



VILLAGE OF MERRICKVILLE-WOLFORD

**Agenda for Council
Council Chambers**

Special Council Meeting 6:00 p.m.

Monday May 9, 2022

IMPORTANT NOTICE: This meeting will be held electronically. To ensure transparency, a recording of this meeting will be livestreamed on the "Village of Merrickville-Wolford" YouTube channel at https://www.youtube.com/channel/UC_OEkw3yIMarGSHGeNecrQg

Live comments regarding the proposed by-law amendment may be submitted during the virtual public meeting as follows:

On-line at: <https://us02web.zoom.us/j/83145969005>
Passcode: 266392

By Phone at: 1-647-558-0588
Meeting ID: 831 4596 9005
Participant ID: #
Passcode: 266392

1. **Call to Order**
2. **Disclosure of Pecuniary Interest and the general nature thereof**
3. **Approval of the Agenda**
4. **Move to Public Meeting:**
 - Application to amend Official Plan (2021) of the Village of Merrickville-Wolford, File #OPA-01-2022
5. **By-Laws** By-Law 28-2022: Official Plan Amendment #1, File #OPA-01-2022
6. **Next meeting of Council:** Monday May 9, 2022 at 7 p.m.
7. **Confirming By-Law:** By-Law 30-2022 re: Confirm Proceedings of Council meeting of May 9, 2022
8. **Adjournment.**

Established 1793
Incorporated
Wolford 1850
Merrickville 1860
Amalgamated 1998



Telephone (613) 269-4791
Facsimile (613) 269-3095

VILLAGE OF MERRICKVILLE-WOLFORD

Resolution Number: R - - 22

Date: May 9, 2022

For Clerk's use only, if
required:

**Recorded Vote Requested
By:**

Cameron	Y	N
Foster	Y	N
Ireland	Y	N
Molloy	Y	N
Struthers	Y	N

Moved by: Cameron Foster Molloy Ireland

Seconded by: Cameron Foster Molloy Ireland

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford
does hereby approve the agenda of the special Council meeting of May
9, 2022, as:

_____circulated

_____amended

Carried / Defeated

J. Douglas Struthers, Mayor

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VILLAGE OF MERRICKVILLE-WOLFORD

Resolution Number: R - - 22

Date: May 9, 2022

For Clerk's use only, if required:

Recorded Vote Requested By:

Cameron	Y	N
Foster	Y	N
Ireland	Y	N
Molloy	Y	N
Struthers	Y	N

Moved by: Cameron Foster Molloy Ireland

Seconded by: Cameron Foster Molloy Ireland

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby move to a Public Meeting under Sections 17 and 21 of the *Planning Act*, as amended.

Carried / Defeated

J. Douglas Struthers, Mayor



VILLAGE OF MERRICKVILLE-WOLFORD

NOTICE OF PUBLIC MEETING for PROPOSED OFFICIAL PLAN AMENDMENT FILE NO. OPA-01-2022

***In the matter of Section 17(15)
of the Planning Act, as amended, the Village of Merrickville-Wolford hereby gives
NOTICE OF THE FOLLOWING:***

- i) *Application to amend Official Plan of the Village of Merrickville-Wolford, as approved April 22, 2021*
 - ii) *A virtual public meeting regarding the proposed Official Plan amendment.*
-

Subject Lands 124 Driscoll Road, Concession 1, Part Lot 15 and Part Lot 16 in the Village of Merrickville-Wolford, an approximate 150-acre parcel of land bordered by Corktown Road to the north and Driscoll Rd and County Rd 16 to the south, as shown on the Key Map below.

Virtual Public Meeting

A public meeting to inform the public of the proposed official plan amendment will be held (VIRTUALLY) on **May 9, 2022 at 6:00 p.m.**

Any person may make written representation in support of or in opposition to the proposal. Written comments shall be submitted to the Clerk by mail to P.O. Box 340, Merrickville, K0G 1N0, or by email to cao@merrickville-wolford.ca **no later than 12:00 p.m., noon, on May 6, 2022**, and the written submissions will be provided to Village representative(s) in advance of the meeting, if possible. All written submissions must clearly indicate "124 Driscoll Road OPA" in the subject line of an email or letter submission. In addition, live comments may be submitted during the virtual public meeting **beginning May 9, 2022 at 6:00 p.m. until meeting end**. The Clerk or Village representative(s) will verbally read out written deputations and live comments during the virtual meeting. You are entitled to attend this public meeting virtually.

If you wish to attend you must register in advance by email to cao@merrickville-wolford.ca or mail to P.O. Box 340, Merrickville, ON, K0G 1N0 to be received **no later than noon on May 9, 2022**. Upon registration, you will receive details on how to join the Virtual Public Meeting.

To Observe only, Visit the Village Council's YouTube Channel:
https://www.youtube.com/channel/UC_OEkw3yIMarGSHGeNecrQg

Purpose and Effect

The purpose of this amendment is to amend the Village of Merrickville-Wolford Official Plan (April 2021) to remove the Aggregate Resource Designation on the subject lands such that the entire parcel (approximately 150 acres comprised of a proposed new lot of approximately 10 acres and a retained lot of approximately 140 acres) is amended to the Rural designation in the Village Official Plan, for which an application for Official Plan Amendment has been filed.

The effect of the amendment is to: Remove the Aggregate Designation from the subject lands, amending from Aggregate Resource Designation to Rural Designation in the Village Official Plan to satisfy Village Council conditions related to consent application B-71-21 requesting the creation of one approximate 10-acre lot for residential use in the northwest corner of the subject lands. All policies related to the Rural (RU) designation in the Merrickville-Wolford Official Plan (April 2021) will apply.

Additional Information and Notice of Decision

Additional information regarding the proposed Official Plan amendment is available for inspection on the Village Website at www.merrickville-wolford.ca or by email request to cao@merrickville-wolford.ca.

If a person or public body does not make written submissions or live comments to the Village of Merrickville-Wolford in respect of the proposed Official Plan amendment, before the approval authority gives or refuses to give approval to the Official Plan amendment, the person or public body is not entitled to appeal the decision of the Village of Merrickville-Wolford to the Ontario Land Tribunal.

If a person or public body does not make written submissions or live comments to the Village of Merrickville-Wolford in respect of the proposed Official Plan amendment before the approval authority gives or refuses to give approval to the Official Plan amendment, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Village of Merrickville-Wolford in respect of the proposed Official Plan Amendment, you must make a written request to:

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

NOTE: One of the purposes of the Planning Act is to provide for planning processes that are open, accessible, timely and efficient. Accordingly, all written submissions, live comments, documents, correspondence, e-mails or other communications (including your name and address) form part of the public record and will be disclosed/made available by the municipality to such persons as the municipality sees fit, including anyone requesting such information. Accordingly, in providing such information, you shall be deemed to have consented to its use and disclosure as part of the planning process.

Dated at the Village of Merrickville-Wolford this 13th day of April, 2022.

Mr. Douglas Robertson, CAO/Clerk
Village of Merrickville-Wolford
317 Brock Street West
P.O. Box 340
Merrickville, ON K0G 1N0

VILLAGE OF MERRICKVILLE-WOLFORD KEY MAP

FILE NO. OPA-01-2022



**124 Driscoll Road, Concession 1, Part Lot 15 and Part Lot 16
in the Village of Merrickville-Wolford, ON.**

**Subject lands outlined in Blue. Approximate location of
proposed new lot outlined in Black.**



Application for OFFICIAL PLAN AMENDMENT

RECEIVED

FEB 24 2022

FOR OFFICE USE ONLY

Application Received:

File Number:

Fee Received:

Notice of Public Record

All information and material submitted in support of your application shall be made available to the public, subject to the applicable requirements of the Planning Act and the Municipal Freedom of Information and Protection of Privacy Act.

BACKGROUND INFORMATION

Property Address or Site Location:

Former Municipality: Wolford Village of Merrickville-Wolford

Street Address: CORKTOWN ROAD

Lot(s): Pt Lot 15, 16 Concession: 1

Registered Plan: Reference Plan:

Roll Number: 0714711010118000000 PIN:

Applicant/Agent Information:

Name: Tracy Zander

Mailing Address: 40 Sunset Blvd, Unit 40, Perth, ON K7H 2Y4

Telephone: 613 264-9600 Email: tracy@zanderplan.com

Registered Property Owner Information: ☐ Same as above

Name: Jim and Dawn Flewitt

Mailing Address: 124 Driscoll Rd, Merrickville, ON K0G 1N0



Application for OFFICIAL PLAN AMENDMENT

Telephone: 613 223-6210

Email: 1jimmer100@gmail.com
dawn-flew@hotmail.com

SITE DETAILS

Lot Frontage: 465 m Lot Depth: 1600 m Lot Area: 60700 m² 150 acres

Are there any easements or restrictive covenants affecting the site? Yes ☐ No ☒

If yes, describe
the easement or
covenant:

What is the site currently used for and for how long?

Residential rural ~100 years

Details of existing building on the site: (gross floor area, height, setbacks, parking, etc.)

no buildings on part of property designated
Aggregate Resource

Servicing to the site:

Municipal water ☐
Municipal sewer ☐
Other ☐

Communal water ☐
Communal sewer ☐

Private water ☒
Private septic ☒

Existing storm drainage for the site:

Sewer ☐
Swales ☐

Ditches ☒
Tile Drain ☐

Other ☐

Existing uses of abutting properties (including properties on the opposite side of road allowance):

Rural residential



Application for OFFICIAL PLAN AMENDMENT

Type of access to the site and name of road:

- | | | | |
|---------------------------|-------------------------------------|----------------------|--------------------------|
| Provincial highway | <input type="checkbox"/> | Name: | |
| County road | <input type="checkbox"/> | Name: | <u>County Road #16</u> |
| Year-round municipal road | <input checked="" type="checkbox"/> | Name: | <u>Corktown Road</u> |
| Seasonal municipal road | <input type="checkbox"/> | Name: | |
| Unopened road allowance | <input type="checkbox"/> | Private right-of-way | <input type="checkbox"/> |
| Water | <input type="checkbox"/> | Other: | <input type="checkbox"/> |

If proposed access is by water, what boat docking and parking facilities are available on the mainland and specify the distances of these facilities from the site and the nearest public road:

Are any of the following uses or features on the site or within 500 metres of the site?

Use or Feature	On site?	Within 500 m of the site?
Agriculturally designated area	<input type="checkbox"/>	<input type="checkbox"/>
Livestock facility (i.e. barn) or manure storage facility	<input type="checkbox"/>	<input type="checkbox"/>
Landfill site (active or closed)	<input type="checkbox"/>	<input type="checkbox"/>
Sewage treatment plant/lagoon	<input type="checkbox"/>	<input type="checkbox"/>
Industrial use	<input type="checkbox"/>	<input type="checkbox"/>
Licensed pit or quarry/area designated for extraction	<input type="checkbox"/>	<input type="checkbox"/>
Mining hazard	<input type="checkbox"/>	<input type="checkbox"/>
Active railway line	<input type="checkbox"/>	<input type="checkbox"/>
Flood plain or other natural hazard	<input type="checkbox"/>	<input type="checkbox"/>
Natural gas or oil pipeline	<input type="checkbox"/>	<input type="checkbox"/>
Hydro easement	<input type="checkbox"/>	<input type="checkbox"/>
Contaminated site	<input type="checkbox"/>	<input type="checkbox"/>
Well head protection zone	<input type="checkbox"/>	<input type="checkbox"/>
Provincially significant wetland	<input type="checkbox"/>	<input type="checkbox"/>
Area of natural and scientific interest (ANSI)	<input type="checkbox"/>	<input type="checkbox"/>
Fish/wildlife habitat	<input type="checkbox"/>	<input type="checkbox"/>
Designated heritage building/site	<input type="checkbox"/>	<input type="checkbox"/>
Tile Drain	<input type="checkbox"/>	<input type="checkbox"/>



Application for OFFICIAL PLAN AMENDMENT

PLANNING AND DEVELOPMENT DETAILS

Have you pre-consulted with staff?

☒ Yes

☐ No

If yes, date of pre-consultation:

2022-01-18

Current Official Plan designation of the site:

Aggregate Resource + Rural w Significant Woodland overlay

Current Zoning of the site:

Rural (RU)

Describe the proposed Official Plan Amendment (add or revise a policy, new designation, etc.):

Remove Aggregate Resource designation

Has the site ever been the subject of an application under the *Planning Act* for:

Official Plan Amendment ☐

Zoning By-law Amendment ☐

Plan of Subdivision ☐

Plan of Condominium ☐

Minor Variance ☐

Consent ☒

Lifting of Holding ☐

Lifting of 30cm reserve ☐

Other ☐

If yes, provide details and application number(s):

Consent application B-71-21 for a severance

Other applications submitted with this application:

Zoning By-law Amendment ☐

Site Plan Control ☐

Plan of Subdivision ☐

Plan of Condominium ☐

Minor Variance ☐

Consent ☐

Lifting of Holding ☐

Lifting of 30cm reserve ☐

Other ☐



Application for OFFICIAL PLAN AMENDMENT

COMMUNITY NOTIFICATION

Have you consulted with neighbouring property owners? Yes

☒ No Nothing in addition
to the basic notification requirements
under the Planning Act.

If yes, provide details (door-to-door, flyers, etc.):

DECLARATIONS

****ALL SIGNATURES IN THIS APPLICATION MUST BE HAND-WRITTEN****

APPLICANT/AGENT AUTHORIZATION FORM

The Registered Property Owner must complete this section to authorize an Applicant to act on his or her behalf, and declare that the information provided within this application is accurate and true.

I, Jim & Dawn Flewitt, being the Registered Property Owner of the lands for which this application is to be made, hereby authorize and direct Tracy Zander to act as my agent and on my behalf to apply to the Corporation of the Village of Merrickville-Wolford for an application for Official Plan Amendment on the lands herein described.

Feb 24th 2022
Date

Dawn Flewitt
Owner's Signature
Jim Flewitt



Application for OFFICIAL PLAN AMENDMENT

DECLARATIONS CONTINUED

AFFIDAVIT OR SWORN DECLARATION THAT THE INFORMATION IS ACCURATE

The following must be completed in the presence of a "Commissioner". The Clerk of the Village is an authorized Commissioner.

I, Kirsten Rahm of the Village of Merrickville-Wolford, in the County of Leeds + Grenville, hereby solemnly declare that the information contained in this application, on the attached plan, and any associated information submitted with this application, are, to the best of my belief and knowledge, a true and complete representation of the purpose and intent of this application.

DECLARED BEFORE ME

At Village of Merrickville - Wolford

This 24 day of February, 2022

Kirsten Rahm
Treasurer, Commissioner
The Village of Merrickville-Wolford

[Signature]
Signature of Applicant or Owner

[Signature]
Commissioner of Oaths

FREEDOM OF INFORMATION/ACCESS TO PROPERTY CONSENT OF OWNER

I, _____, being the Registered Property Owner of the lands subject of this application for Official Plan Amendment, and for the purposes of the *Municipal 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 also authorize and consent to representatives of the Village of Merrickville-Wolford, and the persons and requisite public bodies, 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 this application.

Feb 24th 2022
Date

[Signature]
Owner's Signature



Application for OFFICIAL PLAN AMENDMENT

APPLICABLE FEES

All fees are to be submitted with the application – contact agencies noted below for current fee schedule amounts.

