~~Jacob Bolduc~~ ~~Haris Khan~~
(print name)
Signature of Owner or Agent: [Signature] Jacob Bolduc

[Signature]
A Commissioner of Oaths

Krista Marie Weidenaar, a Commissioner, etc.
Province of Ontario
for the Corporation of the
United Counties of Leeds and Grenville
Expires November 2, 2024

18. AUTHORIZATION:

If the applicant is not the owner of the land that is the subject of this application, the owner must complete the following or a similar authorization attached to the consent application.

Authorization of Owner for Agent to make the application and to provide Personal Information

I/WE, Alessandro Giuliani, Erica Giuliani and Matthew Giuliani being the registered owner(s) of the lands subject of this application for consent hereby authorize Jacob Bolduc ~~Haris Khan~~ of Fotenn to prepare and submit this application on my/our behalf and, for the purposes of the Freedom of Information and Protection of Privacy Act, to provide any of my/our personal information that will be included in this application or collected during the process of the application.

Date 02/14/2023

[Signature]
Signature of Owner

ERICA GIULIANI
(print name)

[Signature]
Signature of Owner

ALESSANDRO GIULIANI
(print name)

[Signature]
Signature of Owner

MATTHEW GIULIANI

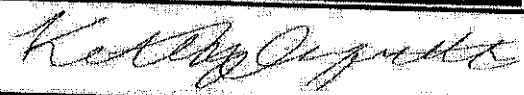
DECLARATIONS


Affidavit or Sworn Declaration that the information is Accurate

The person carrying out the application (Registered Property Owner or Applicant) must complete the sworn declarations in this section:

I, Haris Khan, of the City of Ottawa agree to abide by all County, Township and Planning Act requirements in consulting with the public and do solemnly declare that all of the above statements contained in the application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under Oath and by virtue of The Canada Evidence Act. I acknowledge that all information provided on this form (with the exception of personal information), including supporting documentation, is collected under the authority of the Planning Act, and will be accessible to the public and governmental and technical agencies for review.

AFFIRMED remotely by Haris Khan stated as being located in the City of Ottawa in the Province of Ontario, **BEFORE ME** at the City of Ottawa in the Province of Ontario, on 21 day of March, 2023, in accordance with Ontario Regulation 431/20 Administering Oath or Declaration Remotely.

Name: Kelly Duquette LSO #79410K
Signature: 
A Commissioner for the Taking of Oaths, etc.
Signature of Applicant or Owner

Name: Haris Khan
Signature: 
Application or Owner

19. **CONSENT OF OWNER:** The owner must also complete the following or a similar authorization attached to the application.

Consent of Owner(s) to the Use and Disclosure of Personal Information and to Allow Site Visits to be conducted.

ERICA ALESSANDRO MATTHEW GIULIANI GIULIANI GIULIANI
I/We, GIULIANI GIULIANI GIULIANI, being the registered owner(s) of the lands subject of this application for consent, and for the purpose of the Freedom of Information and Protection of Privacy Act, hereby authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application. I/We also authorize and consent to representatives of the Consent Granting Authority and the persons and public bodies conferred with under Section 53(10) of the Planning Act entering upon the lands subject of this application for the purpose of conducting any site inspections as may be necessary to assist in the evaluation of the application.

Date 02/14/2023

[Signature]
Signature of Owner or Agent

ERICA GIULIANI
(print name)

[Signature]
Signature of Owner or Agent

ALESSANDRO GIULIANI
(print name)

[Signature]

MATTHEW GIULIANI

The Consent Granting Authority will assign a File Number for complete applications and this should be used in all communications.

FOLLOWING CONSULTATION PLEASE SCHEDULE AN APPOINTMENT WITH A COMPLETED APPLICATION AND ALL REQUIRED INFORMATION WITH THE:

**SECRETARY-TREASURER,
CONSENT GRANTING AUTHORITY**

25 CENTRAL AVENUE WEST, SUITE 100; BROCKVILLE, ONTARIO, K6V 4N6

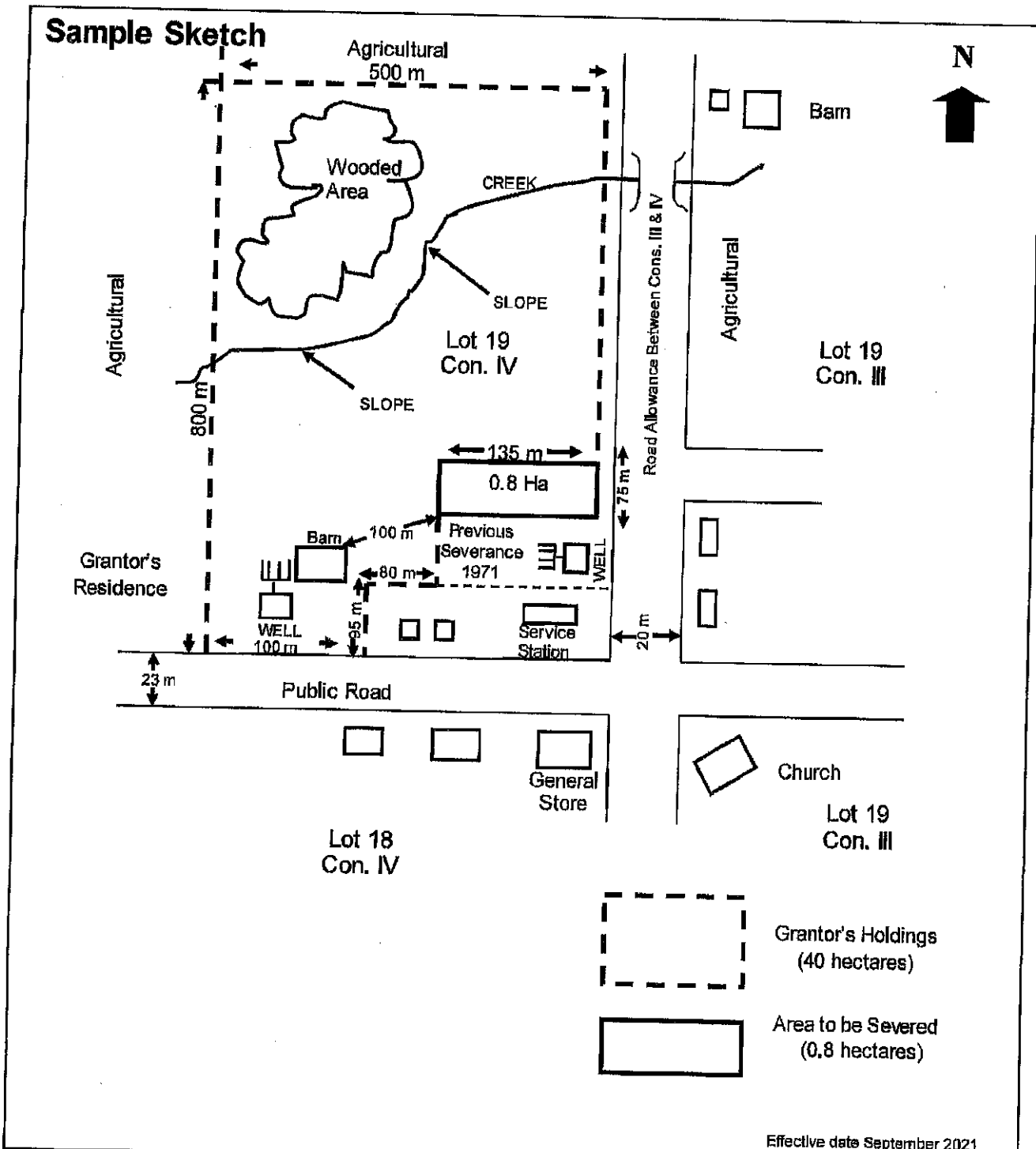
**TELEPHONE NO: 613-342-3840 – EXT. 2414
FAX NO: 613-342-2101**

Applicant's Checklist: Have you remembered to attach:

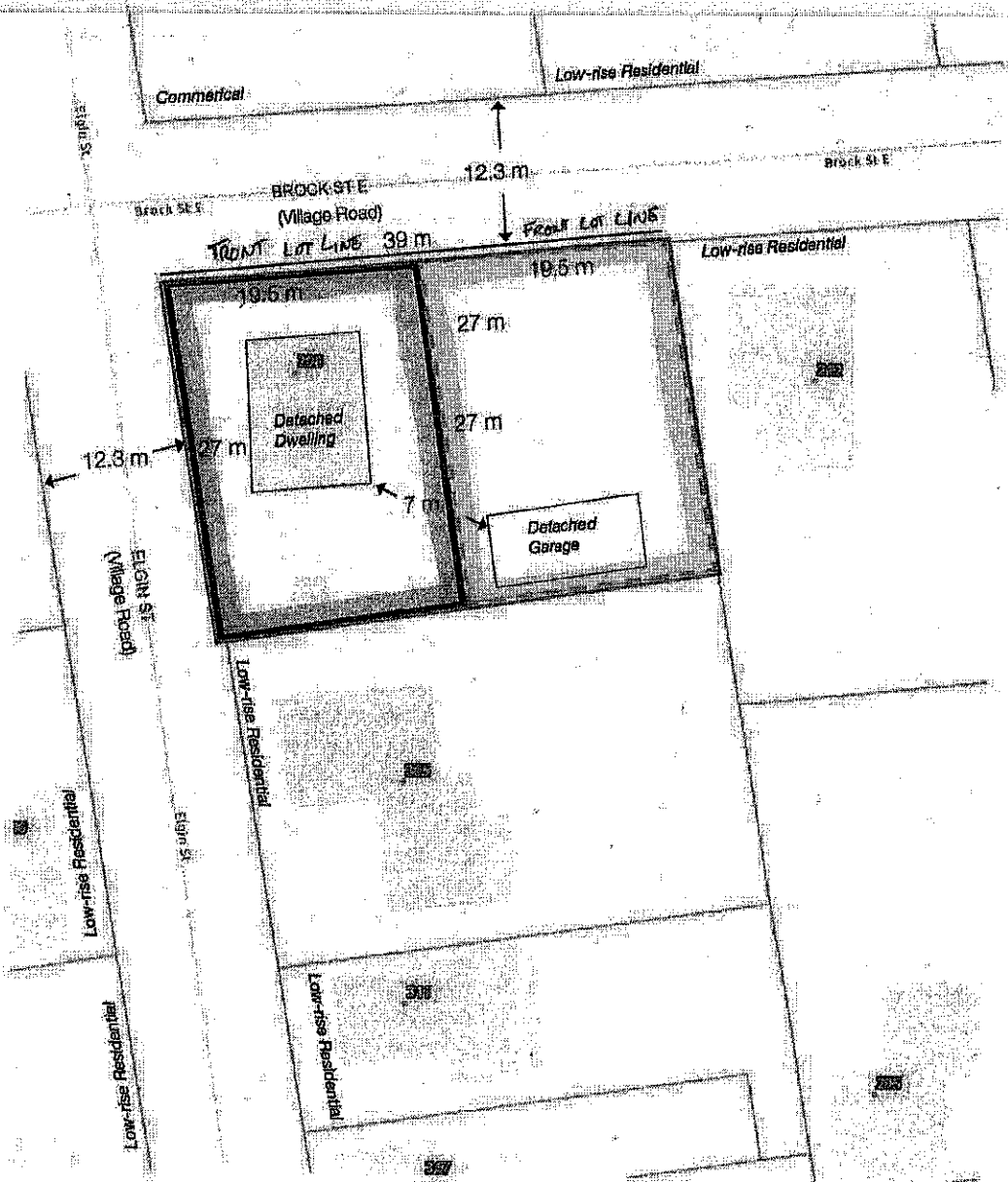
1. 1 Copy of the completed application form
2. 1 Copy of the sketch with required details
3. ✕ Cheque payable to United Counties of Leeds & Grenville
4. ✕ Cheque payable for a septic review
5. ✕ Cheque payable to appropriate Conservation Authority
6. ✕ Cheque payable to appropriate Municipality
7. Call to make an appointment - 613-342-3840 - EXT. 2414
8. That the front corners of the severed lot(s) have been identified




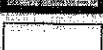
YES

N/A



27



-  Total Site (~1,053 sqm)
-  Area to be Severed (~526.5 sqm)
-  Area to be Retained (~526.5 sqm)
-  Existing Structures

March 20, 2023

B-146-23 Giuliani Severance



12/6/2023, 11:16:56 AM

Subject Lands

Parcel

Severance Activity

Road Network
Municipal Road



Ontario Ministry of Natural Resources and Forestry - Provincial Mapping Unit,
United Counties of Leeds and Grenville, East Community Maps Contractors.

Disclaimer: The data provided is for informational purposes only. UCLG is not liable for positioning inaccuracies, subsequent updates, errors or omissions of data.

Leeds Grenville GIS

October 4, 2023

Mr. Krista Weidenaar
Secretary-Treasurer Consent Granting Authority
Planning Services and Consent Granting Authority
25 Central Ave., W., Suite 100,
Brockville, ON K6V 4N6

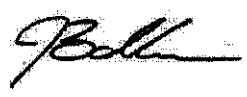
RE: Application for Consent
206 Brock Street East, Merrickville-Wolford

Dear Ms. Weidenaar,

Fotenn Planning + Design has been retained by the owners of 206 Brock Street East to act on their behalf for the preparation and submission of a Consent Application for their property. The intent of the application is to retain the existing single-detached residential dwelling on the western portion of the lot and sever the eastern portion to create one (1) new parcel for future residential development. The municipality has allocated STP capacity for this project, as per the enclosed submission materials.

As the proposed and severed lots meet the performance standards under the Zoning By-law, no additional planning applications are required.