Village of Merrickville-Wolford: (required for all applications)

Non-refundable cheque made payable to the 'Village of Merrickville-Wolford'

- All applications

United Counties of Leeds and Grenville: (required for all applications)

Non-refundable cheque made payable to the 'United Counties of Leeds and Grenville'

- All applications

Rideau Valley Conservation Authority: (required if within Rideau Valley watershed)

Non-refundable cheque made payable to the 'Rideau Valley Conservation Authority'

- Major (more than one technical study)
- Standard (one technical study)

Leeds, Grenville and Lanark District Health Unit: (required if on private sewage system)

Non-refundable cheque made payable to the 'Leeds, Grenville and Lanark District Health Unit'

- Only if applicable

Additional fees may be required throughout the review process, including, but not limited to, parkland dedication, peer review of technical reports, agreements and associated legal fees, and applicable securities.

SUBMISSION REQUIREMENTS AND PROCEDURES

The completed application form, applicable fees, and supporting documentation must be returned to the Village Office at:

VILLAGE OF MERRICKVILLE-WOLFORD
317 Brock St. W, P.O. Box 340,
Merrickville, Ontario, K0G 1N0
Phone: (613) 269-4791
Fax: (613) 269-3095

The Official Plan Amendment application review will be initiated only once the completed application form and all necessary supporting material are received by the Village. Failure to provide the required information on this application may result in your application not being accepted. For some applications, additional information from a qualified professional, such as an engineer or landscape architect, may be required. The applicant will pay all costs involved with providing this information.



Application for OFFICIAL PLAN AMENDMENT

Mandatory Submission Requirements:

- Planning Rationale
- Concept plan showing proposed land uses and landscaping
- Survey plan prepared by an Ontario Land Surveyor stating the legal description and showing the property boundary, existing buildings and structures, existing trees, floodplain limit, (if applicable) and appropriate dimensions

****Information requested through the *Planning Act*, Ontario Regulation 543/06, Schedule 1 must be contained within the mandatory 'Planning Rationale'.****

Potential Plans and Studies/Reports to be Submitted:

Plan and study/report requirements are outlined for the applicant during the pre-application consultation process or in correspondence with a planner. If you fail to consult with staff, the Village of Merrickville-Wolford cannot guarantee the completeness or accuracy of your application submission, which may result in processing delays.

- | | |
|-------------------------------------|--|
| • Building elevations | • Grading and drainage plan |
| • Minimum distance separation (MDS) | • Stormwater management brief/report |
| • Archaeological assessment | • Traffic impact assessment |
| • Hydrogeological report | • Noise study |
| • Geotechnical report | • Environmental Impact Statement (EIS) |
| • Servicing plan | • Phase I/II Environmental Site Assessment (ESA) |
| • Servicing brief/report | |

Submission Format Requirements:

- Five (5) copies of all plans on A1-sized paper and folded to 8.5" x 11" (NOT rolled).
- One (1) reduced copy of each plan on 8.5" x 14" or 11" x 17" paper.
- Three (3) copies of each report.
- Electronic copies of all required plans and reports must be provided in on a CD, DVD, or flash drive in .PDF format.
- All plans and reports prepared by an engineer must be signed and sealed by a professional engineer licensed in the Province of Ontario.

Procedures:

Application for OFFICIAL PLAN AMENDMENT

- Once the Village's Planner has received the application and deemed it complete, notice of the proposed Official Plan Amendment is provided to all interested agencies, including surrounding municipalities, and to affected individuals. A report is prepared by the Planner and presented to the Council at a formal Public Meeting. You will be expected to attend this **mandatory** Public Meeting to present your proposal. The Council may decide to adopt or deny the requested Official Plan Amendment. If the Official Plan Amendment is adopted by Council, it is then forwarded to the United Counties of Leeds and Grenville for final approval.
- All Official Plan Amendments are also required to be approved by the United Counties of Leeds and Grenville and may require an amendment to the Counties Official Plan. In the case that an amendment to the Counties Official Plan is required, separate application forms will need to be completed which can be obtained from the Counties website.
- An Official Plan Amendment may require several months to complete, if no objections are received. If an objection is received, a Local Planning Appeal Tribunal Hearing may be required.

PLEASE NOTE THAT THE ABOVE INFORMATION IS ESSENTIAL INFORMATION FOR OFFICIAL PLAN AMENDMENT APPLICATIONS. FAILURE TO PROVIDE THIS INFORMATION INHIBITS A COMPLETE EVALUATION OF THE PROPOSAL AND MAY RESULT IN A DELAY.



Application for OFFICIAL PLAN AMENDMENT

Declarations

I, Jim and Dawn Hewitt being the registered property owner(s) of the property that is the subject of this application for Official Plan Amendment, do hereby understand and consent to forthwith pay any and all additional costs associated with the processing of this application. Failure to do so will result in cancellation of processing the application and/or all fees may be added to the assessment rolls of the affected property.

Jim & Dawn Hewitt
Owner (print name)

Feb 24/22
Date

Jim Hewitt
Dawn Hewitt
Signature

Feb 24/22
Date



Your rural land planning experts

February 17, 2022

United Counties of Leeds and Grenville
25 Central Ave W, Suite 100
Brockville, ON
K6V 4N6

RE: Official Plan Amendment
124 Driscoll Road
Part of Lots 15 and 16, Concession 1
Geographic Township of Wolford
Village of Merrickville-Wolford
Owners: Jim and Dawn Flewitt
Applicant: Nancy Zukewich

ZanderPlan Inc. has been retained by the applicant to assist with an Official Plan Amendment for the property located at 124 Driscoll Road in Merrickville-Wolford. The applicant has previously submitted a Consent Application (B-71-21) to sever the subject property and create a new lot in the northwest corner, which abuts Corktown Road. The applicant intends to use the new lot for residential purposes and construct a single-detached dwelling. However, the subject property is designated as Rural and Aggregate Resource under the Village of Merrickville-Wolford Official Plan, with the proposed new lot designated entirely as Aggregate Resource. As a result of the aggregate resource on the subject property, the Consent Application was deferred until the satisfactory completion of an Aggregate Impact Assessment.

This study and a supplementary Mineral Resource Impact Assessment were completed and found that the aggregate resource on the subject property is not commercially viable to extract. The applicant is now seeking an amendment to the Village of Merrickville-Wolford Official Plan to remove the Aggregate Resource designation on the subject property such that the entire property (severed and retained lands) is designated as Rural. In addition, an amendment to the Official Plan of the United Counties of Leeds and Grenville is also required to remove the aggregate designation. This report provides planning rationale for the proposed development based on the context of the site and summarizes the main findings of the Aggregate Resource Impact Assessment and the supplementary Mineral Resource Impact Assessment. This report also outlines how the proposal is consistent with the 2020 Provincial Policy Statement and otherwise conforms to the United Counties of Leeds and Grenville Official Plan, Village of Merrickville-Wolford Official Plan, and Village of Merrickville-Wolford Zoning By-law No. 23-08.

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Subject Property

The subject property is located at 124 Driscoll Road in Merrickville-Wolford. It is situated on Part of Lots 15 and 16, Concession 1, in the Geographic Township of Wolford, which is now in the Village of Merrickville-Wolford. The subject property is approximately 61 hectares in size and is in a rural area that relies on private on-site sewage and water services. It lies between Corktown Road and Driscoll Road, which are both classified as Township Roads. The subject property is surrounded by a mix of residential and agricultural uses in all directions, with a large amount of green space to the east and west. There is also a former pit abutting the subject property to the west, which was last used in the 1940s. The license for the pit has since lapsed and the owner is not interested in developing the area for aggregate as the site is now rehabilitated.

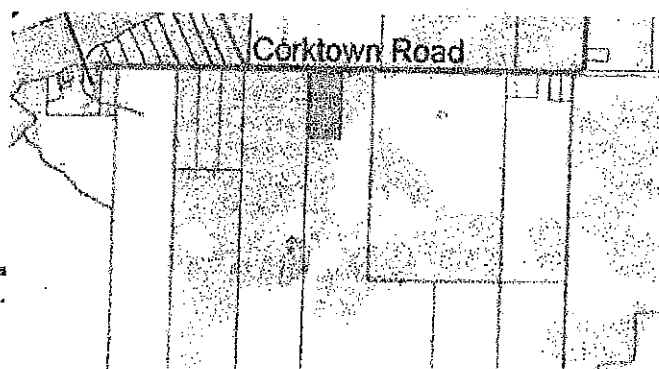


Figure 1. Map of the subject property (Source: AgMaps).

A single-detached dwelling is located at the southwestern corner of the subject property along Driscoll Road. The balance of the subject property is largely undeveloped and is heavily vegetated with a mixture of grass, shrubs, and mature trees. The northern portion of the subject property contains Significant Woodlands. There is also a small body of water along the western boundary of the subject property. Under the United Counties of Leeds and Grenville Official Plan, the subject property is designated as Rural Lands with a Sand and Gravel Resource Area (Secondary) overlay. Additionally, the subject property is designated as Rural and Aggregate Resource under the Village of Merrickville-Wolford Official Plan. There are also areas on the subject property that fall within the Aggregate Resource Influence Area. The aggregate resource constraints currently applied to the subject property do not permit residential development in these areas.

Development Proposal

The applicant has previously submitted a Consent Application (B-71-21) to sever the subject property and create a new lot in the northwest corner, which abuts Corktown Road (Figure 2). The applicant intends to use the new lot for residential



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purposes and construct a single-detached dwelling. Currently, the new lot is designated entirely as Aggregate Resource under the Village of Merrickville-Wolford Official Plan. Due to the presence of the aggregate resource, the Consent Application was deferred until the satisfactory completion of an Aggregate Resource Impact Assessment. This study and a supplementary Mineral Resource Impact Assessment were completed and found that the aggregate resource on the subject property is not commercially viable to extract. The applicant is now seeking an amendment to the Village of

Merrickville-Wolford Official Plan to remove the Aggregate Resource designation on the subject property (and the associated Aggregate Resource Influence Area) such that the

Figure 2. Location of the proposed severance, shown in orange. Areas in green have been identified as Significant Woodlands (Source: Village of Merrickville-Wolford Official Plan, Schedule A-2).

entire property (severed and retained lands) is designated as Rural. In addition, an application is being filed to remove the Aggregate Overlay in the United Counties' Official Plan from the subject property. This report provides planning rationale for the proposed development based on the context of the site and summarizes the main findings of the Aggregate Resource Impact Assessment and Mineral Resource Impact Assessment. This report also outlines how the proposal is consistent with the 2020 Provincial Policy Statement and conforms to the United Counties of Leeds and Grenville Official Plan, Village of Merrickville-Wolford Official Plan, and Village of Merrickville-Wolford Zoning By-law No. 23-08.

Land Use Considerations and Impacts

The stretch of Corktown Road near the proposed new lot has a rural character with a mix of agricultural and residential uses. Both the sides of the roadway are heavily vegetated with trees, with some clearings that provide views of agricultural land. The proposal to create a new lot and construct a new single-detached dwelling is in keeping with the rural character of the area and compliments the existing uses. The proposed residential use will have a low impact on the surrounding area, as there is not expected to be any potential adverse effects from odour, noise or other contaminants. Additionally, the proposed residential use does not pose a risk to public health and safety. The heavy vegetation and mature trees on the new lot will also allow the development to be visually screened from the roadway, minimizing its impact. The new lot will remain in a primarily untouched, natural state and an Environmental Impact Study may be required prior to any development to ensure there are no negative impacts on the existing natural features.

Required Studies

An Aggregate Resource Impact Assessment and Mineral Resource Impact Assessment were conducted to determine whether the aggregate resource on the subject property was commercially viable. The studies came to several key conclusions:

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Due to the limited supply of quality sand and the constraints from regulatory setbacks, existing residential development, proximity to the water table and Provincially Significant Woodlands that would be economically detrimental to remove for such a shallow deposit, the subject property is not a favourable site for future extraction of sand and gravel.

A residence on the proposed severance parcel would have no impact on any surrounding licenced sites due to the distance from the operations.

The pit operations at the south end of the abutting property to the west have been exhausted of useable aggregate materials and areas to the north are either too shallow or constrained by residential and environmental constraints to make sand extraction feasible.

Establishment of a future quarry in close proximity to the subject site is not practical due to social and environmental impacts.

Based on these findings, it can be said that the aggregate resource on the subject property is not commercially viable and will not be extracted in the future.

Provincial Policy Statement, 2020

The Provincial Policy Statement (PPS) provides policy direction on matters of Provincial interest related to land use planning and development. The PPS is issued under the authority of Section 3 of the *Planning Act* and approval authorities are required to ensure that decisions on planning matters are consistent with the policies. Policies within the PPS that are relevant to this proposal are discussed below.

Section 1.1 speaks to Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns. As per Section 1.1.1, healthy, liveable and safe communities are sustained by: (a) *promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;* (b) *accommodating an appropriate affordable and market-based range and mix of residential types;* (c) *avoiding development and land use patterns which may cause environmental or public health and safety concerns;* (d) *avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;* (h) *promoting development and land use patterns that conserve biodiversity;* and (i) *preparing for the regional and local impacts of a changing climate.*

The proposal promotes efficient development and land use patterns by developing on a new lot in the rural area with land that is currently underutilized, taking advantage of existing municipal infrastructure and fronting to a municipal road. The construction of a new single-detached dwelling will help contribute to a range and mix of residential types. The proposal avoids development and land use patterns that may cause environmental or public health and safety concerns by meeting all the requirements for minimum lot size and setbacks. The new development will also be integrated with the existing environmental features on the subject property to minimize the impact. No public health or safety concerns are expected to arise from

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the residential use of the new lot. The proposal will not prevent the efficient expansion of settlement areas, as it can be serviced privately on-site without the need for municipal services. The proposal conserves biodiversity and prepares for the regional and local impacts of a changing climate by conserving the majority of green space on the subject property.

Section 1.1.4 speaks to Rural Areas in Municipalities. Section 1.1.4.1 states that *healthy, integrated and viable rural areas should be supported by: (a) building upon rural character and leveraging rural amenities and assets; (e) using rural infrastructure and public service facilities efficiently; and (h) conserving biodiversity and considering the ecological benefits provided by nature.* The proposal builds upon rural character by and leverages rural assets adding a dwelling on a large rural lot with abundant natural features. The proposal uses rural infrastructure efficiently, as the new lot has direct access to Corktown Road and the electrical infrastructure that runs along it. The proposal also conserves biodiversity and considers the ecological benefits provided by nature by maintaining the majority of the subject property in an untouched, natural state that can be utilized by plants and wildlife.

Section 1.1.5 speaks to Rural Lands in Municipalities. Section 1.5.5.2.c states permitted uses on rural lands include residential development and lot creation that is locally appropriate. The lot creation and residential development that is proposed is locally appropriate, as there is existing residential development along Corktown Road. Furthermore, the development is compatible with the rural landscape and can be sustained by rural service levels given that the lot will remain heavily vegetated and it is large enough to easily accommodate a new well and septic system (Section 1.1.5.4). No new municipal infrastructure is required, as the development will be private serviced on-site (Section 1.1.5.5). The new residential development will also not constrain any existing agricultural and other resource-related uses given its low impact (Section 1.1.5.7). Furthermore, there are no livestock facilities in the surrounding area that would require the use of the minimum distance separation formulae (Section 1.1.5.8).

Section 1.2.6 speaks to Land Use Compatibility and notes that *major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities* (Section 1.2.6.1). The proposal will add a sensitive land use to the newly created lot in the form of a residence. However, there are no major facilities in the surrounding area that would negatively impact or be negatively impacted by the new dwelling.

Section 1.4 speaks to Housing. As per Section 1.4.1, the proposed residential development will help provide for an appropriate range and mix of housing options and densities required to meet the projected requirements of current and future residents. Section 1.4.3.b.1 notes that planning authorities are required to permit and facilitate all housing options, including single-detached dwellings, that are needed to meet the social, health, economic and well-being requirements of

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current and future residents. There is also a requirement to permit and facilitate all residential intensification, as per Section 1.4.3.b.2.