Sincerely,



Jacob Bolduc, MCIP RPP
Associate



Haris Khan, MES
Planner

Ottawa
386 Cooper Street, Suite 300
Ottawa, ON K2P 2H7
613.730.5709

Kingston
The Woolen Mill
4 Cataragui Street, Suite 315
Kingston, ON K7K 1Z7
613.542.5454

Toronto
174 Spadina Avenue, Suite 304
Toronto, ON M5T 2G2
416.789.4530

fotenn.com

FOTENN

1.0 Introduction

Fotenn Consultants Inc., acting as agents for the owners, is pleased to submit this Planning Rationale in support of a Consent application for lands known as 206 Brock Street East, located within the Village of Merrickville-Wolford (the "subject property").

1.1 Application Overview

The owners of 206 Brock Street East are proposing to sever the subject property to create a new lot for future residential use while retaining the existing single detached residential dwelling on the western portion of the lot. The proposed severance will divide the parcel approximately in half, resulting in two (2) lots with frontage on Brock Street East. The proposed corner lot containing the existing single detached dwelling will have 18.29 metres of frontage on Brock Street East, and 25.3 metres of western frontage along Elgin Street. The proposed vacant interior lot will have a frontage of 18.29 metres along Brock Street East and a lot depth of approximately 25.3 metres. Both proposed lots will have an area of 462 square metres. All dimensions will be confirmed by the future Draft Reference Plan, should the Consent be granted.

The site is currently Zoned Residential Type One (R1) as per Schedule B-Urban Area of the Village's Zoning By-law (23-08). Once severed, both lots will be compliant with the minimum lot area and lot width provisions of the Zoning By-law. At this time only an application for Consent is being pursued to sever the land. As there are no immediate plans for development on the severed parcel, no variances are being sought from the applicable zoning provisions. Future development on the severed parcel will be subject to approval of additional plans and studies. Details relating to setbacks and zone provisions will be determined at that stage.

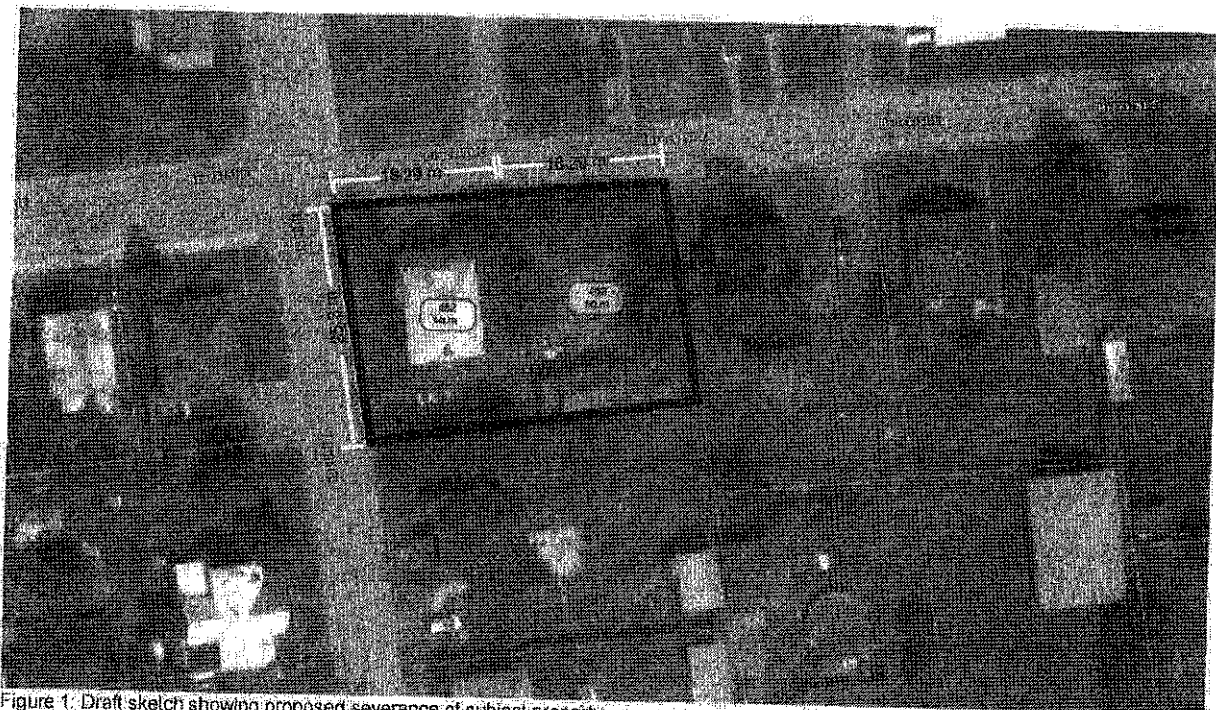


Figure 1: Draft sketch showing proposed severance of subject property.

*Note: all dimensions and measurements are approximate and will be confirmed by the future Draft Reference Plan

2.0 Site Context and Surrounding Area

2.1 Site Context

The subject property is legally described as Lot 21 Corner of Brock Street and Elgin Street Plot 6, Merrickville, Merrickville-Wolford. It has an overall area of 925.31 square metres with a lot width of 36.56 metres fronting onto Brock Street East, and a lot depth of 25.3 metres, with frontage along Elgin Street to the west.

The subject property currently contains a 2.5-storey single detached residential dwelling facing Brock Street with a driveway on Elgin Street. The building is part of Special Heritage Policy Area 2 within the Official Plan, which encourages the preservation of existing buildings and structures to preserve and enhance the historic character of Merrickville.

The single detached home currently occupies a small footprint of the large lot and is located mostly towards the northwestern portion of the property parcel. The remainder of the property consists of a side yard landscaped with shrubs along the edges. In addition to the single detached dwelling, there is also a freestanding garage located in the rear yard and has access through a driveway leading from Elgin Street. The garage is proposed to be demolished upon approval of the applications, to ensure the new lot is vacant of pre-existing accessory structures.

The property has well-maintained front and corner side yards that are landscaped with several shrubs and mature trees. Located near the front yard and in the presumed public right of way is a hydro pole at the northwest corner of the subject property, and there are no sidewalks along either frontage of the subject property.

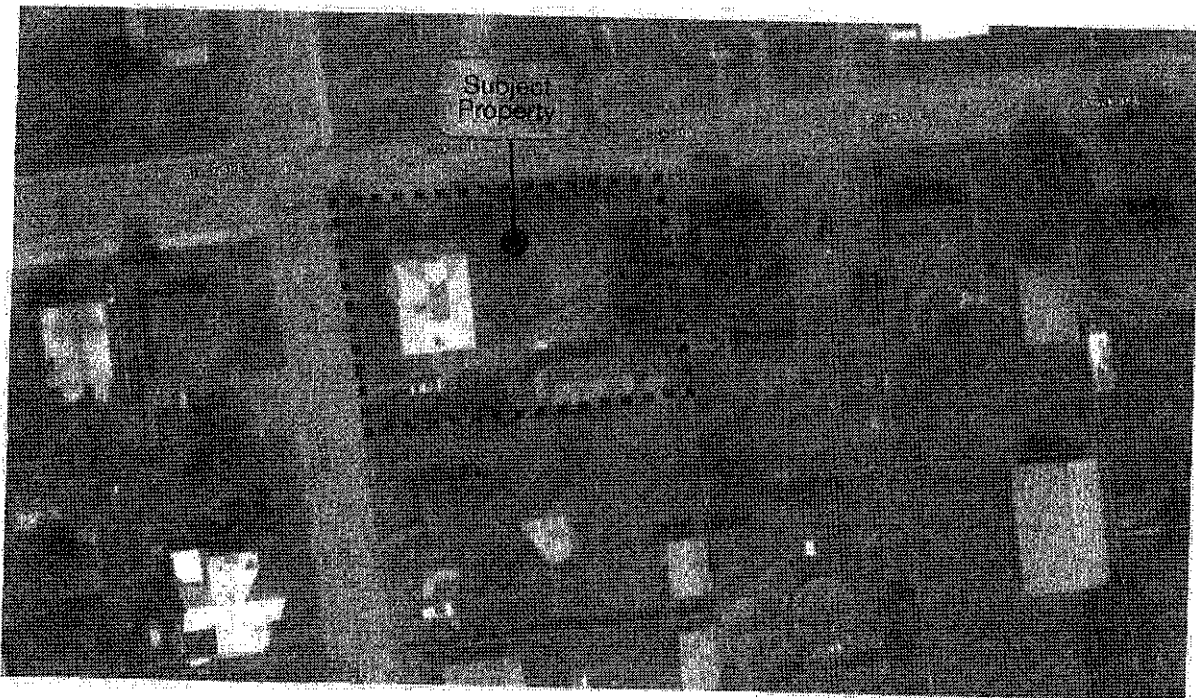


Figure 2: Subject Property.

2.2 Surrounding Area

To the north, the property abuts Brock Street East which is designated as Village Road as per Schedule B-1 of the Official Plan. Further north is the rear yard and surface parking of a commercial-use building that fronts onto Wellington Street East. The lot is split zoned as Residential Type One (R1) for the rear half abutting Brock Street, and General Commercial (C1) for the portion fronting onto Wellington Street East. The lot offers a grassy treed area with a driveway leading to a parking lot for the commercial use building further north. Approximately 170 metres further north of the subject property is Main Street East. Main Street East is designated as a County Road under Schedule B-1. Main Street East consists of a range of commercial, institutional and residential uses including financial institutions, restaurants and places of worship. Further north, beyond Main Street East is the Rideau River.

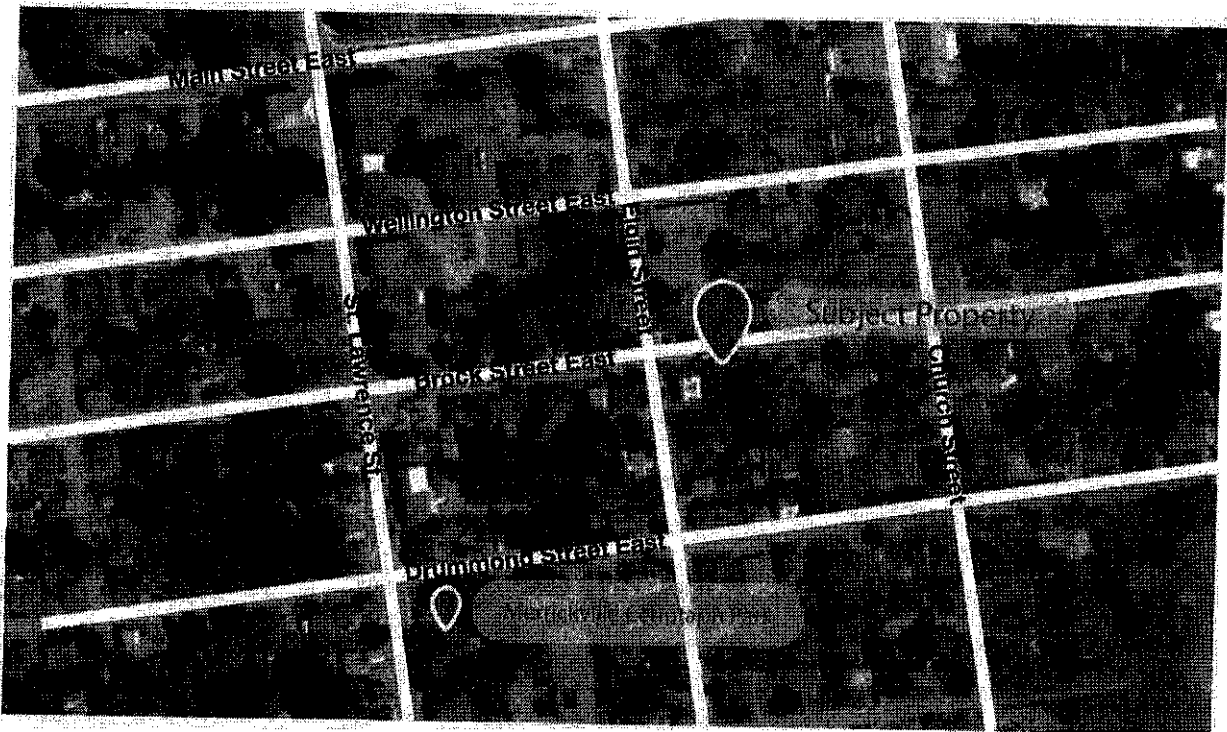


Figure 3: Subject Property, site and surrounding area.

To the west, the property abuts Elgin Street which is designated as Village Road as per Schedule B-1 of the Official Plan. Along Elgin Street are predominantly single detached homes situated on relatively larger lots. The properties are characterized by a mix of heritage and more recent dwellings, landscaped with dense canopy of mature trees. The area generally west of the subject property is characterized by low-rise built form consisting largely of single-family homes. Further west of the subject property is St. Lawrence Street which is designated as County Road as per Schedule B-1 of the Official Plan. Along St. Lawrence Street are a range of commercial uses including restaurant, financial services, café, shopping, and hotels. Merrickville Cenotaph Park is also located along St. Lawrence Avenue.

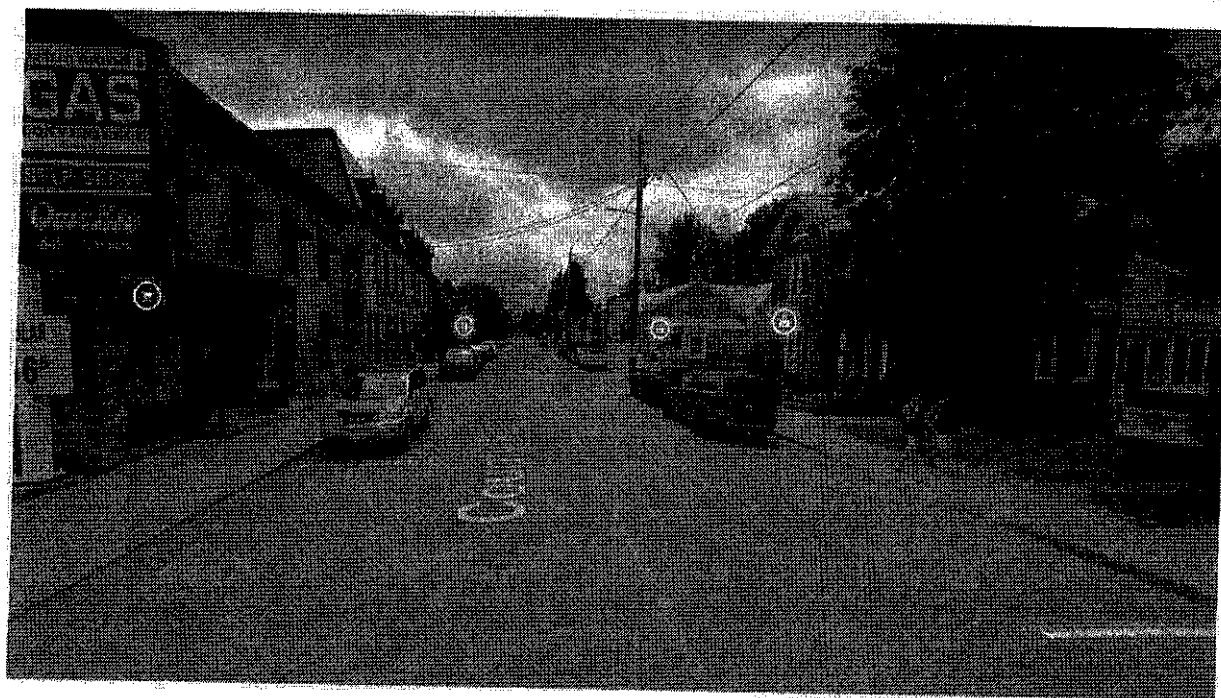


Figure 4: Site Context: St. Lawrence Street.

To the south, the property abuts a low-rise single-detached dwelling on a large lot located within a block of low-rise residential homes. Further south of this is Drumond Street East, also designated a Village Road as per Schedule B-1 of the Official Plan. The area generally further south of the subject property consists of a low-rise built form including single-detached dwellings on larger lots with mature trees.

To the east, the property abuts another single-detached dwelling, located on a larger lot. The area further east can be characterized as low-rise, single-detached homes on larger lots with mature trees in the rear yard. A Wastewater Treatment Plant is located approximately 450 metres east of the subject property, past which is undeveloped rural land.

The subject property is located relatively centrally within the urban area and is serviced by municipal water supply and sanitary sewers. The property has convenient access to commercial centres located within short walking distance of the property, is close to amenities, and near major roads like Main Street East, and St. Lawrence Street.

3.0 Proposed Consent

The owners of 306 Brock Street East are proposing to sever their property to create a new lot for future residential development while retaining the existing single detached dwelling on site. As the site is currently a corner lot, the retained dwelling will maintain its corner lot condition, while the new severed lot will become an interior lot. Both lots will maintain equal frontage along Brock Street of 18.29 metres, and a lot depth of 25 metres. The dimensions and measurements will be confirmed in the future Draft Reference Plan.

At present there is a freestanding garage structure located within the portion of the parcel subject to the severance. The garage structure is proposed to be removed to accommodate any future development on the site.

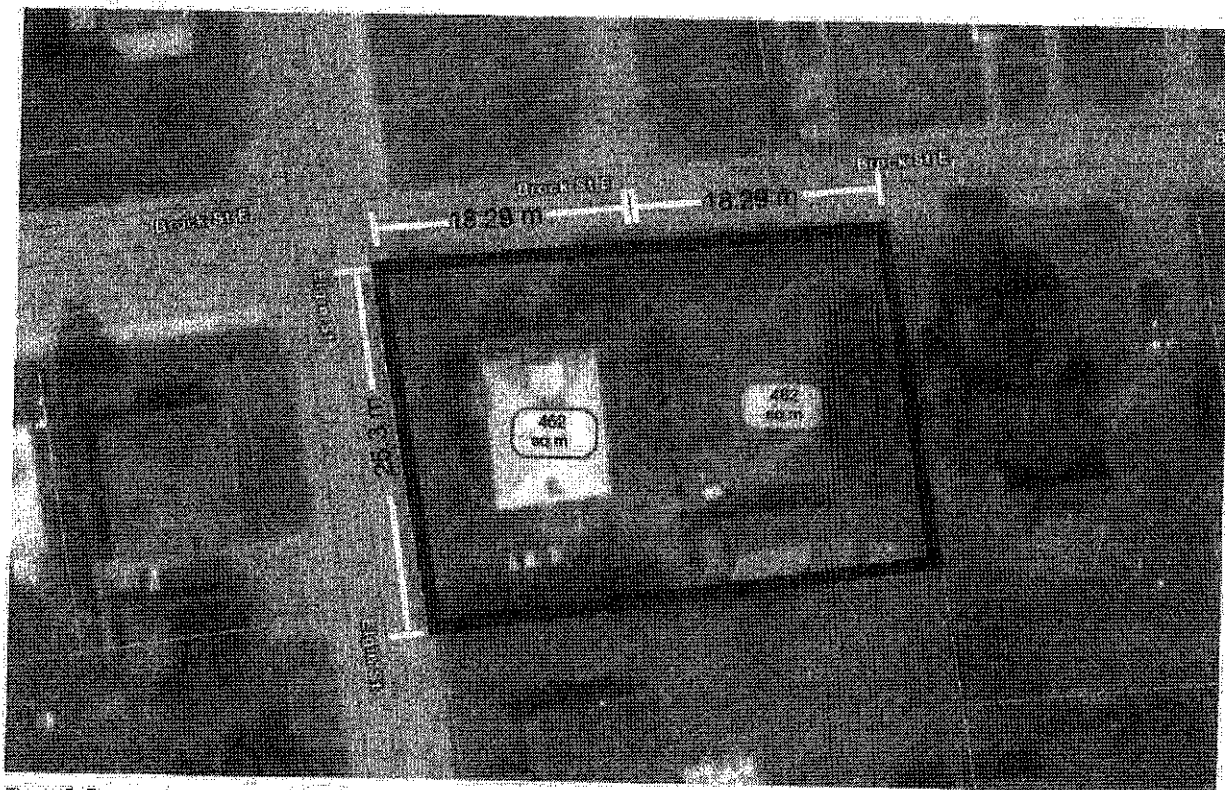


Figure 6: Proposed severance, retained and new lot.

**Note: all dimensions and measurements are approximate and will be confirmed by the future Draft Reference Plan.*

4.0 Policy and Regulatory Framework

4.1 County Of Leeds and Grenville Official Plan

4.1.1 Growth Management

The Official Plan (the "Plan") was adopted by the United Counties of Leeds and Grenville on February 19, 2016 (as amended) and a consolidated version is referenced in this report (dated March 15, 2021).

The Plan anticipates population growth of 75,960 people in the County by the year 2031. The majority of this growth is expected to occur through intensification of built-up areas within existing settlement areas identified in the Plan. Intensification is encouraged to make efficient use of existing services and infrastructure and avoid unnecessary expansion of settlement areas. Development through intensification is expected to achieve the Counties' goals for creating complete, healthy, walkable, and vibrant communities.

4.1.2 Designations

The subject property is designated "Urban Settlement Area" within the *Merrickville Urban Settlement Area, Special Planning Area* (Policy 2.3.2.1) as per Schedule A – Community Structure and Land Use Plan of the United Counties of Leeds and Grenville Official Plan. Section 2.3.2 of the County Official Plan describes urban settlement areas as areas that function as the primary centres for growth, development, and urban activities. Urban settlement areas are expected to be the focus of residential, commercial, industrial, institutional, cultural, recreational, and open space uses.

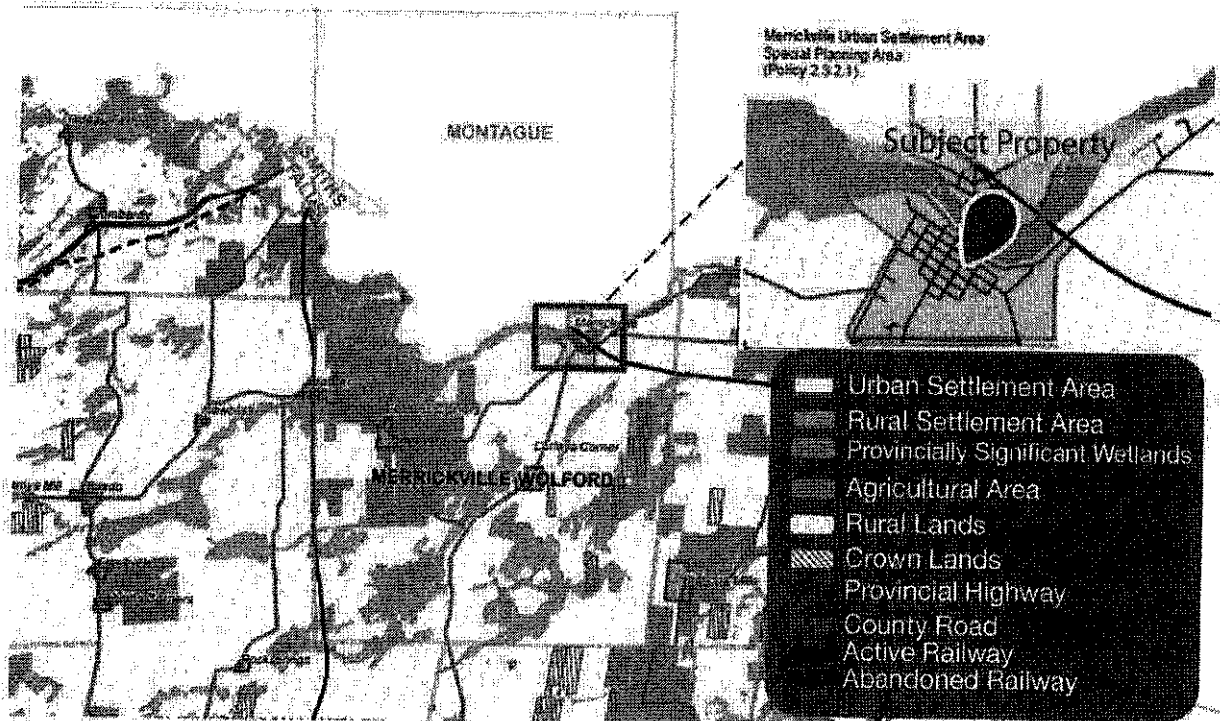


Figure 6: Schedule A – Community Structure and Land Use, United Counties of Leeds and Grenville Official Plan

Merrickville is identified as an Urban Settlement Area and as per the policies of Section 2.3.2, Urban Settlement Areas are to be the focus of growth and will accommodate a broad range of uses as set out in the local municipal Official Plan and in accordance with policies of the County's Official Plan. Policy 2.3.2c stipulates that Urban Settlement Areas will provide for municipal sewage, water and appropriate stormwater management services, a range of land uses and densities, a mix of housing types including affordable housing options and alternative housing forms, and will be designed to be walkable with consideration of opportunities for future transit.

The Official Plan further stipulates that local municipalities will identify and promote intensification, infill and redevelopment of designated and vacant and/or underutilized sites in the urban settlement areas, taking into account existing building stock and the availability of suitable existing or planned infrastructure and public service facilities to accommodate projected needs, and in accordance with intensification policies of Section 2.4 (Policy e). Cost-effective development patterns and those which minimize land consumption and reduce servicing costs are encouraged (Policy 2.3.2h).

4.1.3 Merrickville Urban Settlement Area—Special Planning Area

The County Official Plan sets out special policies for Merrickville Urban Settlement Area – Special Planning Area, under section 2.3.2.1 in recognition of designation of Merrickville as an "Urban Area" in the local municipal Official Plan. The Merrickville Urban Settlement Area is identified as a "Special Planning Area" in the United Counties' Official Plan to address differences in the availability of municipal sewage services and municipal water services north and south of the Rideau Canal within the settlement area boundaries. Municipal sewage and water services are generally available south of the Rideau Canal, except for the southwest corner of the settlement area. More details are provided in the local municipal Official Plan, which can be found in Section 5.2 of this report.

The County Official Plan policies stipulate development within the Merrickville Urban Settlement Area to occur on the form of servicing which is available and appropriate north and south of the Rideau Canal. The local municipal Official Plan provides more detailed policies regarding servicing, land uses, and development requirements within the urban settlement area.

4.1.4 Settlement Area Development

Section 2.4.1 speaks to intensification as efficient, cost-effective development, that reduces the need for settlement area expansions encroaching into Counties' Agricultural Areas. The county supports residential intensification within the existing built-up areas wherever feasible and appropriate (Policy a) and expect to work with local municipalities to achieve an overall minimum target of 20% of dwelling unit growth within residential intensification and redevelopment (Policy b). Generally, the policies encourage intensification within built up areas, subject to the availability of servicing and land. The intensification targets are to be defined subject to certain conditions including servicing capacity of the local municipality.

The subject property is designated as Urban Settlement Area, Special Planning Area as per the County Official Plan. Official Plan policies support growth and intensification within areas designated as Urban Settlement Areas and encourage infill development that makes efficient use of land, infrastructure and services, while promoting walkability and future transit within these areas. Local municipal Official Plans will determine lands deemed suitable for intensification and infill, based on existing building stock and availability of existing and planned servicing infrastructure. The Merrickville Urban Settlement Area – Special Planning Area, reemphasizes this by directing development within the area to be in accordance to availability of servicing that is available to the subject property. The County Official Plan encourages intensification within built up areas contingent upon availability of existing and planned services and infrastructure. The proposal meets all the Official Plan criteria for intensification and is a suitable location for the proposed severance and future intensification.