Section 1.6.6 speaks to Sewage, Water, and Stormwater, noting that individual wells and septic systems are permitted where no municipal services are available (Section 1.6.6.4). The proposed residential development will be privately serviced on-site in accordance with this policy. Stormwater management on the subject property will be provided by maximizing the extent and function of vegetative and pervious surfaces (Section 1.6.6.7.e). Given that the proposed use for the newly created lot is residential, there is not expected to be any increases in contaminant loads (Section 1.6.6.7.b.). Furthermore, erosion and changes in water balance will be minimized by maintaining the majority of the site's natural vegetation.

Section 1.6.7 speaks to Transportation Systems, noting efficient use should be made of existing infrastructure (Section 1.6.7.2). The proposed new lot has the appropriate transportation infrastructure in place with direct access to Corktown Road, which provides access to many other residential uses in the surrounding area.

Section 1.7 speaks to Long-Term Economic Prosperity, noting the need to provide necessary housing supply and range of housing options for a diverse workforce (Section 1.7.1.b). The proposal supports long-term economic prosperity by adding to the community's housing supply and range of house options. Furthermore, the long-term availability of land and resources is optimized by only developing a small portion of the subject property where the new lot will be created (Section 1.7.1.c).

Section 2.1 speaks to Natural Heritage and states that natural features and areas shall be protected for the long term (Section 2.1.1). The northern portion of the subject property contains a natural heritage area in the form of Significant Woodlands. Furthermore, the proposed new lot is entirely within the Significant Woodlands. As per Section 2.1.5.b, development and site alteration shall not be permitted in Significant Woodlands in Ecoregions 6E and 7E unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. An Environment Impact Study will be conducted prior to any development on the newly created lot. At this time, there is not expected to be any negative impact on the natural heritage area resulting from the Official Plan Amendment and the removal of the Aggregate Resource designation from the subject property.

Section 2.2 speaks to Water. As per Section 2.2.1.i, the necessary stormwater management practices will be used to minimize stormwater volume, which will include maintaining the extent of vegetative and pervious surfaces on the subject property.

Section 2.3 speaks to Agriculture and states that prime agricultural areas shall be protected for long-term use for agriculture (Section 2.3.1). While there are prime agricultural areas to the west of the subject property, the proposal to create a new lot and add a dwelling to the subject property is not expected to negatively impact these areas. There are also some agricultural

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operations on the opposite side of Corktown Road where the new lot is proposed. The new dwelling will be visually screened from these uses and all the required setbacks will be met to ensure there are no negative impacts from the development on these existing agricultural operations.

Section 2.4 speaks to Minerals and Petroleum and states that minerals and petroleum resources shall be protected for long-term use (Section 2.4.1). There are no known minerals or petroleum resources on or near the subject property.

Section 2.5 speaks to Mineral Aggregate Resources and states that mineral aggregate resources shall be protected for long-term use (Section 2.5.1). While there is aggregate resource on the subject property, the Aggregate Resource Impact Assessment and Mineral Resource Impact Assessment that were completed determined that the aggregate resource is not commercially viable. These are described in greater detail below.

Section 2.6 speaks to Cultural Heritage and Archaeology and states that significant built heritage resources and significant cultural heritage landscapes shall be conserved (Section 2.6.1). There are no known significant built heritage resources or significant cultural heritage landscapes on or near the subject property.

Section 3.0 speaks to Protecting Public Health and Safety. The subject property does not contain any Natural Hazards (Section 3.1) or Human-Made Hazards (Section 3.2) which would constrain development on the site.

Overall, the proposal is consistent with the policies in the 2020 Provincial Policy Statement.

United Counties of Leeds and Grenville Official Plan

Under the United Counties of Leeds and Grenville Official Plan, the subject property is designated as Rural Lands (Figure 3). There is also a Sand and Gravel Resource Area (Secondary) overlay covering a portion of the subject property (Figure 4). The subject property is also within Wellhead Protection Area D (Figure 5).

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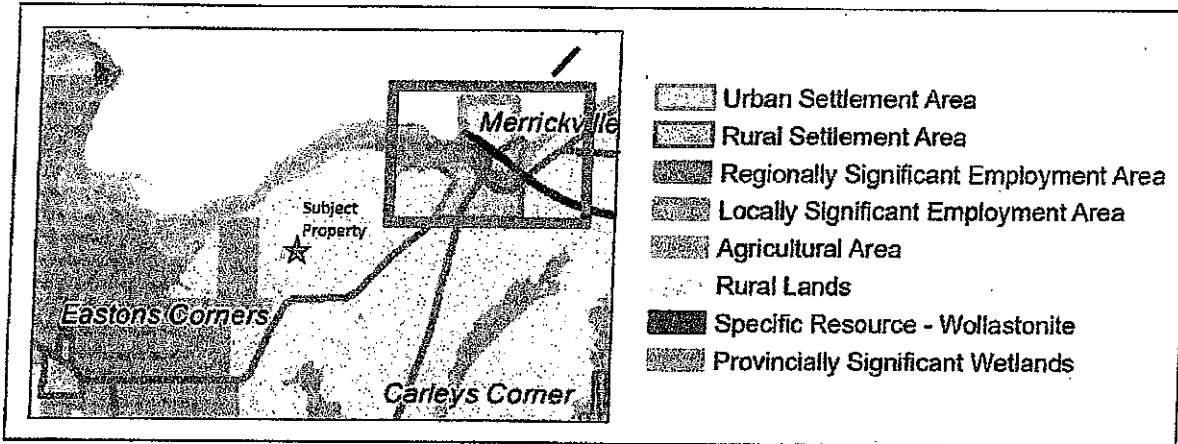


Figure 3. Land use designations for the subject property and surrounding area (Source: United Counties of Leeds and Grenville Official Plan, Schedule A Community Structure and Land Use).

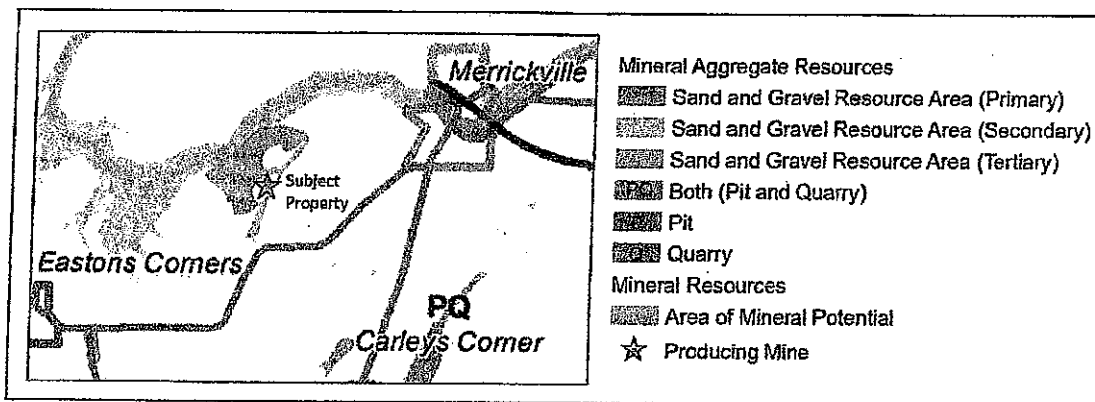
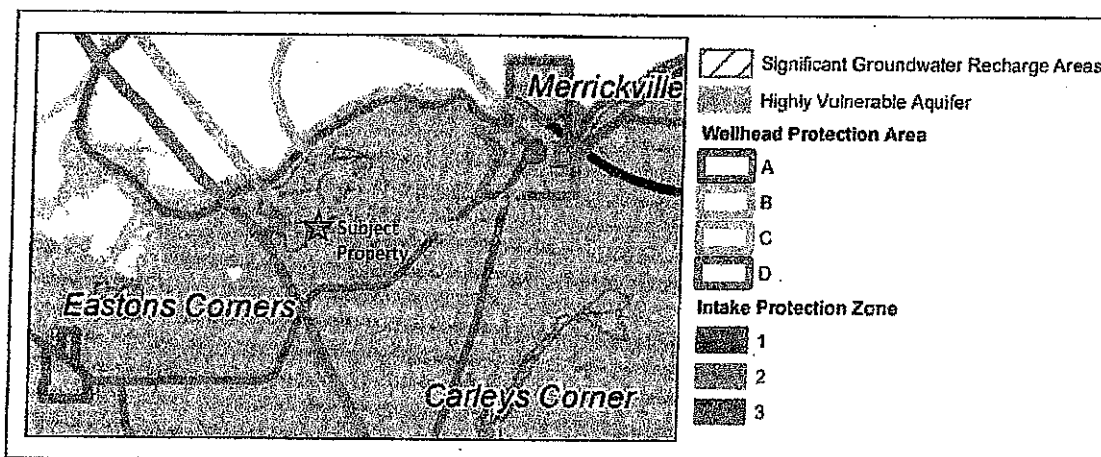


Figure 4. Mineral aggregate resources on and near the subject property (Source: United Counties of Leeds and Grenville Official Plan, Schedule B Mineral and Mineral Aggregate Resources).



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Figure 5. Location of the subject property in relation to source water protection areas (Source: United Counties of Leeds and Grenville Official Plan, Appendix 3 Source Water Protection Areas).

Section 3.3 speaks to Rural Lands and states that limited residential development is permitted (Section 3.3.2.a.iii). Therefore, creating one new residential lot and adding a single-detached dwelling to the 61-hectare property would generally be permitted under this designation. The new residential development will have individual on-site sewage services and individual on-site water services, as per Section 3.3.3.c. Furthermore, the new residential use will be compatible with the rural landscape given the mature tree cover on the subject property that will be leveraged to visually screen the new building (Section 3.3.3.d). The new residential use will also be sustained by rural service levels (Section 3.3.3.d).

Section 3.5 speaks to Mineral, Mineral Aggregate and Petroleum Resources. Section 3.5.2.a states that the identification of deposits of mineral aggregate resources on Schedule B and in the local municipal Official Plans does not presume that all lands located within these areas are suitable for the establishment of new or expansions to existing mineral aggregate operations. Furthermore, the deposits of mineral aggregate resources identified on Schedule B and in the local municipal Official Plans are not intended to be reserved in totality for extraction of these resources over other potential land uses in these areas (Section 3.5.2.a). Section 3.5.2.e states that *until an Aggregate Resources Master Plan has been prepared and implemented through an amendment to the Counties Official Plan, local municipalities in their local municipal Official Plans may adjust or refine the extent of the sand and gravel resource areas and the extent to which the policies associated with deposits of mineral aggregate resources apply within these areas, without an amendment to the Counties Official Plan.* Section 3.5.2.f states that *development and activities in known deposits of mineral aggregate resources and on adjacent lands which would preclude or hinder the establishment of new mineral aggregate resource operations or access to the resources may be permitted only if certain criteria are met.* The proposal satisfies the 3 criteria set in Section 3.5.2.f as follows. The resource use would not be feasible as the Aggregate Resource Impact Assessment and Mineral Resource Impact Assessment determined the aggregate resource is not commercially viable due to social and environmental constraints. The proposed land use serves a greater long term public interest as it takes advantage of an underutilized rural lot, supports the supply of housing in the community, and adds to the rural character of the area. There are no expected issues with respect to public health or public safety given the low impact of the proposed residential use, and environmental impacts will be addressed by conserving the majority of green space on the subject property. Furthermore, an Environmental Impact Study will be completed prior to any development.

Section 4.2.7 speaks to Woodlands and states that development and site alteration will not be permitted within or adjacent to Significant Woodlands in Ecoregions 6E, as identified in the local municipal Official Plans, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions through the preparation of an Environmental Impact Study. An Environment Impact Study will be conducted prior to any development on the

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newly created lot, which is covered entirely by Significant Woodlands. At this time, there is not expected to be any negative impact on the natural heritage area resulting from the Official Plan Amendment and the removal of the Aggregate Resource designation from the subject property.

Section 4.4.2 speaks to Source Water Protection. While the subject property is located in Wellhead Protection Area D, the proposed residential use would not constitute a drinking water threat.

Overall, aside from the requested amendment to remove the Sand and Gravel Resource Area Overlay from the subject property, proposal conforms to the United Counties of Leeds and Grenville Official Plan.

Village of Merrickville-Wolford Official Plan.

Under the Village of Merrickville-Wolford Official Plan, the subject property is designated as Rural and Aggregate Resource (Figure 6). There are also areas on the subject property that fall within the Aggregate Resource Influence Area (Figure 7). The northern portion of the subject property contains Significant Woodlands (Figure 8). Policies within the Village of Merrickville-Wolford Official Plan that are relevant to this proposal are discussed below.

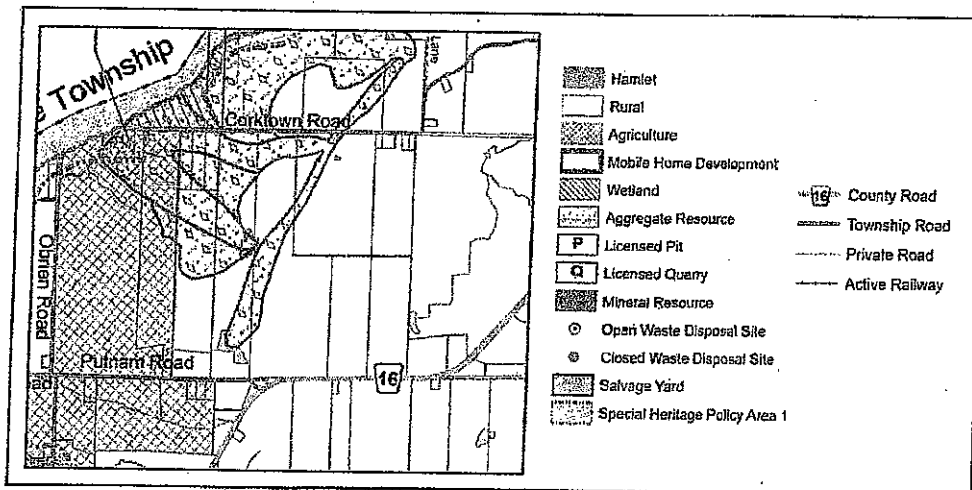


Figure 6. Land use designations for the subject property and surrounding area (Source: Village of Merrickville-Wolford Official Plan, Schedule A-1 Land Use Plan).

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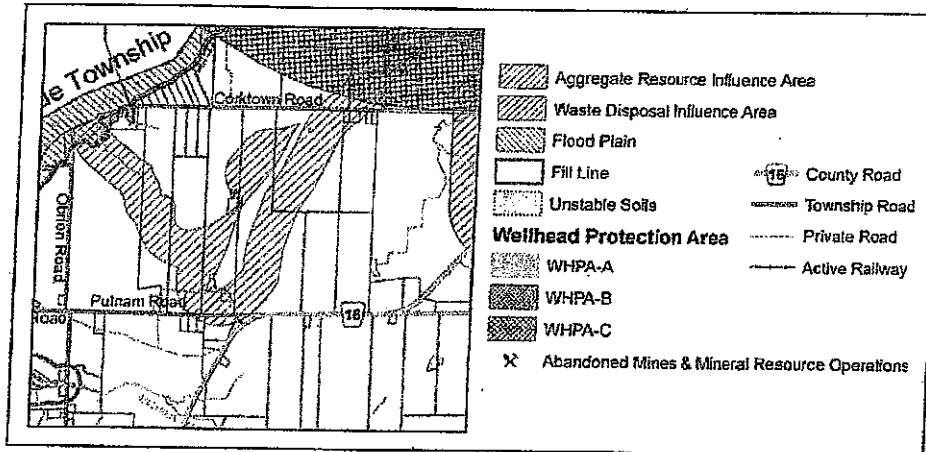


Figure 7. Hazards and constraints for the subject property and surrounding area (Source: Village of Merrickville-Wolford Official Plan, Schedule A-3 Hazards and Constraints)

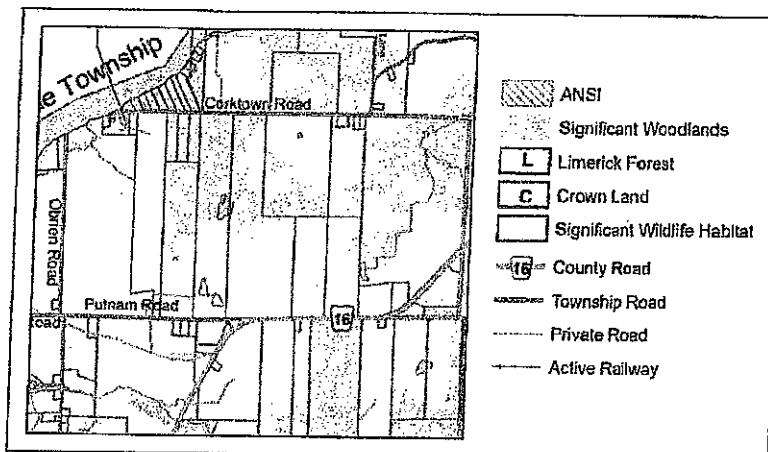


Figure 8. Natural and cultural heritage for the subject property and surrounding area (Source: Village of Merrickville-Wolford Official Plan, Schedule A-2 Natural and Cultural Heritage).

Section 4.1.6 speaks to Significant Woodlands and states that development and site alteration may be permitted in areas shown as Significant Woodlands in accordance with the policies of the underlying designation, if it is demonstrated through an Environmental Impact Study that there will be no negative impacts on the natural features for which the area is identified (Section 4.1.6.1). An Environment Impact Study will be conducted prior to any development on the newly created lot, which is covered entirely by Significant Woodlands. At this time, there is not expected to be any negative impact on the natural heritage area resulting from the Official Plan Amendment and the removal of the Aggregate Resource designation from the subject property.

Section 5.6 speaks to Influence Areas and states that land designated as Aggregate Resource-Pit will have an influence area of 300 metres (Section 5.6.1). The newly created lot is not within the influence area, as it is entirely under the Aggregate Resource designation. However, portions of the retained land are covered by the influence area. As part of this

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proposal to remove the Aggregate Resource designation from the severed and retained lands, the associated influence area would also be removed.

Section 6.3.4 speaks to the Aggregate Resource designation. Permitted uses include aggregate extraction by means of pits and quarries (Section 6.3.4.2). Residential development is not permitted under this designation. Section 6.3.4.3.4 states that development which would preclude or hinder the establishment of new operations or access to resources requires an Official Plan Amendment to re-designate the affected land. This proposal is seeking an Official Plan Amendment to remove the Aggregate Resource designation from the subject property and designate the entire property (severed and retained lands) as Rural. This would permit the creation of a new residential lot. The proposal satisfies the 3 criteria set in Section 6.3.4.3.4 as follows. The resource use would not be feasible as the Aggregate Resource Impact Assessment and Mineral Resource Impact Assessment determined the aggregate resource is not commercially viable due to social and environmental constraints. The proposed land use serves a greater long term public interest as it takes advantage of an underutilized rural lot, supports the supply of housing in the community, and adds to the rural character of the area. There are no expected issues with respect to public health or public safety given the low impact of the proposed residential use, and environmental impacts will be addressed by conserving the majority of green space on the subject property. Furthermore, an Environmental Impact Study will be completed prior to any development.

Section 6.4.2 speaks to the Rural Designation and states that limited residential development is permitted (Section 6.4.2.1). Therefore, creating one new residential lot and adding a single-detached dwelling to the 61-hectare property would generally be permitted under this designation (Section 6.4.2.3.4). The new residential lot would have frontage on and direct access to Corktown Road, which is an opened public road that is maintained year-round (Section 6.4.2.3). The development would also be located in an area with natural tree cover that would screen the housing from view (Section 6.4.2.3.2). The new lot will not land-lock adjacent land, as the retained land will still have access to both Corktown Road and Driscoll Road (Section 6.4.2.3.5).

With exception to the proposed amendment, the proposal conforms to the Village of Merrickville-Wolford Official Plan.

Village of Merrickville-Wolford Zoning By-law No. 23-08

Under the Village of Merrickville-Wolford Zoning By-law No. 23-08, the subject property is zoned as Rural (RU), as shown in Figure 9. Policies within the Zoning By-law that are relevant to this proposal are discussed below.

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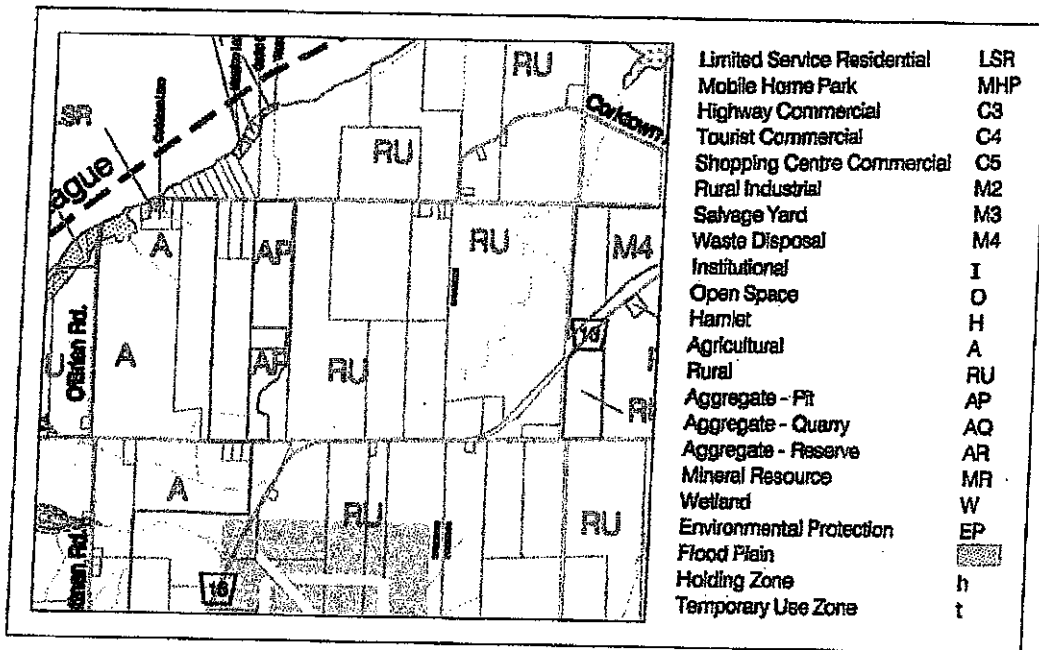


Figure 9. Zoning of the subject property and surrounding area (Source: Village of Merrickville-Wolford Zoning By-law No. 23-08, Schedule A Rural Area).

Section 12 speaks to the Rural (RU) Zone. Residential uses in the form of a single-detached dwelling are a permitted use in this zone (Section 12.1). Therefore, the proposal to create a new residential lot and construct a single-detached dwelling in the northwest corner of the subject property conforms with the underlying zoning. Section 12.2 lists the zone provisions, which include a minimum lot area of 1 hectare for a single-detached dwelling and a minimum lot frontage of 40 metres. The severed lot has a frontage of 135 metres and a depth of 315 metres, for a total area of 4 hectares. The retained lot has a frontage of 550 metres and a depth of 1600 metres, for a total area of roughly 57 hectares. These dimensions meet the requirements of the Zoning By-law.

Overall, the proposal conforms to the Village of Merrickville-Wolford Zoning By-law No. 23-08.

Summary

The applicant is seeking an amendment to the Village of Merrickville-Wolford Official Plan to remove the Aggregate Resource designation from the subject property (severed and retained lands) in order to create a new residential lot and construct a single-detached dwelling. The applicant is also seeking an amendment to the Official Plan for the United Counties of Leeds and Grenville to remove the Sand and Gravel Resource Overlay that affects the subject lands. An Aggregate Resource Impact Assessment and Mineral Resource Impact Assessment were completed, which determined that the aggregate resource on the subject property is not commercially viable to extract. This report has provided planning rationale in support of the proposed development based on the location of the subject property and surrounding land uses,

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noting that the new single-detached dwelling would have a low impact and build upon the rural character of the area. Furthermore, this report has demonstrated the proposal is consistent with the Provincial Policy Statement (2020) and conforms to the United Counties of Leeds and Grenville Official Plan, Village of Merrickville-Wolford Official Plan, and the Village of Merrickville-Wolford Zoning By-law No. 23-08.

Should you have any further questions please do not hesitate to contact the undersigned.

Sincerely,

Tracy Zander, M.P.I, MCIP, RPP

Jeff White, Junior Planner

Aggregate Assessment Study for Severing a Lot on Corktown Rd

1. Introduction

An Aggregate Resource Impact Assessment (ARIA) has been requested in connection with an application to sever a lot from a rural property owned by Jim and Dawn Flewitt. Their property lies between Corktown Rd and Driscoll Rd, west of Merrickville, as shown in Figs 1, 2 and 3. The proposed severance is adjacent to Corktown Rd, on the NW corner of the Flewitt property. The severed area is underlain material that has been mapped as glaciolacustrine sand, according to a 2009 report by the Ontario Geological Survey in an aggregate resources inventory of the United Counties of Leeds and Grenville.

The purpose of this assessment is to determine whether the sand/gravel material located at this site could at some date be feasible for commercial development, thereby serving the long term interests of the community. An Aggregate Resource Impact Assessment is needed to address policies of the relevant Official Plans to determine if the aggregate deposit is feasible, the proposed lot serves a greater long term public interest and that public health and safety impacts are addressed as part of the planning application.



Fig 1. Location of Flewitt property (enclosed by yellow line) and proposed severance (red line) on a satellite image (Rideau Valley Conservation Authority GIS portal).

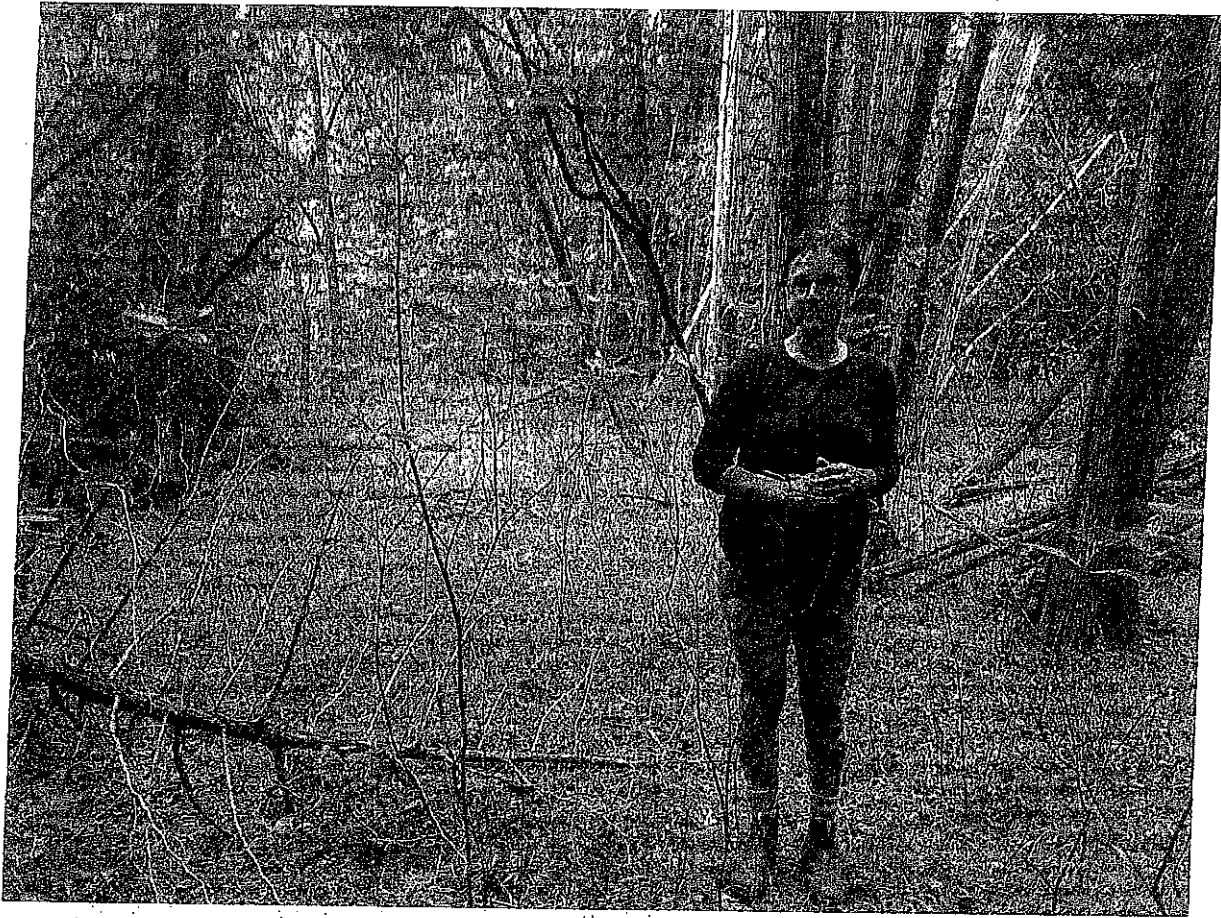


Fig. 2. Photo of terrain, showing trees and rare clearing.

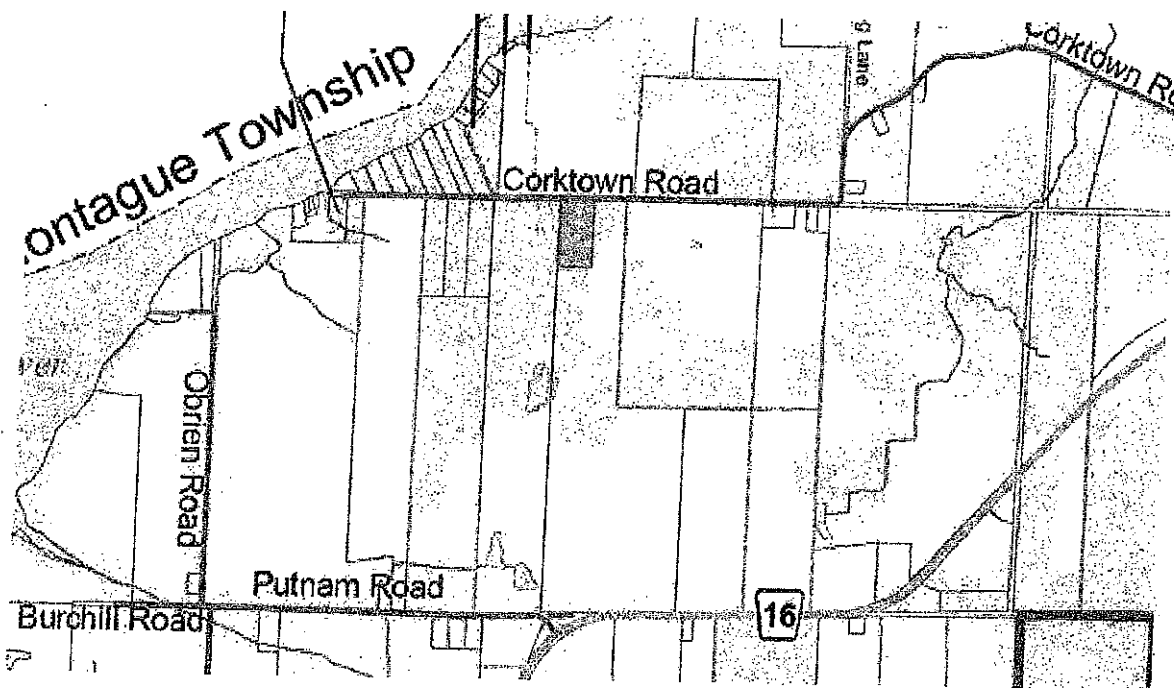


Fig 3. Location of proposed severance (orange) on a map from the Merrickville Wolford official plan. Areas shown in green have been identified as 'significant woodland'. Note that the proposed severance is entirely covered by woodland

1.1 Background

Aggregate resources for the construction industry are derived partly from crushed bedrock and partly from unconsolidated materials overlying bedrock as sand and gravel. In S Ontario, there are extensive deposits of glacial outwash material of various thicknesses ideal for excavation where they are thick enough, sufficiently extensive and where open pit excavation will not adversely affect sensitive ecologic areas or existing populated areas.