The Subject Property is located within the Urban Area and the owner has received written confirmation from Council that sufficient servicing capacity is present to accommodate the future development, and that reserve STP capacity has been allocated for this development. A copy of this letter has been included in the submission package.

4.2 Village of Merrickville-Wolford Official Plan

4.2.1 Designation

The Village of Merrickville-Wolford is divided into multiple land use designations that establish the intended pattern of development. These designations including Urban, Resource and Rural lands, and are further broken down into seven (7) additional land use designations. Merrickville is the primary urban centre of the Village and includes areas in the former Village of Merrickville which are planned for urban development. The subject property is designated "Residential", an urban land use designation, on Schedule B-1—Land Use Plan, of the Village Official Plan.

The planned function of the urban land use designations is to evolve in an urban pattern of development. It is intended that all development within the fully serviced area, which includes the subject property, is to take place on full municipal services (S. 6.2.1.3, Policy 1). Higher density development is permitted within areas fully serviced by municipal services.

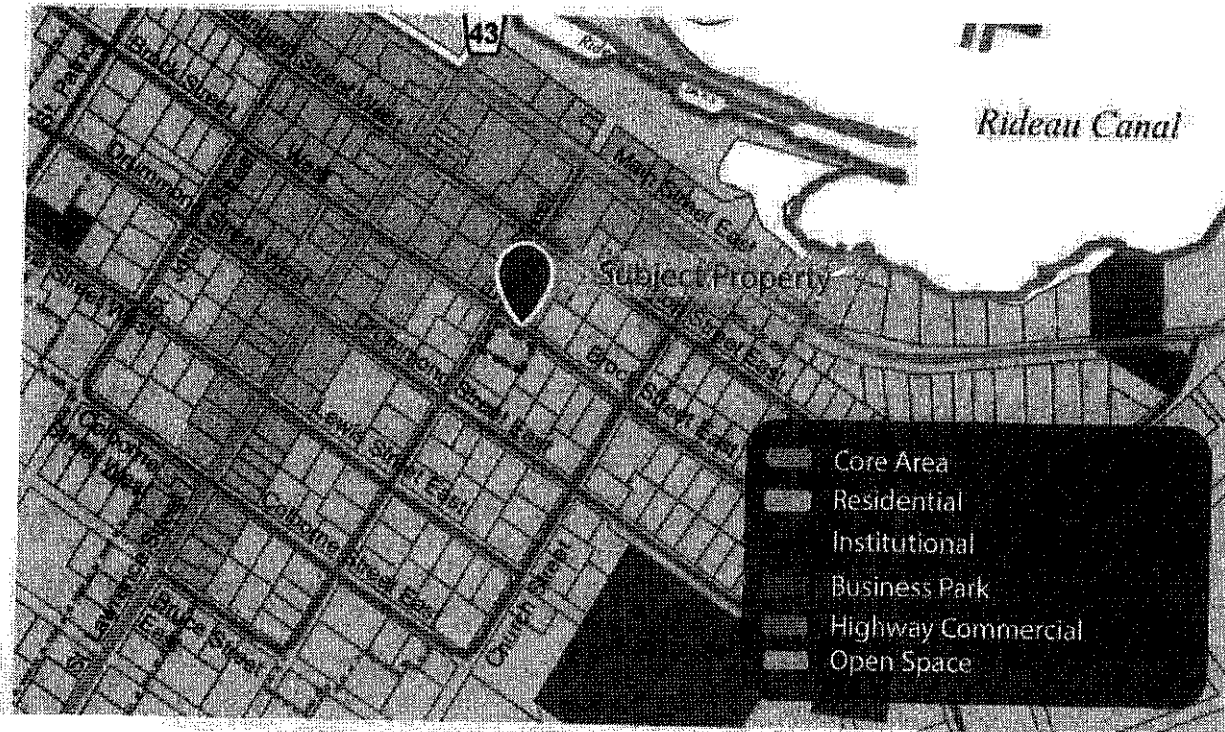


Figure 7: Schedule B-1 - Land Use Plan, Official Plan.

Within areas designated as Residential, land is to be developed and used predominantly for residential purposes (S. 6.2.2.1). Within Residential areas, a full range of dwelling types from low density single-detached dwellings to high density apartment dwellings are permitted. Additionally, complementary uses to the proper functioning of a residential area are also considered. These include home occupation uses, institutional uses such as schools, nursing homes and churches, open space uses such as parks and community centres, neighbourhood commercial uses such as convenience stores, clinics, licensed daycares (etc.) contingent upon preservation of historic character and residential amenities of the area such as increase setbacks, landscaping, buffering, off-street parking (etc.).

Within Residential areas, low to high density development is permitted at the following rates:

- / Low density development—22.7 units per hectare (9 units per net acre);

- / medium density development—35 units per hectare (14 units per net acre);
- / high density development—80 units per hectare (24 units per net acre).

4.2.2 Special Heritage Policy Areas

Section 4.3.11 of the Village Official Plan speaks to Special Heritage Policy Areas (SHPA). SHPA's are designated in consultation with Parks Canada and the HAC to identify potential areas for designation as Heritage Conservation Districts to protect significant natural and cultural landscapes. Policy 2 of Section 4.3.1 refers specifically to the Special Heritage Policy Area 2 which is located within Merrickville urban area of the Village and includes land along the Rideau Canal and parts of the historic central area of Merrickville. The main policy objective of this area is to preserve and enhance the historic character of Merrickville by encouraging the preservation of existing buildings and structures by protecting views to and from the canal, and by ensuring that new development and re-development takes place in accordance with the Design Guidelines set out within the Official Plan.

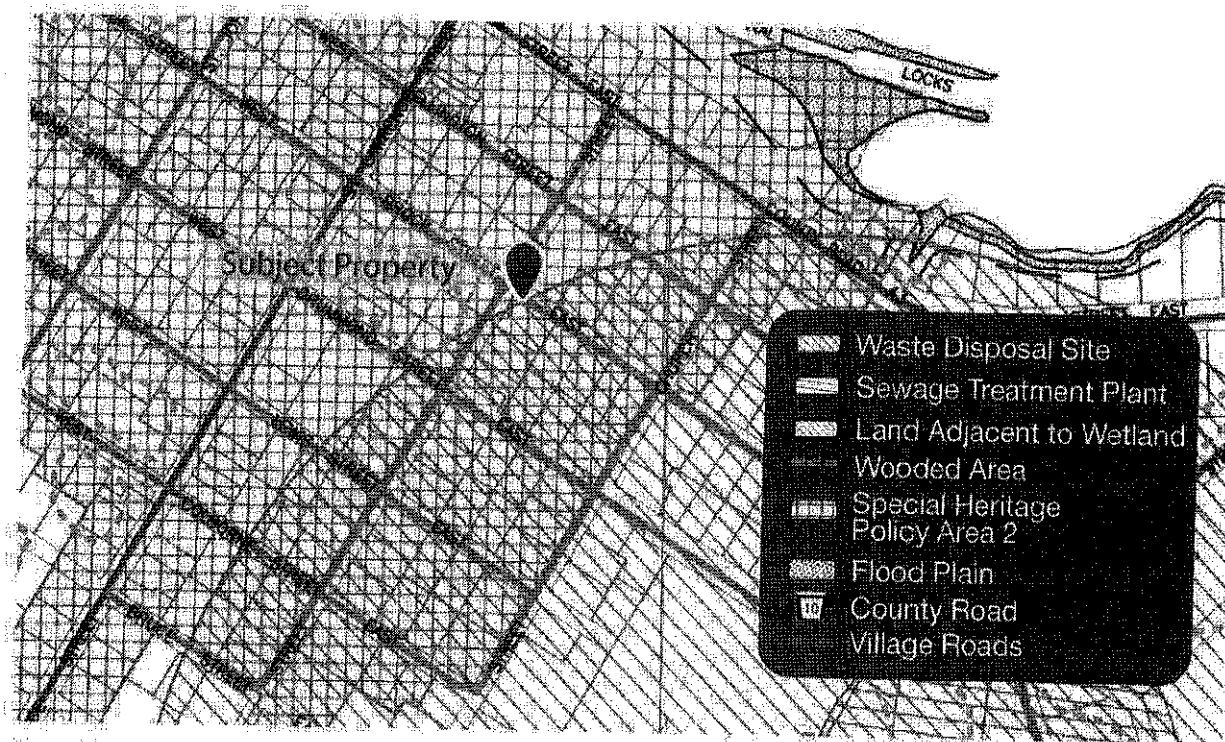


Figure 8: Schedule B-2 — Urban Area Development Controls, Official Plan of the Village of Merrickville-Wolford.

4.2.3 Division of Land

Section 9.3 of the Village Official Plan stipulates policies guiding lot creation within the municipality. Lots can be created through either a consent or plan of subdivision, and are subject to the following policies:

- / 9.3.1.1 Lots should be created only in areas where the undue extension of any major service would not be required.
- / 9.3.1.2 The size of any lot that is created should be appropriate for the proposed use. Where the lot is to be serviced by an individual well and/or septic system, such lots should generally have a minimum size of 0.4 ha (1

acre), depending on soil conditions. In no case, should any parcel be created which does not conform to the provisions of the Zoning By-law.

- / 9.3.1.4 Direct access from County Roads shall be restricted in accordance with the regulations of the County. Residential lots, in particular, should have access only from Village roads, except in a designated Hamlet, where permitted as infill, and in the urban area of Merrickville.
- / 9.3.1.5 Lots should not be created where access would create a traffic hazard because of limited sight lines on curves or grades.
- / 9.3.1.9 Road widenings may be requested as a condition of any lot creation.

Where consents are intended to create a new lot for development, the following apply in addition to previous policies:

- / 9.3.2.2 Wherever possible, new lots created in accordance with the consent policies of this Plan shall be located on lands of lesser agricultural capability and in a location that will not adversely affect existing farming operations. In addition, these lots shall comply with the Minimum Distance Separation formula pursuant to the policies of Section 3.3.
- / 9.3.2.3 Lots should be created only when the land fronts on an existing public road which is of a reasonable standard of construction, except as permitted for Limited Services Residential, Tourist Commercial development and for certain rural uses as specified in Section 3.8 of this Plan.
- / 9.3.2.5 Consents for minor infill development may be permitted on lands which are not designated Agriculture between two existing residences which existed on January 22, 2007, which are separated by lots of similar size, which are located on the same side of the road or right-of-way, and which are separated by not more than 120 m (393 ft.). Any new lots created under the policies of this Plan shall not be considered as existing development for the purposes of permitting infill development. Generally, a maximum of 2 infill lots may be created between two existing, developed properties.
- / 9.3.2.8 Except as may otherwise be permitted under Section 9.3.2.5, the division of land by consent is intended for the creation of a limited number of lots. Except in designated Hamlets or in the urban area of Merrickville, where more than three lots (including the retained lot) have been created or are proposed to be created from an original parcel of land as it existed on January 17, 1988, development should occur by plan of subdivision, pursuant to the policies of this Plan.

The Subject Property achieves several objectives of the Official Plan for properties located within the urban area, including making efficient use of land not requiring extensions to existing services. The proposal retains the existing building on the western portion of the lot, thereby respecting the policies of the Special Heritage Policy Area. Further, the proposed consent application meets the criteria listed in section 9.3 of the Village Official Plan for the division of land via consent. Additionally, both the proposed severed and retained properties will have frontage on a village road.

4.2.4 Right-of-way Widening and Road Designations

The Village has two general classifications of roads—County Roads, which serve as arterial and collector road network within the village; and Village Roads, which are considered local roads. Local roads are to provide direct access to abutting properties and have generally have a low volume of traffic. Village roads are subject to a minimum right-of-way width as per section 7.3.1 of the Village Official Plan. Section 7.3.2 stipulates that a minimum right-of-way width for a Village Road within the urban areas shall be at minimum 16 metres (52 feet) if it is an existing opened or unopened road allowance.

The subject property is located at the intersection of Brock Street East and Elgin Street. Both Brock and Elgin Streets are designated as Village Roads as per Schedule B-1 of the Village Official Plan. As per Section 7.4 of the Official Plan, Village Roads shall have minimum widths as outlined above, and road widenings may be required during site plan stage to bring

them up to village standards. The right-of-way widening will be taken in equal amounts from both sides of the road, except where a road widening has been taken from one side of the road.

Brock Street East does not currently meet the 16 metres minimum width as outline above and a right-of-way dedication may be required as a condition of approval.

4.3 Zoning

The property is zoned Residential Type One zone (R1), as per Schedule B—Urban Area of the Village of Merrickville-Wolford's Zoning By-law (23-08). The Residential Type One (R1) Zone permits single detached dwellings, including one accessory apartment dwelling within the single detached dwelling. Non-residential uses within the R1 Zone include accessory buildings and structures and licensed day nurseries subject to certain zone provisions under Section 3.8.