In the United County of Leeds and Grenville (UCLG) the distribution and mapping of aggregate resources are described in an Aggregate Resource Inventory publication of the Ontario Geological Survey. Paper 183 of the Aggregate Resource Inventory was published in 2009 (<http://www.geologyontario.mndmf.gov.on.ca/mndmfiles/pub/data/imaging/arip183//arip183.pdf>).

Furthermore, UCLG is currently undertaking an Aggregate Resources Master Plan (<https://www.leedsgrenville.com/en/government/aggregate-resources-master-plan.aspx>). Work started in January 2021 with a goal of completing the Master Plan before the end of 2021.

Assessment impact studies include estimating the areal extent, quantity and quality of aggregate materials (for example the inventory work illustrated in ARIP 183, mentioned above), as well as estimating the local impacts of particular excavation projects. In this case, some estimate has been

made of the presence of aggregate materials—predominantly sand in this instance. This study reviews the local work seen in ARIP 183 from a local on-site inspection, followed by some considerations of the likely impact should development ever be undertaken.

1.2 Topography and Drainage

The proposed severance lies on gently undulating relatively flat ground. There are no streams on the property.

1.3 Geological Setting

The bedrock is the Middle Ordovician Oxford Formation comprising sedimentary dolomite, with shaly partings. This formation underlies much of UCLG. Unconsolidated drift lying on top of the bedrock has been mapped in the Ontario Geological Survey ARIM 183, and a digital version of this map is available for download. The report shows sand and gravel areas for the whole of UCLG. Sharpe (1977) published a drift thickness map of the Merrickville area.

2. Aggregate Resource Mapping

2.1 Location and type of aggregates

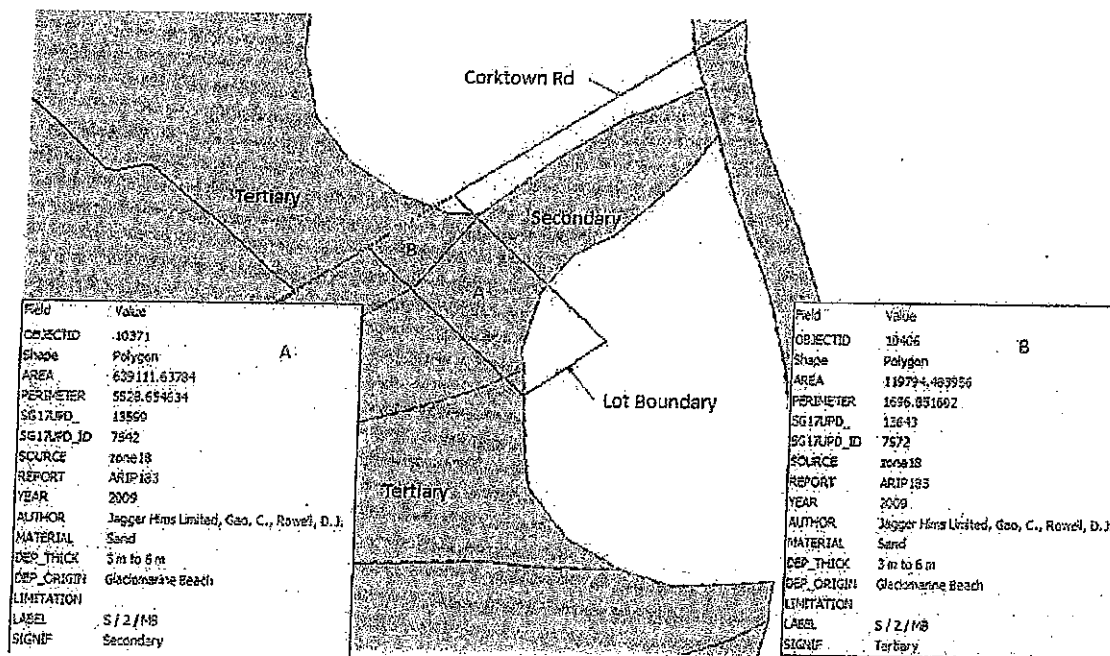


Fig 4. Boundaries of proposed lot shown on a map of sand deposits. The polygons labelled A and B are underlain by glaciolacustrine sand 3 to 6 m thick as indicated on the GIS accompanying ARIM 183.

As mapped in the report of 2009 (ARIM 183) an extensive area of sand between 3 and 6 m thick occurs as shown in Fig 4 and 5 at the west end of Corktown Rd. Some of this material is labelled as of Secondary importance, some of Tertiary importance.

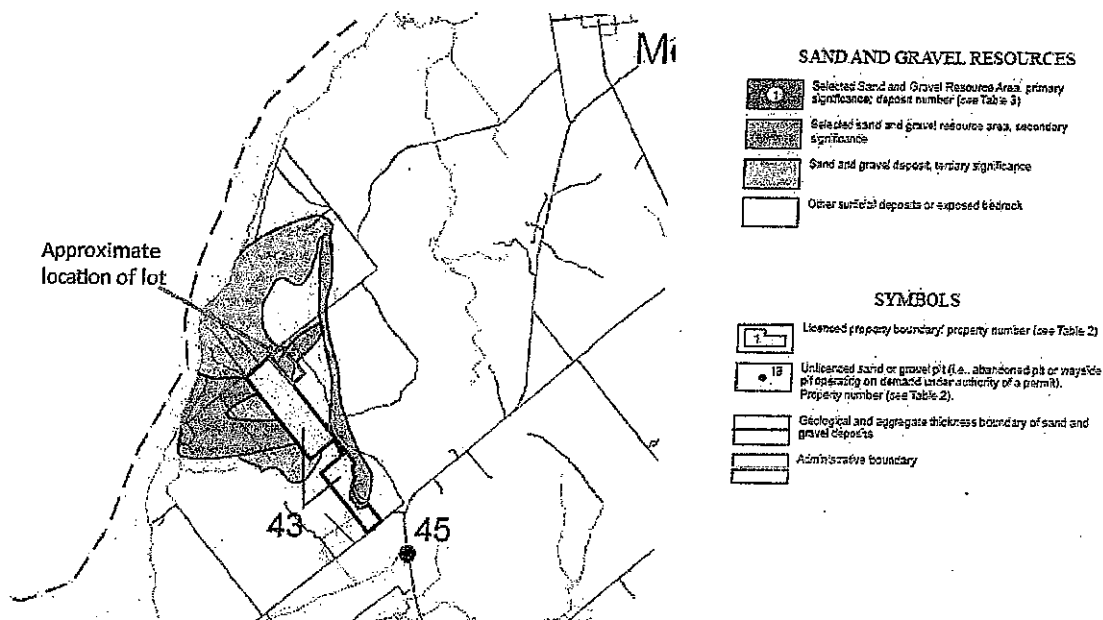


Fig. 5. Location of lot superimposed on part of map from ARIP 183 showing secondary and tertiary sand/gravel deposits. Note that the property immediately to the west (rectangle labelled 43) is a licensed pit as recorded in Table 3 from ARIP 183 (see below). However, no material has been extracted in the area at the Corktown end, although there is evidence of past excavation at the S end, in the part of the rectangle abutting Putnam Rd. It is understood that the licence has lapsed and the current owner Oscar Finizia has no interest in developing the area for aggregate. Apparently, the last time that the pit was used was in the 1940s.

Table 2 - Sand and Gravel Pits United Counties of Leeds-Grenville					
1 Pit No.	2 Owner/Operator	3 Location Area (Municipality)	4 Face Height (Metres)	5 % Gravel	6 Remarks
41	-	-	1	-	mostly sand
42	-	-	2	-	fine sand
Village of Merrickville-Wolford					
Licensed					
43	P. McGrath Excavation	1401	4	35	variable medium sand with some gravel
44	MAAP	1112	4	40	variable medium sand gravel boulders
Unlicensed					
45	-	-	-	-	-

3. Site Inspection

A site inspection was carried out on July 1. The proposed severance is almost completely covered by woodland, with many large mature trees. Clear areas are rare, and digging small pits to examine the surficial material was difficult because of tree roots. There are a few inches of humic soil material overlying fine-medium sand, where checked. On the east side of the proposed severance (i.e. NE corner of the Flewitt property, a small excavation of sand has occurred in the past. The sand is fine-medium grained and at least 1 m thick. This may be typical of the material underlying the proposed severance.

4. Well records

There are no wells sufficiently close to the proposed severance that could be reliably used to confirm the presence and thickness of sand, see Fig 6. On the N side of Corktown Rd a little further E of the severance, a well drilled in 1976 shows 2 feet of clay overlying grey limestone (probably Oxford Fm dolomite), but provides no useful information because it is beyond the mapped limit of the sand body. Of more interest is a group of 4 wells (at 2 houses at 892 and 896 Corktown Rd) drilled in 2018 that occur within the mapped boundary of the sand deposits, about 375 feet S of Corktown Rd. The drilling records are almost identical to one another, and show 14 feet of sand gravel and clay overlying grey to white sandstone (probably Oxford dolomite, misidentified), see Fig 7. This represents about 5 m of overburden, in line with the ARIM 183 map showing 3-6m of sand. However, the presence of some gravel and clay should be noted.

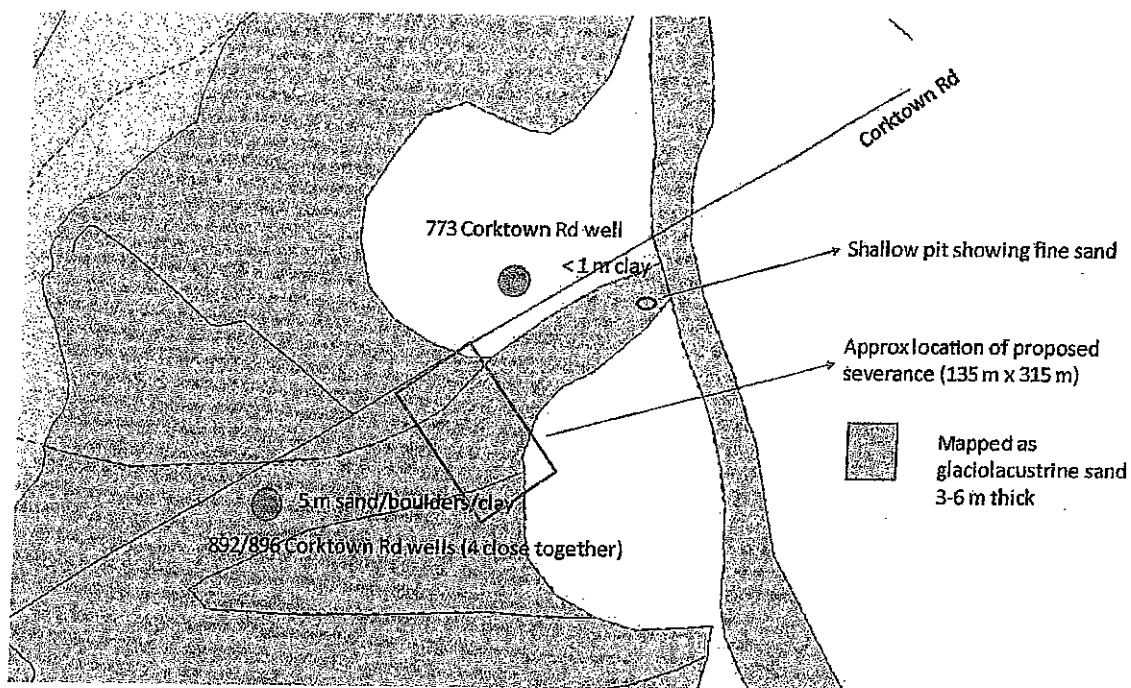


Fig 6. Location of nearby drilled wells (blue dots). The dot labelled 892/896 Corktown Rd represents 4 wells close together supplying 2 houses.

Address of Well Location (Street Number/Name) # 892 CORKTOWN ROAD		Township Wolford	Lot 17	Concession 1
County/District/Municipality Grenville		City/Town/Village Merrickville	Province Ontario	Postal Code
UTM Coordinates / Zone, Easting, Northing NAD 83 18R 1431140 14970502		Municipal Plan and Sublot Number RP15R9003		
Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)				
General Colour	Most Common Material	Other Materials	General Description	Depth (m) From To
	Sand & Gravel	Clay		0' 14'
Gray & White	Sandstone			14' 73'
Gray & White	Sandstone			73' 88'
Gray & White	Sandstone			88' 93'
Gray & White	Sandstone			93' 100'

Fig 7. Well record for 892 Corktown Rd showing 14 feet of sand, gravel and clay.

5. Aggregate assessment.

If the thickness and extent of the sand body is accepted at face value, then a rough estimate can be made of the tonnage of sand that could underlie this severance. Using the formula used in ARIM 183.

Area of deposit in hectares x deposit thickness in m x density factor .01770 = mass of deposit in Million tonnes. Assuming that the full area (approx. 10 acres or 4 hectares) is underlain by sand/gravel between 3 and 6m thick, there could be approximately 0.2-0.4 Million tonnes of material.

It should also be noted that the adjacent property to the W is also underlain by sand of a similar thickness (licensed pit 43). However, both the proposed severance and the adjacent property to the west are covered by 'significant woodland' on the Village Official Plan. Although the adjacent property was once licensed for extraction, no work at the Corktown end of the licensed area was ever undertaken. This was probably because of the dense woodland cover, requiring clearance with the attendant loss of aggregate material incurred by the clearing operation. Further south, where some material was removed about 50 years ago, the land had probably been cleared for agriculture, making access for excavation relatively easy.

Assessment of this area for aggregate potential must weigh several uncertainties.

1. The loss of material (and cost) involved in clearing mature woodland, and the extensive root systems
2. The uncertainty about the true thickness and extent of sand over the whole property
3. The relative amounts of gravel and boulders that may need to be separated. Although the drift body has been mapped as sand, it is evident from the well drilling that some gravel and clay is present also.

Without undertaking an expensive passive seismic survey, or drilling, or excavating a large hole with a backhoe, the actual thickness and quality of aggregate cannot be ascertained with certainty.

In my opinion, it appears unlikely that this property would be developed as a commercial sand pit, at least for the foreseeable future. I consulted with Dr David Sharpe (Geological Survey of Canada) and author of the Merrickville drift thickness map (Sharpe, 1977). He said "the economics of getting a pit licenced in Ontario are prohibitive for all but the largest properties and biggest operators; these properties are not viable in any real sense" (Pers. Com by e-mail, 6 July 2021).

If it were ever to be developed commercially, no health hazard would be incurred, so long as the excavation was at least 300m E of the houses at 892 and 896 Corktown Rd.

References

- Cowan, W.R. 1977. Toward the inventory of Ontario's mineral aggregates; Ontario Geological Survey, Miscellaneous Paper 73, 19p.
- Jagger Hims Limited, C. Gao and D.J. Rowell, 2009. Aggregate Resources Inventory of the United Counties of Leeds-Grenville, Southern Ontario, Ontario Geological Survey Aggregate Resources Inventory, Paper 183, 51 p. and maps. ISBN 978-1-4249-9863-0 [PDF].
- NOVATECH. Engineers, Planners & Landscape Architects, Official Plan, Village of Merrickville-Wolford, 121 p plus schedules and maps.
- Rideau Valley Conservation Authority (RCVA) GIS portal
(<https://gis.rvca.ca/html5/?viewer=rvcageoportal>)

Sharpe, D.R., 1977, Drift thickness map, Merrickville, NTS 31/B, Ontario Geological Survey, Map 2388.

List of Figures

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Fig. 2. Photo of terrain, showing trees and rare clearing.

Fig 3. Location of proposed severance (orange) on a map from the Merrickville Wolford official plan.

Fig 4. Boundaries of proposed lot shown on a map of sand deposits.

Fig. 5. Location of lot superimposed on part of map from ARIP 183 showing secondary and tertiary sand/gravel deposits.

Fig 6. Location of nearby drilled wells (blue dots).

Fig 7. Well record for 892 Corktown Rd showing 14 feet of sand, gravel and clay.

Graeme Bonham-Carter (PhD)

Consulting geologist

July 21, 2021

Flewitt proposed severance on Corktown Rd.

Additional comments.

1. Aggregate assessment for a bedrock quarry.

This property is underlain by sand/gravel overlying Oxford dolomite.

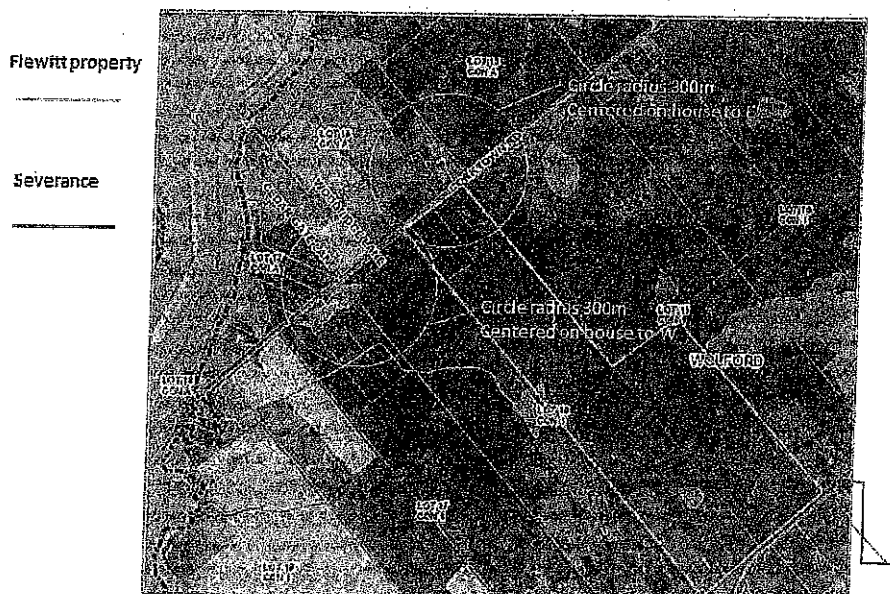
Oxford dolomite has been quarried in some places in E Ontario, but because it underlies most of United Counties of Leeds and Grenville, I see no reason to select this particular site for this purpose.

2. Aggregate assessment for a sand/gravel pit.

As indicated in my original report, this property is underlain by 3-6 m of glaciolacustrine sand/gravel.

3. Health concern

The Merrickville-Wolford Official Plan states that "An Influence Area shall be used as a means of protecting existing land uses in the vicinity of proposed mining operations from a land use conflict and, reciprocally, to protect designated Mineral Resource areas from the encroachment of incompatible land uses". And "The Influence Area shall be 1000m". As shown on the diagram below, part of the proposed severance lies within 300m of a house to the NE, on the N side of Corktown road, and the NW corner of the severance lies within 300m of the house on the S side of Corktown road to the W. Unless the Official Plan is changed, a commercial sand pit would not be permitted at this location, because quarrying operations and trucking would create a health hazard affecting houses nearby.



SUPPLEMENTAL REPORT

MINERAL RESOURCE IMPACT ASSESSMENT (MRIA)

Prepared for: Nancy Zukewich, on behalf of the landowners Jim and Dawn Flewitt in support of an application for a consent *for a building lot B71-21.*

Location of site: Corktown Road (South side)
Pt. Lot 15, Conc. 1, Geographic Twp. of Woford, municipality
of Merrickville/Woford, United Counties of Leeds and
Grenville

Prepared By: Gary McLaren



November, 2021

Contents

1.0	Introduction	3
1.1	Study Scope	4
2.0	Surficial Geology, Regional perspective	4
	Figure 1: Surrendered Pit Site Plan - P McGrath Excavating	6
2.1	Bedrock Geology	7
	Figure 2 Licence Pits and Quarries on Line Website	8
	Figure 3: Severance Map Showing OP Influence Area	10
3.0	Summary	10
4.0	Conclusion	11
5.0	Recommendation	12
6.0	References	13

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1.0 Introduction:

In November of 2021, Milestone Aggregate Consulting Services Inc. was retained by Nancy Zukewich on behalf of the landowner/applicant, Dawn and Jim Flewitt, to provide supplemental technical support to a Mineral Resource Impact Statement (MRIA) prepared by Graeme Bonham-Carter dated July 21, 2021 and additional comments provided by Bonham-Carter on September 27, 2021. The property is located on the south side of Corktown Road on Pt. Lot 15, Pt. Lot 16, Conc. 1, Wolford, village of Merrickville Wolford.

The subject lands are designated Aggregate Resource and Rural in the Merrickville Wolford Official Plan with a "significant woodland" overlay. The Aggregate Resource designation does not permit residential development. Section 6.3.4.3(4) of the OP describes how aggregate operations are protected from incompatible land uses such as residential development that may preclude or hinder future extraction of these resources.

The applicant is proposing to build a home within an influence area identified in the Merrickville Wolford OP, as 300 metres from an ME2 zone. In the opinion of the author, a 150 metre setback for a dry pit operation (extraction above water table) is more appropriate in this case. Dry operations do not pump, ditch or divert water from the site as part of the operation and therefore have little or no impact on adjacent water wells. Social impacts such as noise and dust from pit operations would require a noise study where a sensitive receptor (residence) is closer than 150 metres from the pit site. The Provincial Standards under the Aggregate Resources Act do not require a Noise study for new pits within 150 metres of a residence. It would seem reasonable that reciprocal requirements would be expected for a planning application, such as a severance or an OP amendment when evaluating negative impacts and mitigation measures where a residence is being considered near a mineral resource "pit" designation. The burden is on the applicant to ensure avoidance or mitigation measures are considered to prevent negative impacts to future sand and gravel or bedrock resource extraction on the subject lands or lands adjacent to the west. Of note, a noise study for quarry application near sensitive receptors (residents) is 500 metres and the OP plan policies regarding noise impacts between quarries and sensitive receptors in the Merrickville Wolford OP is 1,000 metres.

The Bonham-Carter report was prepared to address these sections of the OP policies and describe how extraction of sand, gravel or bedrock would either not be practical or feasible or that the severance would not impact future extraction of these resources. An OP amendment is required to change the Mineral Resource designation to Rural to allow the development of a residential lot. The MRIA report provides technical information to evaluate the compatibility of potentially conflicting land uses. This supplemental report will supply historical information about past pit operations, remaining sand and gravel reserves and an opinion on future extraction of sand and gravel and bedrock on lands surrounding the subject site designated ME2 and shown as such on the OP Rural Land use Schedule.

1.1 Study Scope

- 1) To identify any resource on the subject lands and lands directly adjacent and provide an opinion regarding the potential for extraction of these resources in the future; and
- 2) To provide a professional opinion about whether the proposed residential lot would hinder or preclude the use of the resources on and adjacent to the subject site.

2.0 Surficial Geology, Regional perspective:

The Bonham-Carter 2021 MRIA adequately describes the surficial geology of the subject lands and those adjacent and identifies in location of a previously licenced pit which was rehabilitated and the licence surrendered in 2007. The author interviewed two local pit and quarry operators, both who have licenced operations in the surrounding market area, and have hauled sand and gravel from the "McGrath pit". The author was advised during these discussions that the majority of the sand resource has been exhausted from the middle and south portions of these lots and confirmed that the highest pit face encountered was 3 metres which is the extend of the depth permitted by the ARA site plan (see Figure 1). Mr. McConnell, one of the operators was aware that there was some quality sand available close to the Corktown road along the northern extent of the deposit. This would confirm the Glacial-Fluvial (Beach) deposit mapping identified in ARIP 183 and shown as See Figure 5 in in the Bonham-Carter report. Mr. McConnell also verified that there are no gravel reserves available.

The following issues, in the context of the surficial mapping and history of operating pit were discussed:

- The shallow ridge of *secondary resource* sand as mapped, lies close to the road where setbacks would sterilize resource;
- The sand deposit areas are in close proximity to existing residential strip development that already exists along both sides Corktown road adding additional setbacks or buffer areas which sterilize additional resource;
- Tertiary sand from a beach deposit has limited use as an aggregate, primarily backfill around foundations and landscaping;
- The tertiary parts of the sand deposit are very wet areas due to close vertical proximity of bedrock which hold surface water and in this case, directs the drainage flow north toward the river saturating the deposit area. The open wet area in the centre of Lots 15 and 16 shows trapped surface water. This may be a reason way operations did not advance further north;
- There is the perception that social concerns would be generated from neighbours opposing a new pit licence application (residents in close proximity to Corktown Road, the river and the village of Merrickville;

- Haul route from the north deposit onto Corktown road would cause concerns (road standards and maintenance to accommodate for heavy trucks and local traffic), residential home conflicts, dust, safety, volume of trucks, all of which would be new issues contrary to County road 14 entrance exit used by previous operations to the south;
- The overlay of "significant woodlands" in the OP add additional sterilization issues associated with extensive setbacks and the high cost of clearing trees and grubbing stumps are also prohibitory for stripping operations for shallow pit operations (less than 3 metres);

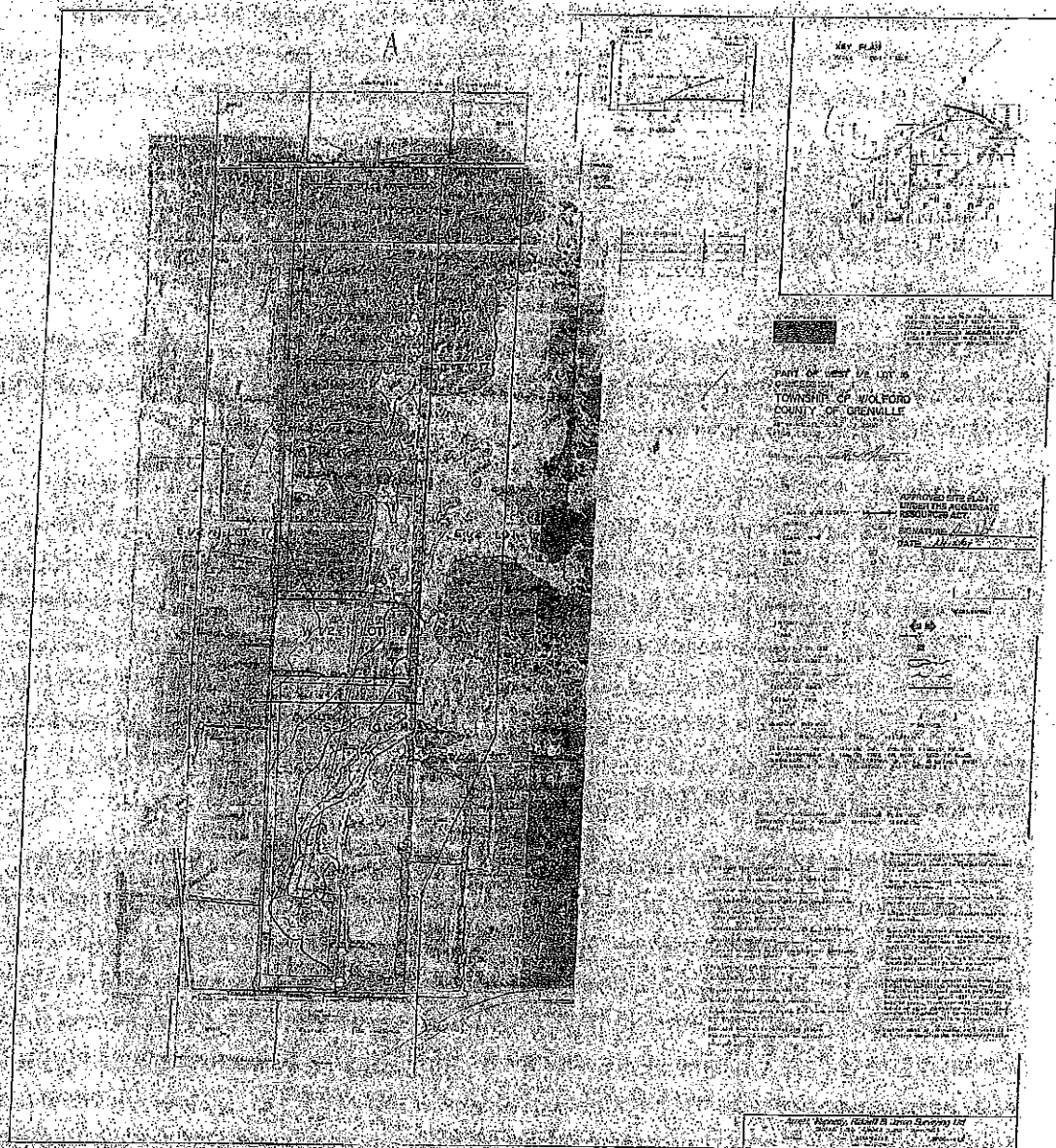
For these reasons, both operators indicated that they would find it uneconomical and therefore not be interested in pursuing a pit licence application in the northern part of the Lots along Corktown Road for sand and gravel extraction.

The MNRF is a commenting agency for the review of Official plan amendments to the Merrickville Wolford Official Plan. During pre-consultation, John Boos, from the MNRF Kemptville office, in an email dated September 24, 2021, indicated that the Bonham-Carter MRIA, adequately evaluates the **surficial geology** (sand gravel resource) on the proposed severed and retained parcels and adjacent lands to the west. I would agree that future extraction of sand and gravel in the north part of designation or the depleted south portion is not a feasible future land use consideration for the subject lands and those adjacent along Corktown road for reasons expressed in the Bonham-Carter MRIA, as well as those communicated to me by 2 local pit and quarry operators.