		Performance Standard (on Municipal Services)	Proposed Lot/ Dwelling	Compliance	Existing Lot/ Dwelling	Compliance
	Min. Lot Area	450 m ² (4,844 ft ²)	462.69 m ²	✓	462.69 m ²	✓
	Min. Lot Frontage	18m (59ft)	18.29 m	✓	18.29 m	✓
Min. Setbacks	Front Yard	8m from a street along jurisdiction of the Corporation in the urban area of Merrickville + the required front yard depth of zone in which the use is located. Notwithstanding the foregoing, min. setback is 6m along any street in urban area of Merrickville, plus required front yard depth of the zone which the use is located. Where the width of the road allowance is 12m. (s. 3.27.1)	TBD		4m	✓
	Front Yard Depth	6 m (19.7ft)	TBD			
	Corner (Exterior) Side Yard	3 m (9.8ft)	N/A	✓	5.5m	✓
	Interior Side Yard	3 m (9.8ft) on one side,	TBD		TBD	

		total of 4.2 m (13.8ft) for both yards, except where a garage or carport is attached to the main building in which case the minimum shall be 1.2 m *3.9ft).				
	Rear Yard Minimum	6 m (19.7ft)	TBD		TBD	
Max. Building Height		11 m (36.1ft)	TBD		Existing	✓
Min. Lot Coverage		85 m ² (915ft ²)	TBD		TBD	
Min. Landscape Area		40%	TBD		TBD	
Parking	Min. Parking	1 parking space per dwelling unit				
	Dimensions	Garage / Carport: 2.75m x 5.75m				
	Location	All yards, except the required front or corner-side yard, wherein a driveway may be located provided the minimum length of driveway from private garage or carport to edge of pavement or sidewalk is 6m				
Max. Attached Garage or Carport and Driveway Widths	Max. Attached Garage or Carport Width	6.4 m				
	Max. Driveway + Parking Space Width	6 m				
Right-Of-Way Widening (OP)	Village Roads	The minimum right-of-way for Village roads in urban areas shall be minimum 16m (52 ft), if it is an existing opened or unopened road allowance, but which may be increased to 20m (66ft) if it is a new road.	Brock Street: 12.3 metres Brock Street: 12.2 metres			

The proposed development meets the performance standards of the Zoning By-law for creating a new, urban Infill lot.

5.0 Consent Applications and Conclusions

5.1 The Planning Act, R.S.O. 1990

It is our professional planning opinion the application meets the criteria for lot division as described in Sections 53(1), 53(12) and 51 of the *Ontario Planning Act*. As the proposal does not include an internal road network, major servicing or other elements of a subdivision, the following criteria are generally those which apply to a severance under section 51(24).

(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;

The Provincial Policy Statement, 2020 (PPS) provides direction on matters of provincial interest related to land use planning. Local planning decisions are required to be consistent with the policies of the PPS. The PPS focuses growth within settlement areas and away from significant or sensitive resources and areas which may pose a risk to public health and safety. It recognizes that land use must be carefully managed to accommodate appropriate development to meet the full range of current and future needs, while achieving efficient development patterns. The proposed Consent conforms to the objectives and intent of the PPS and supports specific policies including:

- / Section 1.1.3.2: Land use patterns within settlement areas shall be based on densities and a mix of land uses which:
 - a) Efficiently use land and resources;
 - b) Are appropriate for, and efficiently use, the *infrastructure* and *public service facilities* which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
 - c) Minimize negative impacts to air quality and climate change, and promote energy efficiency;
- / Section 1.1.3.3: Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.
- / Section 1.1.3.6: New development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.
- / Section 1.4.3: Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by
 - permitting and facilitating:
 - all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and
 - all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;
 - promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;

The proposed severance represents an opportunity for residential intensification that makes efficient use of existing municipal services and infrastructure within the Village's urban area. The *Planning Act* supports intensification within built-up areas make efficient use of existing services and infrastructure without requiring inefficient expansion of these services into greenfield areas.

(b) whether the proposed subdivision is premature or in the public interest;

The proposed severance retains the existing heritage character building and severs the westerly side yard to create a new interior lot for future residential use. The subject property is located near the edge of the Residential Zone, and in close proximity to the Commercial Core. The severed lot presents the opportunity to appropriately maintain compatibility with its surrounding area while meeting the minimum performance standards under the Zoning By-law.

The proposed consent is not premature and is in the public interest.

(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;

The subject property is designated as Urban Settlement Area, Special Planning Area in the United Counties of Leeds and Grenville Official Plan. The County Official Plan supports growth and intensification within areas designated as Urban Settlement Areas and encourages infill development to make efficient use of land, infrastructure and services.

The subject property is designated as "Residential" within the "Urban Land Use" area of the Village of Merrickville-Wolford Official Plan. The planned function of the Urban Land Use area is to evolve into an urban pattern of development, and permit higher density development within areas that are fully serviced by municipal services. Within lands designated "Residential" a range of residential dwelling types are permitted including low density single-detached dwellings, as well as complimentary non-residential uses. The proposed severance meets the Village Official Plan objectives for intensification within Urban Land Uses on sites that are on municipal services. Additionally, the proposed severance meets the criteria for Division of Land as outlined in Section 9.3 of the Village Official Plan and outlined in section 5.2.3 above.

The subject property is located within the Urban Area, and both the County and Village Official Plans support intensification within built up areas. The proposed severance conforms to the Official Plan.

(d) the suitability of the land for the purposes for which it is to be subdivided;

The proposed consent application seeks to sever the property and retain the existing dwelling while creating a new lot for future residential development. Preliminary Reserve Capacity Allocation per the Village Wastewater Treatment Capacity, and preliminary sanitary treatment capacity allocation has been reserved as per Council, for the newly created lot, and will be confirmed through a condition of approval.

Overall, the land is suitable for the proposed development.

(e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;

The subject property is appropriately located on a Village Road, and has convenient access to public roads, and highways.

The road network and linkages are sufficient to support the proposed severance.

(f) the dimensions and shapes of the proposed lots;

The existing corner lot is generally rectangular in shape and located at the intersection of Elgin and Brock Street. The proposed severance will maintain a generally regular, rectangular shape on both lots with the newly created interior lot fronting onto Brock Street, and the other maintaining frontage along both streets.

Both the severed and retained lots will maintain regular rectangular shapes and dimensions that fit within the existing and planned context of the neighbourhood.

- (g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;**

The subject property is zoned Residential Type One Zone (R1), which permits single detached dwellings and accessory apartment dwellings. The proposed severance creates two lots that meet the zone provisions with some provisions subject to confirmation through R-Plan.

There are no restrictions or proposed restrictions on the subject property or adjoining lands that affect the proposed severance of the lands.

- (h) conservation of natural resources and flood control;**

The subject property is located within an established urban neighbourhood of the village.

The subject property is not within proximity to any natural resources and flood planes.

- (i) the adequacy of utilities and municipal services;**

Local Council reviewed and approved Preliminary Reserve Capacity Allocation per the Village Wastewater Treatment Capacity Allocation Policy for the creation of one new lot for residential development, and that the preliminary reserve capacity allocation is a condition of consent on future comments from UCLG upon circulation of the consent application.

Adequate utilities and municipal services are reserved for the proposed severance.

- (j) the adequacy of school sites;**

The Merrickville Public School and the Merrick Preparatory School are both located within 250 metres of the subject property.

There are no identified concerns related to the adequacy of schools to the site.

- (k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;**

Brock and Elgin Streets are both Village roads within the urban area, and subject to a widening requirement of 16 metres. The right-of-way width for Elgin and Brock Street East is approximately 12.3 metres. A right-of-way widening of 3.7 metres may be required and taken equally from both sides. Policy 9.4.2 (2) of the Village Official Plan requires that all uses abutting a Village Road which does not meet the minimum right-of-way width of 16m in the Merrickville urban area are subject to a site plan.

A right-of-way widening may be required along both public street frontages, to be confirmed by the consent granting authority and the municipality. A Site Plan Control application for the construction of a new dwelling may be required, per By-law No. 11-2021, should the right of way be deficient.

- (l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and

The proposal is for consent to sever a property within the urban area to create a new lot for future residential use. Creating an infill lot within an established urban area allows efficient use of servicing, infrastructure and transportation networks.

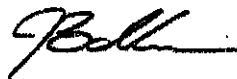
When severed, the lot provides an opportunity to intensify within an established area close to proximity, thereby reducing demand on servicing and transportation networks.

- (m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2).

The proposal is for a consent to sever the property for future residential development. There are no immediate plans to develop the property. A Site Plan Control application may be required due to the deficient right of way.

In conclusion, the subject applications satisfy the applicable sections of the Planning Act for consent and represent good land use planning.

Sincerely,



Jacob Bolduc, MCIP RPP
Associate



Haris Khan, MES
Planner



Municipal Consent Application Form

6c

Please complete and send to the Secretary-Treasurer (via email) within 30-days of receipt of an application to Krista.Weidenaar@uclg.on.ca

File:	B146-23
Municipality:	Village of Merrickville-Wolford
Owner:	Giuliani
Location:	Lot 21, Plan 6, former village of Merrickville

Municipal Responses		Yes or No?	
What is the local Official Plan designation of the land? Residential			
Does the application conform to the local Official Plan?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
If not, please give relevant sections of the plan.			
What is the land currently zoned in the Zoning By-Law? Residential Type One (R1)			
Does the application comply with the municipal Zoning By-Law?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
If not, please give relevant sections of the By-Law.			
Are there any other relevant documents or other Municipal By-Laws which would affect the proposed consent?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are there any additional applications on the subject lands (minor variance, Official Plan Amendment Zoning By-Law amendment, etc.)? If yes, what type?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Additional Information			
Please check which of these municipal services are available for the subject lands?			
Water	<input checked="" type="checkbox"/>	Sanitary Sewers	<input checked="" type="checkbox"/>
		Access to a public and maintained road	<input checked="" type="checkbox"/>
Electricity	<input checked="" type="checkbox"/>	Garbage Collection	<input type="checkbox"/>
		Name of public road	<u>Brock Street</u>

WF

Municipal Consent Application Form

Recommendations	Yes or No?
Does the Planning Committee, or Council, recommend approval be given to this application, and why? _____ _____ _____	<input checked="" type="checkbox"/> <input type="checkbox"/>
Are there any issues the approval authority should be made aware of for the application lands (Site conditions, development history/activity, flooding, water quality and quantity concerns, etc.)? <u>see planning report - removal of existing garage on severed parcel, confirmation of setback from existing dwelling to new lot line</u> _____ _____	<input checked="" type="checkbox"/> <input type="checkbox"/>
If provisional approval is granted, what Conditions would the municipality wish to see attached? (Please attach Council's resolution, a Planning Report, list of conditions, or check below). <u>please see planning report</u> _____ _____ _____	
Does the municipality require their own copy of the reference plan for the subject lands?	<input checked="" type="checkbox"/> <input type="checkbox"/>
Does the municipality require that the balance of any outstanding taxes, including penalties and interest, be paid to the municipality?	<input checked="" type="checkbox"/> <input type="checkbox"/>
Does the municipality require an Environmental Impact Study or other supporting studies? If yes, please describe. _____	<input type="checkbox"/> <input checked="" type="checkbox"/>
Does the municipality require a road widening?	<input type="checkbox"/> <input checked="" type="checkbox"/>
Does the Planning Committee or Council wish to recommend that up to 5% of the land if residential, or 2% for commercial or industrial, be set aside as parkland dedication? Or does Council wish to accept cash to the value of 2% or 5% of the land? If Yes, please describe below. <u>\$500 cash in lieu of parkland</u>	<input checked="" type="checkbox"/> <input type="checkbox"/>
Date: <u>20-12-2023</u> Signed: <u>Forbes Symon</u>	
Position: <u>Contract Planner</u> Municipality of Village of Merrickville-Wolford	



6d

December 20, 2023

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

Attention: Darlene Plumley, CAO/Clerk

Dear Ms. Plumley:

**Re: Planning Report – Consent Application B-146-23 (Giuliani)
Lot 21, Plan 6, Merrickville, Village of Merrickville-Wolford
206 Brock Street East**

I have now had an opportunity to review Consent Application B-146-23 as it relates to the Village of Merrickville Wolford Official Plan and Zoning By-law and the United Counties of Leeds and Grenville Official Plan and provide the following comments.

The proposal involves the creation of one new infill lot from lands described as Lot 21, Plan 6 within the former village of Merrickville, locally known as 206 Brock Street East with the following characteristics:

B146-23 Severed Parcel = 462 m² (4,973 ft²) lot area and 18.29 m (60 ft) lot frontage – occupied by a detached garage to be removed – lot intended as residential development

Retained Parcel = 462 m² (4,973 ft²) lot area and 18.29 m (60 ft) lot frontage – occupied by a single detached dwelling – no change to development status of retained lot

NOTE the application has conflicting lot sizes so the lesser of the lots sizes is used throughout this report.

The proposed severed lot is currently occupied by a detached garage which is proposed to be removed and allow the site to be developed for residential purposes on full municipal services with frontage on Brock Street. The retained lot is occupied by a single detached dwelling on full municipal services with frontage on Brock and Elgin Street. There is no change proposed for the retained lot. (Attachment #1 – Location Map & Proposed Consents).

The subject lands are designated “Residential” in the Merrickville-Wolford Official Plan and zoned “Residential Type One (R1)” in the Merrickville-Wolford Zoning By-law 23-08. The property is also located within the Special Heritage Policy Area 2 of the Official Plan. The property is characterized as a typical urban residential property with lot line trees and several hedge rows along the street and lot lines. The surrounding properties are similar in nature occupied primarily by single detached dwellings. The rear entrance to the LCBO is located directly to the north, across Brook Street E from the subject property.

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Local Official Plan Policies

There are a number of policies of the Village Official Plan which are relevant to this application. Section 2.2 recognizes that the majority of new development is to be directed to the former Village of Merrickville and is to be on full municipal services. Section 3.10, Housing and Intensification establishes a target of 20% of future growth being in the form of infill and intensification within the former Village and encourages a more efficient lot configuration. Specifically, Section 3.10(2) states that:

"Council shall encourage the re-subdivision of undeveloped land within the designated urban area of Merrickville in order to create more efficient lot configurations"

Section 4.3.1, Special Heritage Policies Areas states that:

"Special Heritage Policy Area 2 is located in the Merrickville urban area of the Village, including the land along the Rideau Canal and the land that comprises the historic central area of Merrickville, and is shown on Schedule B-1. In this area, the main policy objective is to preserve and enhance the historic character of Merrickville by encouraging the preservation of existing buildings and structures, by protecting views to and from the canal, and by ensuring that new development and re-development takes place in accordance with the Design Guidelines contained in Appendix A of this Plan."