For these reasons, the author feels no need to further assess impacts of the proposed development on sand resource areas which are not expected to be utilized through the Aggregate Resources Act licensing process. There may however, be an opportunity to utilize the remaining resource with conditions and grading plans for future residential, commercial or Industrial development or a farm improvement project. These types of conditions should be thoroughly considered in light of these types of applications. The remaining sand resource could be used for site grading, backfilling and septic and water services for the local need reducing impacts of truck traffic from other locations and sustaining those resources for other uses. Appropriate conditions should be considered when reviewing these types of planning applications.

The MNRF email did indicate that the Bonham-Carter MRIA was deficient in the assessment of bedrock resource utilization. This supplementary report will therefore focus on the impacts and feasibility of the use of the underlying bedrock resource area. At this point however, it should be noted that there has not been an appropriate constraint exercise done to assess the protection of bedrock in this municipal Official Plan and that this exercise might be more appropriately addressed during the development of the "upper tier" Official Plan for the United Counties of Leeds and Grenville. It is the author's opinion that the mineral resource designation in the OP was solely based on the protection of sand resource and not the bedrock.

Figure 1: Surrendered Pit Site Plan - P McGrath Excavating



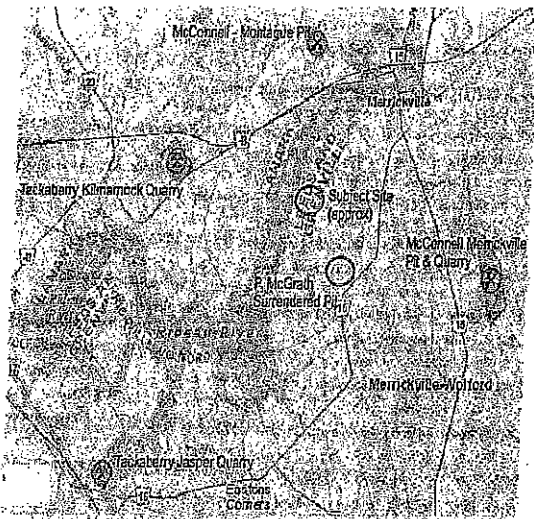
2.1 Bedrock Geology

As indicated in section 1.3 of the Boham-Carter report, the bedrock underlying the consent application and the retained parcel and adjacent lands are Middle Ordovician Oxford Formation dolomite as confirmed in the *Ontario Geological Survey, Aggregate Resource Inventory Paper 183* (ARIP 183) dated 2009 and the *Limestone Industries of Ontario Volume II Eastern Ontario*. As stated in the additional comments by Graeme Bonham-Carter, following submission of the Sept. 2021 MRIA, this bedrock formation underlies most of the United County of Leeds Grenville (UCLG). The comments go on to say that the "influence area" described in the current OP is 1000 metres between quarrying operations and sensitive receptors including residential homes. See Figure 3 to obtain a perspective on the challenges of mitigating social impacts of a quarry operation at this location based on existing residences nearby.

According to the *Limestone Industries of Ontario Volume II Northern and Eastern Ontario 1989* and provincial *Pits and Quarries on line* interactive web site and MNR pit and quarry Licence lists, the following pits and quarries are within the market area of the subject site. Three licence quarries, the G. Tackaberry "Jasper Quarry" to the south east, G. Tackaberry "Kilmarnock Quarry" west of Merrickville, and Donald McConnell "Merrickville Pit and Quarry" south of Merrickville, one licenced sand and gravel pit Donald McConnell – Montague Twp. north of the Rideau River west of Merrickville); a surrendered pit from 2007, P. McGrath Excavating Pt lots 15 and 16, Conc. 1 immediately west of the subject site. See Figure 3 for location of these sites. The quarries contain Oxford Formation Dolostone used to produce granular "A" and "B", 1 ½ in. clear, screenings, HL stone and concrete stone. *The Limestone Industries of Ontario, Volume II* publication 1989 contain detailed description of the quarry operations with respect to regional geology, bedrock formations, number of lifts and depth of deposit, and specialized use of products processed at these quarries. This stone is classified as 'Primary aggregates according to the classification system used in ARIP 183, the Provincial mapping provided to municipalities for consideration in the protection of bedrock and sand and gravel resources in their Official Plans.

The satellite image in Figure 3 also shows several residents and residential lots on either side of Corktown road. Several residents also exist on either side of Putnam road to the south.

Figure 2 Licence Pits and Quarries on Line Website

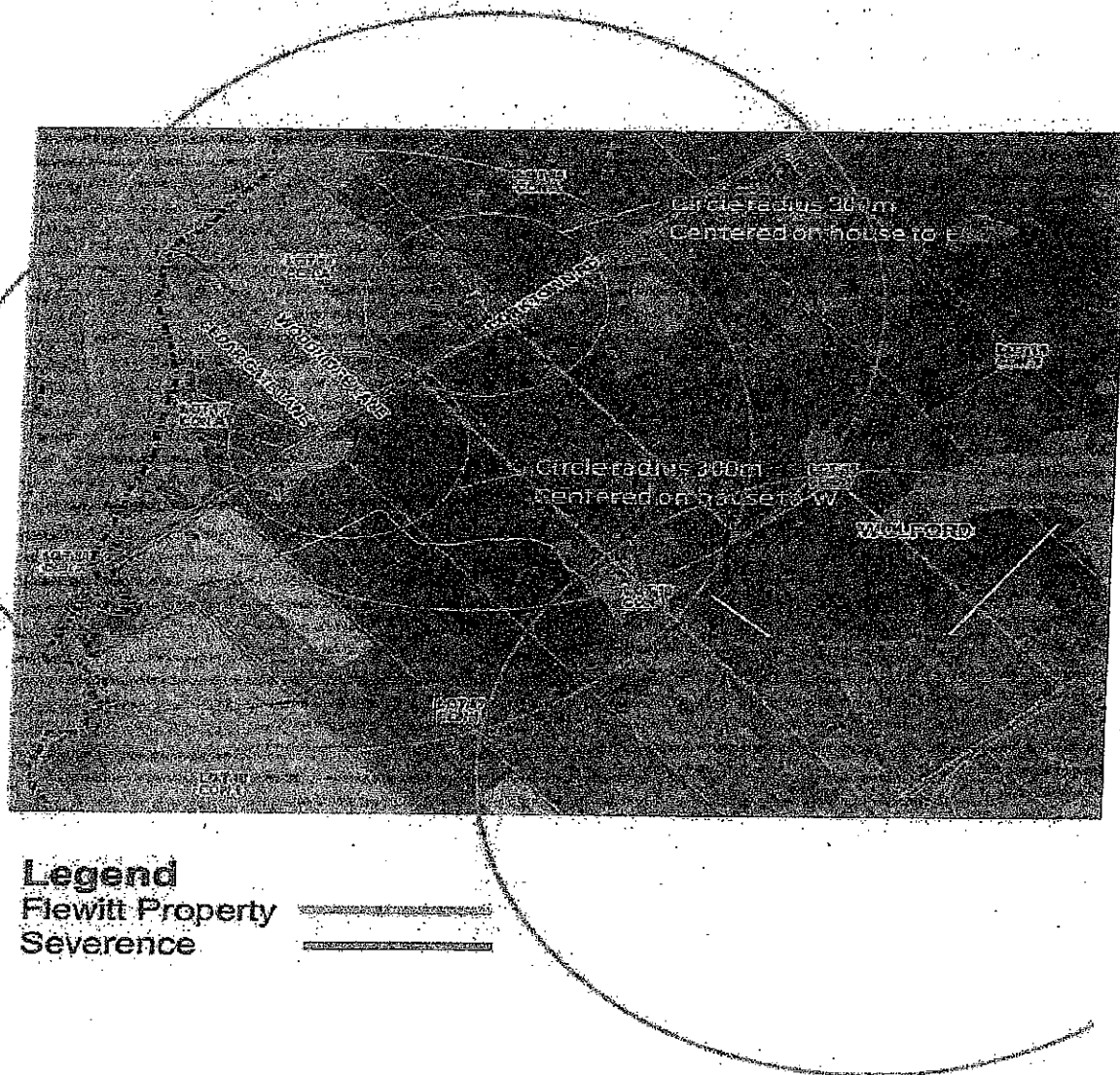


Excerpts from *"Limestone Industries of Ontario Volume II, Eastern and Northern Ontario 1989"* and information from *"Licence List Sheets by MNRF dated 2001"*.

1. **G. Tackaberry and Sons Construction Company Limited. "Kilmarnock Quarry" Lic. # 4242, NE of Kilmarnock,**
 - Lot 19, Conc. 1, Montague Twp., Lanark County
 - 6 metres of Oxford formation Dolostone (specialty aggregate uses);
2. **G. Tackaberry and Sons Construction Company Limited, "Jasper Quarry" Lic. # 3992**
 - Lots 29 and 30, Conc. 1, Wolford Twp., United Counties of Leeds and Grenville
 - 12 – 13 metres of Oxford formation Dolostone for use as Gabian Stone, shot rock, Granular "A" and "B", "C", 1 1/2 in. Clear, 7/8 Clear Screenings, HL Stone and Concrete Stone.
3. **Donald McConnell "Merrickville Pit and Quarry"**
 - Pt. Lot 9 and 10 Conc. 3, Wolford Twp.
 -
4. **Donald McConnell Pit Lic. # 4263 north of Merrickville,**
 - Pt. Lot SE ¼ 4, Conc. 9, Montague Twp.
 - Class "B" pit licence for intermittent use for local market.

5. **P. McGrath Excavation Surrendered Licence 3907 (32 ha.) Class B Licence**
- Pt. West ½ Lot 16, Conc. 1, Wolford Twp.
- This was a previously operating pit licence. The site was rehabilitated and the licence surrendered in 2007.

Figure 3: Severance Map Showing OP Influence Area



3.0 Summary

Figure 3 is a satellite image from the United Counties of Leeds Grenville mapping which illustrates the proposed severed and retained parcels of land owned by the Flewitt's. The white circles represent the local OP, 300 metre influence area between the closest existing residents and potential sand and gravel resource area. The larger orange circles represent the influence area of 1000 metres between the closest existing residents and the bedrock resource areas. According to the bedrock influence area identified in section 5.6 of the Merrickville Wolford OP, there are no areas where a limestone quarry could be located that would not impact these homes. Even if a more conservative influence area of 500 metres was used to address setback

limits from a quarry, there would not be enough available extraction area to justify the expense of a license application for a quarry at this location. It is the opinion of the author that a minimum of 100 acres with a minimum depth of 12 metres would be required to justify consideration of a quarry licence application.

The author also believes, that Mineral Resource designation was based on the protection of the surficial resource, (sand and gravel deposits), in this case Sand beach deposit, and that bedrock was not considered for protection at the early stages of development of the Mineral Aggregate mapping and policies for the Merrickville – Wolford Official Plan. This conclusion is supported by the recognition of the P. McGrath Excavating pit licence (now surrendered) on the adjacent lands to the west and the defined sand deposit locations indicated on the surficial map from the ARIP 183. The Mineral Aggregate Resource Policies in the Provincial Policy Statement, place an additional degree of protection for licenced pits and quarries. The McGrath pit licence would have supported the designation for mineral extraction.

As mentioned in the Bonham-Carter report, quality Oxford Formation Dolostone underlies most of UCLG. There are several quarries located in this market area supplying quality bedrock to the regional and local market for crushed stone products. Throughout the limestone plain between Smith Falls, and Brockville, there is an abundance of bedrock underlying undeveloped rural land. For this reason, I am convinced that there are less constrained areas for quarries in other parts of the county and there appears to be an adequate number of licenced quarries throughout UCLG. As previously indicated, a future constraint exercise would assist with the identification of bedrock in the future protection in the upper and lower tier OP's.

4.0 Conclusion

Due to the limited supply of quality sand and the constraints from regulatory setbacks, existing residential development, proximity to water table and provincial significant woodlands that would be economically detrimental to remove for such a shallow deposit, this is **not** a favorable site for future extraction of sand and gravel.

The Merrickville Wolford Official Plan, by way of its policies and stipulated influence areas adequately addresses the differences between the impacts of a pit operation and a quarry operation. Quarries create significantly larger impacts for noise and dust due to the drilling, blasting, and the crushing of consolidated rock. These activities are not present in a pit operation. Based on the current influence areas indicated in the OP between bedrock resource areas and incompatible land uses (including residential homes) as indicated by **Figure 3**, a quarry is not desirable in close proximity to the proposed residential lot.

Additionally, a residence on the proposed severance parcel would have no impact on the surrounding licenced sites identified in this report due to the distance from these operations.

5.0 Recommendation

Based on my review of the Bonham-Carter report, and additional documents referenced in section 7 of this supplemental report, my on-site observations and interviews with local aggregate operators, I am satisfied that this building lot would have negligible or no effect or constraint on the sand or bedrock resources previously identified and protected in the local Official Plan. The pit operations to the immediate south have been exhausted of useable aggregate materials and areas to the north are either too shallow or constrained by residential, and environmental constraints to make sand extraction feasible. In addition, establishment of a future quarry in close proximity to the subject site is not practical due to social and environmental impacts and it would not appear that bedrock was the reason for the Mineral Resource designation.

I would therefore support the approval of the proposed severance by the local committee of adjustment as well as the future OP amendment application to permit a residential use, as far as it pertains to impacts of the severance on future mineral aggregate extraction in the vicinity of the site.

Yours sincerely,



6.0 References

Graeme Bonham-Carter, Mineral Resource Impact Assessment dated July 21, 2021 and additional letter September 2021

Merrickville Wolford Official Plan, adopted by council Feb. 10, 2020, approved by the United Counties of Leeds & Grenville on April 22, 2021

Ontario Geological Survey, Aggregate Resource Inventory Paper 183

Limestone Industries of Ontario Volume II Eastern Ontario

Arnett, Kennedy, Riddle and Jason Surveying Ltd. "P.McGrath Pit" *Surrendered ARA Lic. ID 3907*

Aggregate Resources of Ontario: Technical Reports and Information Standards August 2020

Ministry of Natural Resources, Mineral Aggregate Resources Reference Manual 2001



3889 Rideau Valley Drive
PO Box 599, Manotick ON K4M 1A5
T 613-692-3571 | 1-800-267-3504
F 613-692-0831 | www.rvca.ca

May 5, 2022
22-MWO-OPA-0017
OPA-01-2022

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

Attention: Mr. Doug Robertson/Ms. Stacie Lloyd

Subject: Application for Official Plan Amendment - OPA-01-2022
Jim & Dawn Flewitt (Owners) & ZanderPlan (Agent)
CON 1 PT LOT 15 & 16 Wolford
Village of Merrickville-Wolford
(Civic Address: 124 Driscoll Road)

Dear Mr. Robertson/ Ms. Lloyd,

The Rideau Valley Conservation Authority has reviewed the noted within the context of:

- Section 2.1 Natural Heritage and 3.1 Natural Hazards of the Provincial Policy Statement under Section 3 of the Planning Act,
- Rideau Valley Conservation Authority Regulations – Section 28 of the Conservation Authorities Act,
- 2015 Middle Rideau Subwatershed Report
- The Mississippi-Rideau Source Protection Plan.

PROPOSAL

The purpose of this amendment is to amend the Village of Merrickville-Wolford Official Plan (April 2021) to remove the Aggregate Resource Designation on the subject lands such that the entire parcel (approximately 150 acres comprised of a proposed new lot of approximately 10 acres and a retained lot of approximately 140 acres) is amended to the Rural designation in the Village Official Plan, for which an application for Official Plan Amendment has been filed.