Section 6.2.2 Residential generally permits a wide range of dwelling types and establishes various densities for residential development appropriate within the former Village. Sections 8.5 and 8.6 require future development within the former Village to be on full municipal services.

Section 9.3.1 includes the general land division policies of the Village's Official Plan. Appendix A provides the detail design elements for the Special Heritage Policy Area 2 and encourages street trees, buildings located near the street, pre-WWII architectural styles, limit of building heights to three storeys and retention of existing buildings.

The proposed consent appear to be in conformity with the Village's Official Plan.

United Counties Official Plan Policies

The Official Plan for the United Counties of Leeds and Grenville, Schedule A, designates the subject property as Urban Settlement Area and contains policies in Section 2.3.2 which encourages urban settlement areas to be the focus of growth and will accommodate a broad range of uses to be detailed in local Official Plans. Section 2.3.2.1 makes specific reference to the Merrickville Urban Settlement Area and encourages development on full municipal services south of the Rideau Canal. The OP also contains policies on residential intensification, affordable housing, cultural heritage, sewage and water services and general administrative policies.

The proposed consent appears to conform to the Official Plan for the United Counties of Leeds and Grenville.

Local Zoning By-law Regulations

The proposed severed lot is zoned "Residential Type One (R1)". The R1 zone provisions establishes a minimum lot size for residential development on full municipal services at 450 m² (4844 ft²) and a minimum lot frontage of 18 m (59 ft). The proposed severed lot appears to meet the minimum lot frontage and minimum lot area requirements and are deemed to comply with the R1 zone provisions.



It should be noted that there is a requirement for a 3 m side yard setback. The supporting planning report does not indicate the side yard setback for the existing single detached dwelling from the proposed lot line. It has been estimated using the County GIS system that the existing dwelling appears to be located roughly 4.5 m from the proposed lot line, however this needs to be confirmed at the time of survey of the property and should be a condition of consent.

It is noted that there is an existing detached garage on the proposed severed lot and the supporting planning report indicates that the garage will be removed. The removal of the garage should occur as a condition of consent to ensure that there is no accessory structure on the severed lot prior to the establishment of the principal residential use of the property.

Village Comments

The consent application has been circulated internally to Village staff. There were no other comments or concerns expressed by the CBO or the Fire Chief.

Council has supported the allocation of sanitary services reserves to the infill lot.

Summary & Recommendations

The proposal involves the creation of a 462 m² infill residential lot. The proposed consent conforms to the Village's Official Plan and the United Counties of Leeds and Grenville Official Plan.

It is recommended that Council support consent application B146-23 with the following conditions:

1. That the applicant provides the Village with a digital and paper copy of the registered Reference Plan. The Reference Plan shall specify the distance from the existing single detached dwelling on the retained parcel to the new lot line and shall demonstrate compliance with the R1 Zone side yard setback.
2. That the applicant provides proof of payment of all outstanding taxes and fees owing to the Village, if any.
3. That the applicant provides payment of cash-in-lieu of parkland.
4. That the existing garage on the severed parcel be removed prior to finalization of the consent.

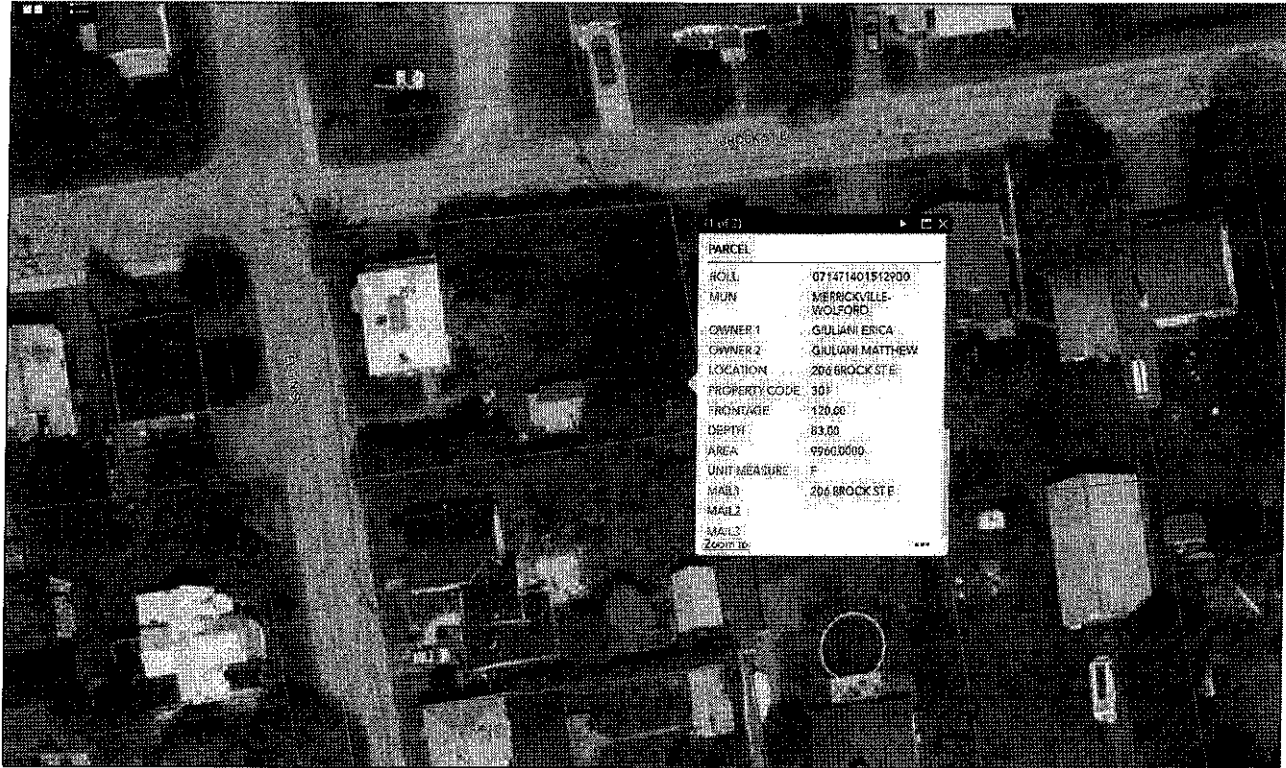
All of which is respectfully submitted.

Sincerely,
Jp2g Consultants Inc.
ENGINEERS • PLANNERS • PROJECT MANAGERS

Forbes Symon, MCIP, RPP
Senior Planner



Attachment #1 – Location Map



CORPORATION OF THE VILLAGE OF MERRICKVILLE – WOLFORD

BY - LAW No. 01-2024

ONTARIO MUNICIPAL CORPORATIONS - BORROWING BY-LAW

BEING a By-Law to authorize the Municipality to borrow up to \$2,000,000 during the January 1, 2024 to September 30, 2024 period and up to \$1,000,000 during the October 1, 2024 to December 31, 2024 period in order to finance the Village's Current Operating Expenditures on an interim basis;

WHEREAS Sections 407 (1) and (2) of the Municipal Act, S.O. 2001, c.25, as amended, authorize Council to pass a by-law authorizing the municipality to borrow from time to time by way of promissory note or bankers' acceptance such sums as Council considers necessary to meet the current expenditures of the Corporation for the year until the taxes are collected and other revenues are received, provided the amounts borrowed between January 1 and September 30 and between October 1 and December 31 of the year do not exceed fifty per cent (50%) and twenty five per cent (25%), respectively, of the total estimated revenues of the corporation as set forth in the budget adopted for the prior year;

AND WHEREAS the Council deems it necessary to authorize the borrowing together with any similar borrowings that have not been repaid, a maximum of \$2,000,000 during the period between January 1, 2024 and September 30, 2024, and a maximum of \$1,000,000 during the period between October 1, 2024, and December 31, 2024 in order to meet the current operating expenditures of the Corporation until the taxes are collected, such sums representing not more than fifty percent (50%) and twenty-five percent (25%), respectively, of the estimated revenue of the Corporation as set forth in the budget adopted for the prior year;

AND WHEREAS Council deems it expedient to pass a by-law for such purpose.

NOW THEREFORE the Council of the Corporation of the Village of Merrickville-Wolford does enact as follows:

1. The Mayor and Treasurer of the Corporation are hereby authorized under the seal of the Corporation, to borrow by way of promissory note or banker's acceptance a sum not exceeding \$2,000,000 between January 1, 2024 and September 30, 2024 and \$1,000,000 between October 1, 2024 and December 31, 2024 for the purpose of meeting the current operating expenditures of the Corporation until the taxes are collected.
2. Despite the provisions of Section 1 of this By-law, the amounts that may be borrowed during the times and for the purposes mentioned in Section 1 of this By-law, together with the total of any similar borrowings that have not been repaid, shall not, except with the approval of the Local Planning and Appeals Tribunal, exceed during the period between January 1, 2024 and September 30, 2024, and during the period between October 1, 2024 and December 31, 2024, fifty percent (50%) and twenty-five percent (25%), respectively, of the uncollected balance of the estimated revenues of the Corporation as set forth in the budget adopted for the prior year.
3. The Mayor and Treasurer are hereby authorized to pay or allow the bank or banks or any other person, firm or corporation that lends money to the Corporation, interest on the sums borrowed at such rates of interest and on such other terms as may be arranged by the Treasurer and adopted by Council.
4. The promissory note, or notes, debentures, covenants or agreements sealed with the seal of the Corporation and signed on behalf of the Corporation by the Mayor and Treasurer may be given to the said bank or banks, person, firm or corporation as aforesaid as security for the repayment of the amounts borrowed with interest thereon as aforesaid.
5. This By-law shall come into force and take effect on January 1, 2024.

READ a first and second time this 8th day of January 2024.

READ a third and final time and passed this 8th day of January 2024.

Michael Cameron, Mayor

Darlene Plumley, CAO/Clerk (interim)

CORPORATION OF THE VILLAGE OF MERRICKVILLE - WOLFORD
BY-LAW No. 02-2024

BEING a By-Law to impose an interim tax levy for the year 2024 on properties within all tax classes in the Village of Merrickville-Wolford.

WHEREAS pursuant to section 317 (1) of the Municipal Act, S.O. 2001, the council of a local municipality, prior to the adoption of the estimates for the year may pass a by-law levying amounts on the assessment of property in the local municipality;

AND WHEREAS pursuant to section 317 (3) of the Municipal Act, S.O. 2001, the amount levied on a property shall not exceed a prescribed percentage, or 50% if no percentage is prescribed, of the total amount of taxes for municipal and school purposes levied on the property for the previous year;

AND WHEREAS it is deemed advisable to impose an interim tax levy on all properties within the Village of Merrickville - Wolford in order to cover interim expenditures;

NOW THEREFORE the Council of the Corporation of the Village of Merrickville - Wolford does enact as follows that:

1. A 2024 interim tax levy be imposed on all property classes within the limits of the Village of Merrickville-Wolford.
2. The amount levied on all property classes in the Village of Merrickville-Wolford shall be equal to 50% of the total amount of taxes for municipal, county and school purposes levied on the property for the previous year, subject to any mandatory adjustment dictated by the legislation or by regulation.
3. The amount levied may be adjusted to include the levying of amounts on assessment added to the assessment roll in 2024 that was not on the assessment roll in 2023.
4. The said interim tax levy shall become due and payable on the 29th day of February 2024. Any unpaid balance outstanding on the 1st day of March, 2024 shall constitute default.
5. A penalty of 1.25% shall be added to all interim levy amounts that are in default on the 1st day of March 2024 and on the 1st day of each month thereafter until paid in full.
6. All penalties and interest added to the interim tax levy in default shall become due and payable as if the same had originally been imposed as part of the interim tax levy.
7. This By-Law shall be deemed to have been passed and in effect as of the 1st day of January, 2024.

READ a first and second time this 8th day of January, 2024.

READ a third and final time and passed this 8th day of January, 2024.

Michael Cameron, Mayor

Darlene Plumley, CAO/Clerk (interim)

7c

THE CORPORATION OF THE VILLAGE OF MERRICKVILLE-WOLFORD

BY-LAW 30-17

A BY-LAW TO GOVERN THE CALLING, PLACE AND PROCEEDINGS OF MEETINGS FOR THE VILLAGE OF MERRICKVILLE-WOLFORD

WHEREAS every municipality and local board shall pass a procedure by-law for governing the calling, place and proceedings of meetings, pursuant to Section 238 (2) of the *Municipal Act*;

AND WHEREAS the procedure by-law shall provide for public notice of meetings, pursuant to Section 238 (2.1) of the *Municipal Act*;

AND WHEREAS Council deems it expedient to adopt a new by-law to govern the order and proceedings of Council and Committees of the Corporation of the Village of Merrickville-Wolford;

NOW THEREFORE the Council of the Corporation of the Village of Merrickville-Wolford amend the by-law to include:

Part 3 - MEETINGS

4.0 Committee of the Whole

Part 10 - APPENDIXES

Appendix "C" - Committee of the Whole Mandate and Procedures

This By-Law shall be deemed to have been passed and in effect as of the 8th day of January, 2024.

READ a first and second time this 8th day of January, 2024.

READ a third and final time and passed this 8th day of January, 2024.

AMENDED January 8, 2024

Michael Cameron, Mayor

Darlene Plumley, CAO/Clerk (interim)

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- The Chair shall control the debate when the debate is being expanded to include matters not subject to the debate or when no new information is being provided as a result of the debate.
- The Chair shall encourage the identification of new or different suggestions to address the matter being debated.
- Questions may be raised directly by any member to another member of staff or any other representative of the Village.
- Open discussion shall be encouraged between members respecting the intent and the words used in any motion to address the matter being discussed.
- When a motion has been initiated any member wishing to support the motion may request a rewording of that motion and were accepted by the mover, the motion may be put to a vote.
- The Clerk may at any time during the development of a motion ask the mover or seconder for a verification of the words used in respect to a motion.
- Visitors not recognized as a delegation or a presentation at a meeting may be recognized by the chair to provide comment or suggestions on the matter being considered for a single time only and any further requests for comments or suggestions shall require recognition by the chair.
- The Chair may declare the meeting adjourned at the completion of business without a motion from the members.

7d

**Municipality Of The
Village of Merrickville-Wolford
By-Law XX - 24**

Being A By-Law To Regulate Public Events.

WHEREAS Section 126 of the Municipal Act, R.S.O. 2001 as amended provides that, "Without limiting sections 9, 10 and 11, a local municipality may, regulate cultural, recreational and educational events including public fairs; and prohibit the activities described in clause (a) unless an event form is obtained from the municipality for those activities and may impose conditions for obtaining, continuing to hold and renewing the event form, including requiring the submission of plans; and

WHEREAS Section 128 of the Municipal Act, R.S.O. 2001, as amended provides that without limiting sections 9, 10 and 11, a local municipality may prohibit and regulate with respect to public nuisances, including matters that, in the opinion of council, are or could become or cause public nuisances; and the opinion of council under this section, if arrived at in good faith, is not subject to review by any court.

WHEREAS Section 429 of the Municipal Act, R.S.O. 2001 as amended provides in part that a municipality may establish a system of fines for offences under a by-law of the municipality passed under this Act; and

WHEREAS the Council of the Village of Merrickville-Wolford deems it appropriate at this time to regulate events in the Municipality.

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

1.0 Definitions:

- 1.1 "Applicant" includes any person who on his own or on behalf of an association, a club, a corporation, or any other group of persons who applies to conduct an event regulated by this By-law and who shall be responsible for the event.
- 1.2 "Clerk" shall mean the Clerk as appointed by Council of the Corporation of the Village of Merrickville-Wolford.
- 1.3 "Council" shall mean the Council of the Corporation of the Village of Merrickville-Wolford.
- 1.4 "Emergency Plan" means a written plan intended to mitigate damages that may occur to persons and/or property arising from an emergency or risk before, during or after an event and which outlines the procedures or safeguards to react to those situations together with a plan to advise and train anyone who is assisting with the event in those procedures.
- 1.5 "Event" shall include but not limited to a festival, concert, parade, sporting event, entertainment or production held out-of-doors and to which the general public is admitted and/or where persons are invited to attend and where the expected attendance is greater than 250 persons inclusive of those persons that are holding the event.

- 1.6 "Municipality" means The Corporation of the Village of Merrickville-Wolford.
- 1.7 "Sanitary Facilities" shall mean on site facilities intended for the washing of hands and toilets, of sufficient number to accommodate the number of persons intended to attend or participate at an event.

1.8 "Structure" as defined by Ontario Building Code Act.

2.0 Event Form: (Schedule 1)

- 2.1 No person shall hold an event within the limits of the Municipality without an event form being issued by the Municipality pursuant to this By-Law.
- 2.2 The authority respecting the issuance of an event form pursuant to this By-law rests with the Council, however this authority may be delegated to the Municipal Clerk where this delegation is deemed expedient.
- 2.3 A complete application for the purpose of obtaining an event form shall be submitted to the office of the Clerk of the Municipality not less than thirty (30) days prior to the proposed date of the event.
- 2.4 For the purposes of this By-law a complete application is deemed to include the approved application form with all required information together with the following mandatory information:
- a a written letter of approval from the Ontario Provincial Police;
 - b an emergency plan;
 - c a certificate of insurance identifying general liability insurance in the name of the applicant in an amount of not less than Two Million Dollars (\$2,000,000) per occurrence that will be in effect for the entire duration of the event;
 - d The rental fee allocated based on the nature of the function.
- 2.5 In addition to the mandatory information to be supplied, the following information may be required when certain situations exist with respect to the event:
- a a written letter of approval from the Ministry of Health when there is food or water to be provided or available at the event;
 - b a letter from the Electrical Safety Authority (ESA) when electrical fixtures or outlets will be installed;
 - c an accepted written proposal for the supply of security services to ensure the safe and orderly conduct of the event;
 - d a copy of a license issued in the name of the applicant for any license issued for the event by the Liquor License Board of Ontario;
- 2.6 The date affixed to all letters of approval or certificates submitted with the application for the purposes of the event shall not be more than 60 days prior to the date of the event.
- 2.7 The Municipality shall be held harmless of all matters including the erection of all structures and the certificate of insurance to be submitted with the application shall recognize the Municipality as insured in the amount as stated.

3.0 Event form Refusal:

- 3.1 The Municipality may refuse to issue a license when in the opinion of the Municipality:
- a Adjacent land uses would conflict or otherwise create an unsafe or undesirable condition for persons attending the event.
 - b The nature of the event is undesirable due to a history of previous similar events.
 - c The applicant or organization holding the event has a history of non-compliance with a previous event.
 - d The event would cause a conflict with a Municipal By-law

4.0 Site Restoration:

- 4.1 Following the conclusion of the event, the event site including all lands, buildings and/or structures associated therewith shall be restored to a state similar to that prior to the holding of the event unless otherwise authorized by the Municipality.

5.0 Event Form Authority:

- 5.1 The issuance of an event form pursuant to this by-law authorizes the applicant to hold the event in accordance with the location, dates, times, and other information contained in the event form unless otherwise specified, and in compliance with all restrictions and conditions imposed with respect to the event form and in compliance with any provincial or federal statutes, regulations, and guidelines.

6.0 Event Form Fee:

- 6.1 The Council may at any meeting open to the public, establish or amend a fee relating to the issuance of a fee pursuant to this by-law.

7.0 Exemptions:

- 7.1 The authority provided by this By-law shall not apply to an event that is held by one or more of the following:
- a A sports association that has a mandate to provide sports or recreational opportunities of which the majority of the membership is comprised of residents of the Municipality;
 - b A church or religious association where the primary place of worship is located in the Municipality;
 - c An association whose mandate is to provide for educational opportunities or benefits or to assist an educational facility in the provision of educational opportunities or benefits for the youth of the Municipality;
 - d An association whose mandate is to promote and foster public awareness or the conservation of cultural and/or heritage resources specific to the Municipality;

8.0 Enforcement:

8.1 Every person found to be holding an event when no event form has been issued to authorize the event, shall cause the event to be discontinued immediately.

8.2 The Municipality may at any time prior to the completion of the event, revoke any event form issued for the holding of the event if the applicant fails to hold the event in strict compliance with the restrictions and/or conditions imposed with the issuance of the event form or fails to provide any service of thing as provided for in the application.

9.0 **Effective Date:**

9.1 This By-law shall be deemed to have come into effect following third reading and adoption by the Council of the Corporation of the Village of Merrickville-Wolford.

This By-law, having been read a first, second and third time is hereby adopted this XXth day of XXXXXX 2024.

Mayor

CAO/Clerk

DRAFT

Village of Merrickville-Wolford

Event Application Form By-law 2024 - Schedule (1)

Date/s of Event _____

Time of Event _____

Applicant

This is the person who is responsible for the organization and management of the event and to whom all inquiries, correspondence, notices, and any other matter respecting this application will be directed.

Name	
Civic Address	Mailing Address
City/Town	Province
Postal Code	Email
Home Phone	Business Phone
Cell Phone	Fax

Event Site

Community Rink #	
Community Rink # MW	
Ball Diamond #	
Ball Diamond #	
Fair Grounds	

Nature of Function

	Yes	No
Not For Profit Group/Organization		
A Sports Association that has a mandate to provide sports or recreational opportunities of which the majority of the membership is comprised of residents from Merrickville-Wolford		
A church or religious association where the primary place of worship is located on Merrickville-Wolford		
An association whose mandate is to provide for educational opportunities or benefits for the youth or seniors from Merrickville-Wolford		
An association whose mandate is to promote and foster public awareness or the conservation of culture and or/heritage. resources specific to Merrickville-Wolford		

Attendance

Please provide the best estimate of the number of persons attending the event including participants and spectators.

Participants	Spectators	Total Attendance
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Type of Event

Identify in this section the type of the event. Check all that apply.

Village of Merrickville-Wolford

Theatrical/Musical		Cycling Race/Tour	
Music and Dance		Pedestrian/Walk/Run	
Automobile/Motorcycle/Tour		Sports Game/Tournament	
Sailing		Fair/Exhibition/Festival	
Liquor Licensed Event		Banquet	

If the type of event is different from that listed above, please provide a brief description of the event.

Water Supply

Identify how potable water is now or proposed to be provided on the event site during the event.

Bottled Water supply or sales		Public access fountains		None	
-------------------------------	--	-------------------------	--	------	--

Sewage Disposal

On site use of facilities (Pump out fee required)

Portable Toilets (to be supplied by applicant)

Waste/Recycling Disposal

Collection/disposal of waste and recycling by applicant	All waste must be bagged and recyclables gathered in a container	Collection/disposal of waste and recycling by municipality (additional fee required)
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Electrical Services. Check all that apply:

On site permanent electrical supply	Portable electrical generators	No electrical proposed
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Known Risk

Please provide a brief description of any known condition, building or structure that may exist on or adjacent to the event site that could impose a risk to persons attending the event or could potentially be the subject of some harm arising from the event.

Description	On site	On adjacent lands

Mediation Proposed

Village of Merrickville-Wolford

Mandatory Information

The following is a list of information that must be included with each event application.

- A letter of approval from the Ontario Provincial Police
- An emergency plans.
- A certificate of insurance identifying general liability insurance in the name of the applicant in an amount of not less than Two Million (\$2,000,000) per occurrence that will be in effect for the entire duration of the event.
- The rental fee allocated based on the nature of the function

Declaration of Applicant

The applicant upon signing this application is declaring that,

- All statements contained in the application are accurate and true, and
- Authorizes representatives from the Village of Merrickville-Wolford as well as representatives from other agencies who have deemed to have interest in matters arising from the application to enter upon the lands and conduct any inspection necessary.

.....
Signature of Applicant

Date

Summer Rental Rates	Hourly base rate	Hourly With lights	Per day	Total
Sole Use of Grounds				
Community Centre				
Diamond				
Diamond				
Septic Pump out				
Waste Recycling Disposal				

.....
C.A.O./Clerk Signature of Authorization

Date

PROJECT PROPOSAL SUMMARY

Which organization is proposing the project

The project is proposed by ***The Merrickville and District Historical Society***, a community-based non-profit organization.

What is the exact date of the eligible anniversary to be commemorated?

The date of the eligible anniversary is the ***May 20th long weekend, 2025***, marking the 100th anniversary of Canada's ***Ritual of the Calling of an Engineer***, recited to this day by all graduating engineers as referenced in the book written by Theresa Charland, 2007, ***"Building an Empire: Big Pants Harry F. McLean and his Sons of Martha"***, which won the Literary Engineering award in 2009.

Why is this anniversary significant to the local community?

The anniversary is significant to our local community because the Canadian ***Ritual of the Calling of an Engineer***, authored by Rudyard Kipling and initiated and endowed by Harry Falconer McLean, a long-time resident of Merrickville recognized for many philanthropic activities and one of the last great industrialists of Canada who led the construction of major infrastructure including railways, hydro dams and wartime projects throughout the country. One hundred years later we want Canadians to know and remember H. F. McLean's contribution to the building of the nation.

What is the community capital project?

The community capital project is ***two life-size bronze sculptures, stone and interlock landscaping for downtown Merrickville*** commemorating the collaboration between Harry McLean and Rudyard Kipling which led to the institutionalization of Canada's 100 year old tradition, the ***Ritual of the Calling of an Engineer***.

How will the project encourage heritage and/or artistic activities intended for and accessible to the general public?

The project will encourage heritage and artistic activities for and accessible to the general public by providing ***a signature out-sized public art creation as the backdrop for the major arts and cultural events held in Merrickville*** alongside the historic Rideau Canal, a UNESCO World Heritage Site. The design incorporates educational messaging about Canada's origin of the ***Ritual of the Calling of an Engineer*** and is a natural photo op for visitors enhancing Merrickville's reputation as a significant historic tourism destination.

What is the approximate total cost of the project?

The approximate total cost of the project is ***\$440,000***.

What is the approximate total amount requested from the Legacy Fund?

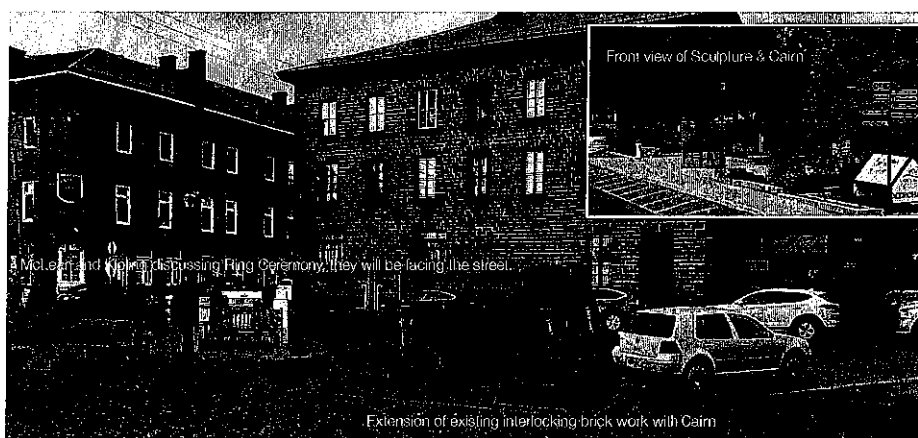
The approximate total amount requested from the Legacy Fund is ***\$220,000***.

Who are the proposed local partners?

The proposed local partners to date include:

- The Merrickville and District Historical Society
- The Merrickville Lions Club
- The Municipality of the Village of Merrickville-Wolford
- The Merrickville Arts Guild (MAG)
- The Merrickville Organization for Culture and the Arts (MOCA)
- The Thousand Islands Chapter of Professional Engineers Ontario
- The Merrickville and District Chamber of Commerce

**DONATION OF MONUMENT FOR DOWNTOWN MERRICKVILLE
BY LAURA BROWN BREETVELT INC. ("LBB"), OPERATED BY LAURA BROWN**



Project Proposal

Prepared for: Merrickville Town Council
Prepared by: LBB INC. Laura Brown Breetvelt
November 21, 2023



MONUMENT FOR DOWNTOWN MERRICKVILLE

By Laura Brown Breetvelt INC., The Historical Society and MOCA

Proposed Public Sculpture for the Village of Merrickville

This summarizes a proposed bronze and stone monument for downtown Merrickville commemorating the collaboration between H. McLean and R. Kipling that led to a Canadian 100 year tradition of *The Ritual of the Calling of an Engineer* and the inscription of *The Sons of Martha* on a stone Cairns.

Background

Merrickville artist Laura Brown Breetvelt, who resides in the Aaron Merrick House where Harry McLean lived and died, has been developing a sculpture concept to produce an enduring public sculpture of the legendary relationship between McLean who built significant infrastructure and engineering projects across Canada together with Rudyard Kipling the author of *The Sons of Martha* and of such famous works as *The Jungle Book* contributed to establishing Engineering as a professional discipline in Canada

Goal

The principal goal of this Public Art is to further mark Merrickville as a significant historic tourism destination, attracting more visitors and creating photo-ops that will spread the reputation of the Village. Completion is for the fall of 2025, marking the one hundred anniversary of the Iron Ring Ceremony.

Design

The proposed theme captures the origins of *The Ritual of the Calling of an Engineer*. McLean and Kipling played an important role together with the Seven Wards creating a ritual followed to this day by engineering graduates across Canada, which McLean gave a sizeable donation to ensure its survival. McLean and Kipling also agreed upon the use of Kipling's poem, *Sons of Martha*, the same inscription on stone cairns erected by Harry McLean. This sculpture celebrates the 100 year anniversary of the ceremony.

The design elements include a life-size bronze sculpture of both Kipling and McLean seated at a park bench, or standing alongside an IRON RING.

The ideal location for the sculpture of the two men is on the Main Street Parkette near the lamp post. The Block House containing the Harry McLean Museum would naturally benefit from the placement of this monument.

Funding

The Historical Society of Merrickville proposes to undertake writing the Grant for the bronze Sculpture. This will include all necessary funding for the design, production, installation and insurance. The town would be asked to install the below ground lighting and electrical work.

Laura's company LBB INC., has funded and produced many enduring commemorate monuments for other North American cities and municipalities and is highly experienced at delivering landmark projects of this nature, including coordination of opening ceremonies in coordination with government officials. Some example of LBB work can seen at www.LauraBrownBreetvelt.com. LBB can include a provision for ongoing maintenance.

Ask of Council

To agree in principle that the bronze sculpture concept of a privately funded, donated landmark monument be approved on the proposed location, or other suitable land within the downtown core. Happy to provide further information Council may require.

MONUMENT FOR DOWNTOWN MERRICKVILLE

BY LAURA BROWN BREETVELT INC. (LBB) OPERATED BY ARTIST LAURA BROWN

BUDGET

Two life-size bronze figures and a bronze table and chairs or bench.

This budget includes turn key public monument installation: Artist to sculpt, cast and manage the project into the existing Parkette on Main Street in Merrickville with a Town Council letter of approval.

Description	Quantity	Unit Price	Cost
Life size sculpted clay R. Kipling & material	1	\$40,000	\$40,000
Life size mold of sculpted R. Kipling	1	\$20,000	\$20,000
Life size bronze casting of R. Kipling	1	\$45,000	\$45,000
Life size sculpted clay of H.F. McLean & material	1	\$40,000	\$40,000
Life size mold of sculpted of H. F. McLean	1	\$20,000	\$20,000
Life size bronze casting of H.F. McLean	1	\$45,000	\$45,000
Bronze bench or table and chairs	1	\$25,000	\$25,000
Transportation, labour and installation		\$35,000	\$10,000
Auditor		\$2,500	\$2,500
Landscape design & execution Labour & material		\$100,000	\$100,000
HST Taxes			\$50,375
Total			\$437,875

My name's Ian Harvey, and I've lived at 1277 County Road 16 near Jasper since February of 2013. My wife and I both work from home, she as a social worker/counsellor and I as a translator, and we have done so for a long time (20 years in my case). One of the reasons we moved here is for the peace and quiet. That same year, our neighbours at 1230 County Road 16 acquired at least one Maremma puppy, which they often kept in the garage, where it whined for long periods of time. It seems that they later got another Maremma because I started to see and hear the two adult dogs. Early on, when I heard the whining for long stretches, I put a letter in their mailbox with my name and address informing them that their puppy/ies was/were whining a lot in the garage. Since then, for at least 10 years, now with new owners at 1230 for part of that time (they have at least one Pyr), I've been contacting whomever has been the current bylaw officer when the ongoing barking from that address has just become too frequent. Sometimes it lets up for varying amounts of time, and sometimes it sounds as if the dog/s is/are in a closed building, perhaps to muffle the sound, although locking up a supposed livestock guardian dog defeats the whole purpose of having one! Being put away means you're off duty.

We often wonder how those who live closer than we do to 1230 handle the barking. The house is catty-cornered from us on the other side of the road, but sound travels in a normally quiet place like this. No one can stay in our guest bedroom because the dog or dogs will often bark all night. It seems as though the dog/s bark at the slightest sound we make, like opening the front door, but that could be a coincidence because the barking is so frequent. I even sometimes wear earplugs during the day when doing something quiet outside to try to distract me from the constant barking. Beside the repetitive noise itself, ignoring a dog for such long periods, sometimes all weekend, is just plain animal neglect. I will go into that more below.

Some of the various bylaw officers have approached the owners at 1230 attempting to enforce the Dogs bylaw (22-00), which sure seems to me to cover the issue here, and some have referred to the Noise one (23-03). The previous owners, with the Maremmas, always appealed to the exception in the noise bylaw (see next paragraph herein), and now the current owners, with at least one Pyr as mentioned above, have started to do the same after more than one contact from the officer/s regarding the dogs bylaw. The fact that we have two contradictory bylaws in which dogs are mentioned/alluded to is part of the problem. I'm having trouble keeping them straight just writing this one little paragraph, and I have a Masters degree in English and a lifetime of working with the language.

I believe that one of two things could be done: 1) the noise bylaw could be amended by deleting the following underlined words: "6) any sound arising from the normal operations of any farm or similar agricultural use or any animal(s) in connection with such use" because it is much too open to interpretation and likely to be abused, as I will describe below, or 2) more could be added to that underlined section clearly explaining what that means, especially with regard to livestock guardian dogs (most people are not going to be complaining about mooing, clucking, etc.). Leaving out a mention of any animals in connection with such use would just mean that it would be a case-by-case issue if anybody had a farm animal noise complaint instead of giving people like my neighbours a built-in excuse to neglect their dogs.

Just like any other dog, livestock guardians have to be trained for their jobs. A lot of us have lived near neighbours with dogs barking all the time, but those neighbours weren't claiming their dogs were livestock guardians, although I'll bet that some would if they could just to avoid responsibility. A livestock guardian dog is supposed to warn its pack, in this case it's owners, that there is danger, but if no one responds, they just keep barking just like any other neglected dog does. If you believed that the dog or dogs at 1230 are barking because they're in the process of doing their jobs, you would also have to believe that coyotes are creeping around right behind their house at all hours of day and night. It's like a dog crying wolf/coyote/fox so to speak: they bark so much that it's "normal," and the owners keep ignoring them because the barking means nothing important to them if they're even around to hear it. They aren't real guardians because they haven't been trained, so they just bark because they don't know what else to do. It becomes an obsessive, neurotic habit due to no attention or care. That's what a neglected dog does, not what a livestock guardian dog does, not what it's supposed to do. The previous owners, when they were listing their house for sale on homes.com a few years ago, bragged to prospective buyers that their dogs would have "a licence to bark" due to the exemption in the one bylaw and that all they had to do was

keep a couple of sheep to make that happen. That's one cynical and antisocial way of looking at caring for a dog/not caring for a dog/not caring about your neighbours. Now the next set of owners is in that house doing the same thing. They have even put up a sign, probably due to my previous complaints, reading "This is a farm. It's noisy, stinky, etc." in a very sarcastic tone as if they are being picked on, and some "city people" are complaining about them for no good reason. I've lived in the country most of my life, and we have livestock and a watchdog, but she knows when to bark and when to stay silent. She knows because we tell her thanks for letting us know someone's here and that we'll take it from here!

I believe that we have the right to full enjoyment of our property and that this can be easily fixed.

Report to Council

Date: January 8, 2024
 From: (Interim) CAO/Clerk Plumley
 Re: Departmental Activity Update

Recommendation:

THAT the Council of the Corporation of the Village of Merrickville-Wolford receive for information the **Activity Update** as presented.

Amend Procedure By-law Committee of the Whole with revised dates ...January, April, July and October	Attached	Item 7 c.
Draft Event By-law	Attached	Item 7. d
Council/Committee dates revised/budget dates YTD	Attached	Item 9. a i
Staff to the options for increased circulation of public notices through the use of an automated email platform.	Ongoing	
Correspondence to the IESO re. BESS Projects	Attached	Item 12. d
Petition to request CP Rail to cease the use of the train horns between 11 p.m. and 6 a.m.	Pending	
Historical Designation of the McGuigan Cemetery.	Pending	
CEMC to make the changes and recirculate the plan as well as update the Village website.	Completed	
Mr. Symon indicated he would follow up with the review and submit a report to Council concerning the actions above.	Ongoing	
Priority Setting Exercise Summary Document	Attached	Item 9. a ii
Petition from Mary-Lynn Bedard and Robin Chinkiwiski concerning a four way stop sign at the corner of County Roads 15 and 16 in the United Counties of Leeds and Grenville, to	Pending	

control traffic and allow for safe pedestrian crossing for adjacent community and seniors' residence; deferred pending the results of the United Counties of Leeds and Grenville Road Study with an estimated receipt prior to year-end.		
Research process required to introduce renewal fees on Building Permits. Adjust Permit fees to increase annually based on cola index	Researching options based on what other Municipalities have found successful	
HR Update Positions		
Reception 23 applications start date January 8, 2024	Filled	Emma Bolen
Accounts Clerk 7 applications (will repost)	Vacant	
Administrative Assistant Public Works/Fire 27 applications Start date January 2, 2024	Filled	Jennifer McCleary
Clerk 8 applications Start date February 8, 2024	Filled	Julia McCaugherty
Org Review Tasks Update		
Municipal Strategic planning and establishment of yearly Council priorities	Priority Setting	December 18, 2023
Council Education/Strategic Planning		January 15, 16 2024
Provide Monthly activity reports		Commenced December 11, 2023
Establish Mandate for Committee of the Whole		First meeting January 25, 2024
Confirm date for a Facilities and Roads Tour		Pending
Additional Training Opportunities	PWM Registered for OGRA training course	Council Staff January 15, 2024
Policy Development	ongoing	
Seek assistance from HR professional	Scope of work out for quotes	
Use of escribe system	Clerk will provide	Commencing February 2024

Meeting Schedule Council/Committee of the Whole		
Regular Council	January 8, 2024	7:00 pm
Special Council/Education & Training	January 15 th 2024	9:00 pm
Special Council/Strategic Plan	January 16, 2024	5:00 pm
Emergency Management Review	January 25, 2024	12:30 pm
Committee of the Whole	January 25, 2024	2:00 pm
Special Council/Budget	February ??, 2024	??
Regular Council	February 12, 2024	7:00 pm
Special Council/Budget	February ??, 2024	??
Regular Council	March 11, 2024	7:00 pm
Regular Council	April 8, 2024	7:00 pm
Emergency Management Review	April 25, 2024	12:30 pm
Committee of the Whole	April 25, 2024	2:00 pm
Regular Council	May 13, 2024	7:00 pm
Regular Council	June 10, 2024	7:00 pm
Regular Council	July 8, 2024	7:00 pm
Emergency Management Review	July 25, 2024	12:30 pm
Committee of the Whole	July 25, 2024	2:00 pm
Regular Council	August 12, 2024	7:00 pm
Regular Council	September 9, 2024	7:00 pm
Regular Council (Tuesday)	October 15, 2024	7:00 pm
Emergency Management Review	October 24, 2024	12:30 pm
Committee of the Whole	October 24, 2024	2:00 pm
Regular Council (Tuesday)	November 12, 2024	7:00 pm
Regular Council	December 9, 2024	7:00 pm
Special Council/Priority Setting Status	December 18, 2024	3:00 pm

The Corporation of the Village of Merrickville-Wolford Priority Setting Exercise Monday December 18, 2023
Ranking of Priorities based on consensus.
Gravel Road improvement plan/Implementation based on Road Needs Study Prepare for shovel ready projects based on the asset management plan
Core Infrastructure review/Evaluate roads/water/sewer
Long term financial planning/Strategy to fund and build reserves for construction and replacement costs
Drainage improvement throughout the Municipality/Develop Drainage Plan
Improve and Upgrade Municipal Website
Zoning By-law Update
Fleet and Vehicle Replacement/Phase 2 of Asset Management Plan Strategy to fund and build reserves
Human Resources Policy Development e.g., Building Official Junior Planner Public Works Superintendent Council Compensation
Introduce Development Charges/Impost Fees
Revitalize Strategic Plan

The following items did not receive a higher ranking but are still considered as important goals to strive for within this term of Council.

- Water Meter Replacement
- Roads Needs Study
- Budget for Electronics/escribe
- Revise User Fee Strategy
- Policy Development for Road Clearing
- Communication Strategy
- Committee/Board/Library Support & Mandate
- Rural Waste Pick Up/Survey