The effect of the amendment is to: Remove the Aggregate Designation from the subject lands, amending from Aggregate Resource Designation to Rural Designation in the Village Official Plan to satisfy Village Council conditions related to consent

application B-71-21 requesting the creation of one approximate 10-acre lot for residential use in the northwest corner of the subject lands. All policies related to the Rural (RU) designation in the Merrickville- Wolford Official Plan (April 2021) will apply

PROPERTY CHARACTERISTICS

The subject property is approximately 150 acres in size. It is relative flat gently undulating land. The northern half of the property is well treed and is mostly designated Significant Woodlands. There is a water feature that is along the western lot line at the midpoint of the lot. The southern half of the property is a mix of mature trees, shrubby areas and open fields. The open fields are associated with the dwelling along Driscoll Road. The property is designated Aggregate Resources under the Village of Merrickville-Wolford Official Plan and designated a Sand and Gravel Resource Area under the United Counties of Leeds and Grenville Official Plan. There is a proposed severance (B-71-21) along Corktown Road. The aggregate resources constraints applied to this property do not permit residential development in the designated lands.

RVCA COMMENTS AND RECOMMENDATIONS

Natural Hazards

There have been no natural hazards identified on this property which would preclude this application.

Natural Heritage

There have been no natural heritage features identified on this property which would preclude this application.

The property has been designated as Significant Woodlands on the northern portion of the property. An Environmental Impact Statement (EIS) is required to support the severance application. These designated woodlands would need to be assessed for these criteria:

- Woodland size.
- Ecological value.
- Economic and social value.
- Uncommon characteristics, such as unique plant species and habitat for rare woodland species.

Conservation Authority Regulations

For the applicant's information, the water feature at the middle of the property is subject to Ontario Regulation 174/06 "*Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation*" under Section 28 of the *Conservation Authorities Act*. This regulation affects the retained lands in the following manner:

- Any alteration, straightening, changing, diverting or interfering in any way with any watercourse requires the prior written approval from the Conservation Authority.

A minimum 30 metre water setback for any future development should be maintained from this water feature.

Source Water Protection

The subject property is located outside a Municipal Drinking Water Intake Protection Zone (IPZ). The future proposed development is not anticipated to have any adverse impacts.

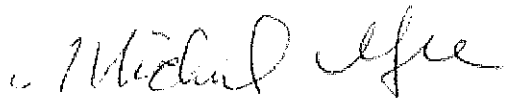
Conclusion

In conclusion, the RVCA does not object to the approval of the Official Plan Amendment as presented.

Thank you for the opportunity to comment. Please do not hesitate to contact the undersigned should you have any questions.

Please advise the RVCA on the committee's decision regarding this application or of any changes in its status.

Yours truly,

A handwritten signature in black ink, appearing to read "Michael Yee", is written over a light blue horizontal line.

Michael Yee
Environmental Planner & Biologist, RVCA
613-692-3571 X 1176

Cc: Jim & Dawn Flewitt (Owners)
ZanderPlan (Agent)
Emma Bennet, RVCA
Nick Fritzsche, RVCA

May 4, 2022

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

Attention: Doug Robertson, CAO/Clerk

Dear Mr. Robertson:

**Re: Planning Report – Official Plan Amendment Application OPA-01-2022 (Flewitt)
Part Lots 15 & 16, Concession 1, Former Township of Wolford, Village of
Merrickville-Wolford**

I have now had an opportunity to review the OPA Application OPA-01-2022 as it relates to the Village of Merrickville-Wolford Official Plan (2021), the Village of Merrickville-Wolford Zoning By-law 23-08, the PPS (2020) and the United Counties of Leeds and Grenville Official Plan and submit the following planning report for your consideration.

Official Plan Amendment #1 (OPA #1) applies to lands described as Part Lots 15 & 16, Concession 1, Former Township of Wolford, Village of Merrickville-Wolford, which is a 61-ha parcel of land with frontage on both Corktown Road and Driscoll Road. There is an existing single detached dwelling located on the southern portion of subject property and referenced as 124 Driscoll Road (Key Map).

OPA #1 is intended to make two changes to the Village Official Plan:

1. Redesignate the "Aggregate Resource" portions of the subject property to "Rural" on Schedule A-1 Land Use; and, (Map 1 – Schedule A-1 Changes)
2. Remove the "Aggregate Resource Influence Area" overlay from portions of the subject property on Schedule A-3, Hazards and Constraints. (Map 2 – Schedule A-3 Changes)

The Official Plan Amendment application has been submitted in order to facilitate the approval of Consent Application B71-21. A large portion of the subject property is currently designated "Aggregate Resource" in the Village Official Plan. The "Aggregate Resource" designation does not permit sensitive land uses such as residential dwellings, thus the desire to remove the "Aggregate Resource" designation from the subject property. Application B71-21 is currently in a state of deferral pending the outcome of the OPA planning process. As background, on June 28/21 Village Council passed a resolution recommending the deferral of Consent Application B-71-21 to the Consent Granting Authority until the satisfactory completion of the following:

1. The applicant to commission an Aggregate Impact Assessment in accordance with 6.3.4.3(4) of the Official Plan, and should the study find that the aggregate deposit is not commercially viable, an Official Plan Amendment will be required; and
2. Subsequently, the applicant to commission an Environmental Impact Statement to determine if any negative impacts will occur on the identified significant woodlands.



The OPA application submission included three supporting studies/documents:

- Planning Justification Report by Zanderplan which provides an overview of the proposed development, the nature of the OPA and statements related to conformity with the United Counties OP, the PPS (2020) and the Village Official Plan.
- Aggregate Assessment Study prepared by Graeme Bonham-Carter, dated July 21, 2021
- Supplemental Report – Mineral Resources Impact Assessment prepared by Milestone Aggregate Consultation Services, dated November 2021.

These reports have been reviewed and have been found to have merit and are accepted as submitted.

Subject Property

The subject property is located at 124 Driscoll Road in Merrickville-Wolford and is legally described as Part of Lots 15 and 16, Concession 1, in the Geographic Township of Wolford, Village of Merrickville-Wolford. The subject property is approximately 61 hectares in size and is in a rural area that relies on private on-site sewage and water services. The subject property has frontage on two Village roads - Corktown Road and Driscoll Road. The lands are surrounded by a mix of residential and agricultural uses in all directions. There is a former pit abutting the subject property to the west, which was last used in the 1940s. The license for the pit has since lapsed and the owner is not interested in developing the area for aggregate as the site is now rehabilitated.

A single-detached dwelling is located at the southwestern corner of the subject property along Driscoll Road. The balance of the subject property is largely undeveloped and is heavily vegetated with a mixture of grass, shrubs, and mature trees. The northern portion of the subject property contains Significant Woodlands. There is also a small body of water along the western boundary of the subject property.

Under the United Counties of Leeds and Grenville Official Plan, the subject property is designated as "Rural Lands" with a "Sand and Gravel Resource Area (Secondary)" overlay. Additionally, the subject property is designated as "Rural" and "Aggregate Resource" on the Schedule A-1, Land Use of the Village of Merrickville-Wolford Official Plan. There are also areas on the subject property that fall within the "Aggregate Resource Influence Area" on Schedule A-3, Hazards and Constraints of the Village of Merrickville-Wolford Official Plan. The aggregate resource policies do not permit sensitive land uses such as residential development, thus the need for the OPA.

Provincial Policy Statement (PPS 2020)

The Planning Justification Report submitted in support of the OPA provided a detailed summary of compliance with the policies of the PPS 2020. This report will not repeat the work done in the Planning Justification Report regarding PPS conformity. Sections 1, 2 and 3 of the PPS were assessed in the Planning Justification Report and concluded "overall, the proposal is consistent with the policies in the 2020 Provincial Policy Statement". This conclusion is accepted as submitted.

United Counties of Leeds and Grenville Official Plan

The Planning Justification Report submitted in support of the OPA provided a detailed summary of compliance with the policies of the United Counties of Leeds and Grenville Official Plan. This report will not repeat the work done in the Planning Justification Report regarding United Counties OP conformity. Sections 3.3, 3.5, 4.2.7, and 4.4.2 of the United Counties OP were assessed in the



Planning Justification Report and concluded “overall, aside from the requested amendment to remove the Sand and Gravel Resource Area Overlay from the subject property, proposal conforms to the United Counties of Leeds and Grenville Official Plan”. This assessment is accepted as submitted.

Village of Merrickville Wolford Official Plan

The Planning Justification Report submitted in support of the OPA provided a detailed summary of compliance with the policies of the Village of Merrickville-Wolford Official Plan. This report will not repeat the work done in the Planning Justification Report regarding Village OP conformity. Sections 4.1.6, 5.6, 6.3.4, and 6.4.2 of the Village OP were assessed in the Planning Justification Report and concluded “with exception to the proposed amendment, the proposal conforms to the Village of Merrickville-Wolford Official Plan”. This assessment is accepted as submitted.

It is worth making specific reference to Section 6.3.4 of the Village Official Plan which sets out the policies for the Aggregate Resource designation. The primary permitted uses focus on aggregate extraction by means of pits and quarries. The policies under Section 6.3.4.2 clearly identify that residential development is not permitted under this designation. Section 6.3.4.3.4 states that development which would preclude or hinder the establishment of new operations or access to resources requires an Official Plan Amendment to re-designate the affected land.

This proposal is seeking an Official Plan Amendment to remove the Aggregate Resource designation from the subject property and designate the entire property as Rural. This would permit the creation of a new residential lot.

The proposal satisfies the 3 criteria set in Section 6.3.4.3.4 as follows.

1. The resource use would not be feasible as the Aggregate Resource Impact Assessment and Mineral Resource Impact Assessment determined the aggregate resource is not commercially viable due to social and environmental constraints.
2. The proposed land use serves a greater long term public interest as it takes advantage of an underutilized rural lot, supports the supply of housing in the community, and adds to the rural character of the area.
3. There are no expected issues with respect to public health or public safety given the low impact of the proposed residential use.

Environmental impacts will be addressed by conserving the majority of green space on the subject property. Furthermore, an Environmental Impact Study will be completed prior to any development.

With exception to the proposed amendment, the proposal conforms to the Village of Merrickville-Wolford Official Plan.

Merrickville-Wolford Zoning By-law 23-08

The Village Zoning By-law 23-08 identifies the subject property as being within the “Rural (RU)” zone. Single detached residential is a permitted use within the RU zone. The RU zone establishes a minimum lot size of 1 ha and a minimum lot frontage of 40 m. The proposed severed lot will have a frontage of 135 m and a total lot area of 4 ha. The retained lands will be well in excess of the minimum standards of the RU zone. The proposed development will be consistent with the RU zone provisions.

Aggregate Assessment Study & Supplemental Report – Mineral Resources Impact Assessment

The Aggregate Assessment Study made reference to the UCLG Aggregate Resource Master Plan, area well records, and an aggregate assessment. The report concluded that additional work was



necessary to determine the actual thickness and quality of the aggregate on site. It was felt that it was unlikely that the deposits were commercially viable.

The Supplemental Report – ARIA made reference to the above noted report, assessed the surficial and bedrock geology and provided a summary of local licensed pits and quarries. The report concluded that “due to the limited supply of quality sand and gravel and the constraints from regulatory setbacks, existing residential development, and provincial significant woodlands that would be economically detrimental to remove for such a shallow deposit, this is not a favorable site for future extraction of sand and gravel.” It also concluded that based on the current influence areas between bedrock resource areas and incompatible land uses (including residential homes), a quarry is not desirable in close proximity to the proposed residential lot. Additionally, a residence on the proposed severance parcel would have no impact on the surrounding licensed sites identified due to the distance from these operations.

Summary and Recommendation

The OPA #1 is intended to remove the aggregate resources designation from the subject property in accordance with the policies of the United Counties and Village Official Plans. The professional studies commissioned to support the OPA #1 were found to have merit and demonstrated that:

1. The resource use would not be feasible as the Aggregate Resource Impact Assessment and Mineral Resource Impact Assessment determined the aggregate resource is not commercially viable due to social and environmental constraints.
2. The proposed land use serves a greater long term public interest as it takes advantage of an underutilized rural lot, supports the supply of housing in the community, and adds to the rural character of the area.
3. There are no expected issues with respect to public health or public safety given the low impact of the proposed residential use.

Notwithstanding the potential comments from agencies and public associated with the OPA public meeting, it is found that the OPA has merit.

It is the position of this report that the proposed Official Plan Amendment to remove the “Aggregate Resources” designation and “Aggregate Resource Influence Area” overlay from the subject property is consistent with the PPS 2020, conforms to the United Counties of Leeds and Grenville Official Plan and the Village of Merrickville-Wolford Official Plan. The proposed OPA represents good land use planning and is recommended for approval.

All of which is respectfully submitted.

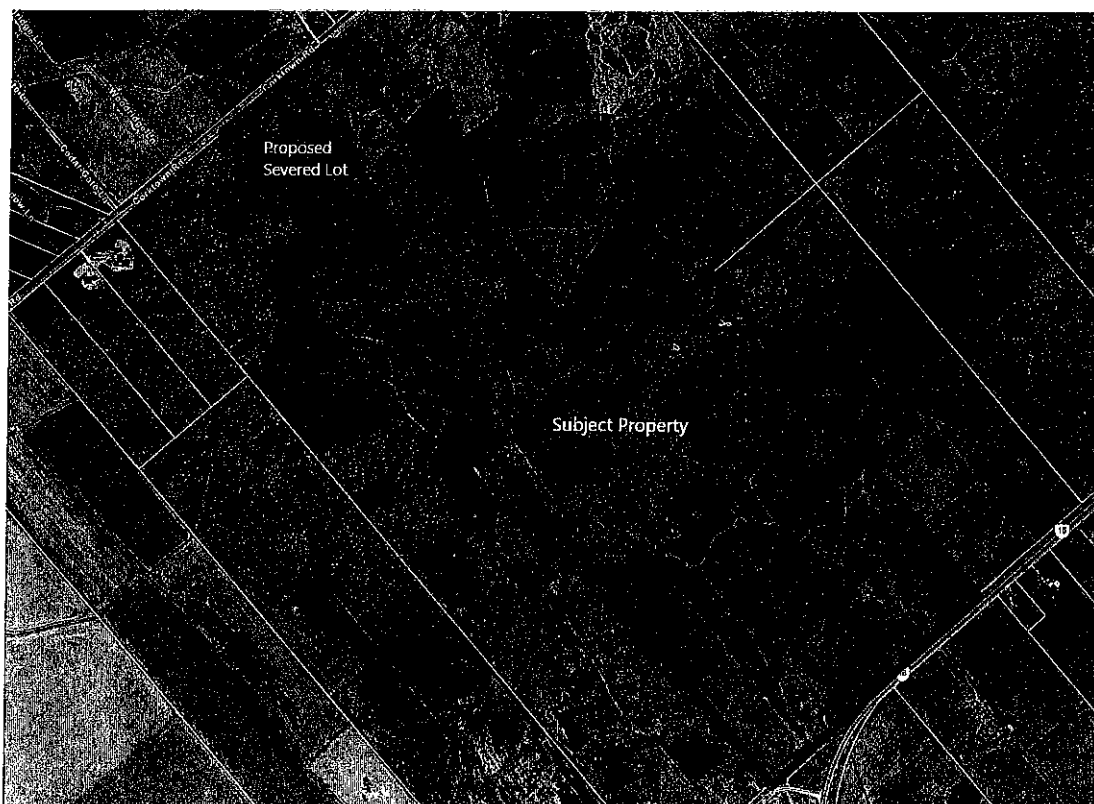
Sincerely,
Jp2g Consultants Inc.
ENGINEERS • PLANNERS • PROJECT MANAGERS

A handwritten signature in black ink, appearing to read 'Forbes Symon', written over a horizontal line.

Forbes Symon, MCIP, RPP
Senior Planner

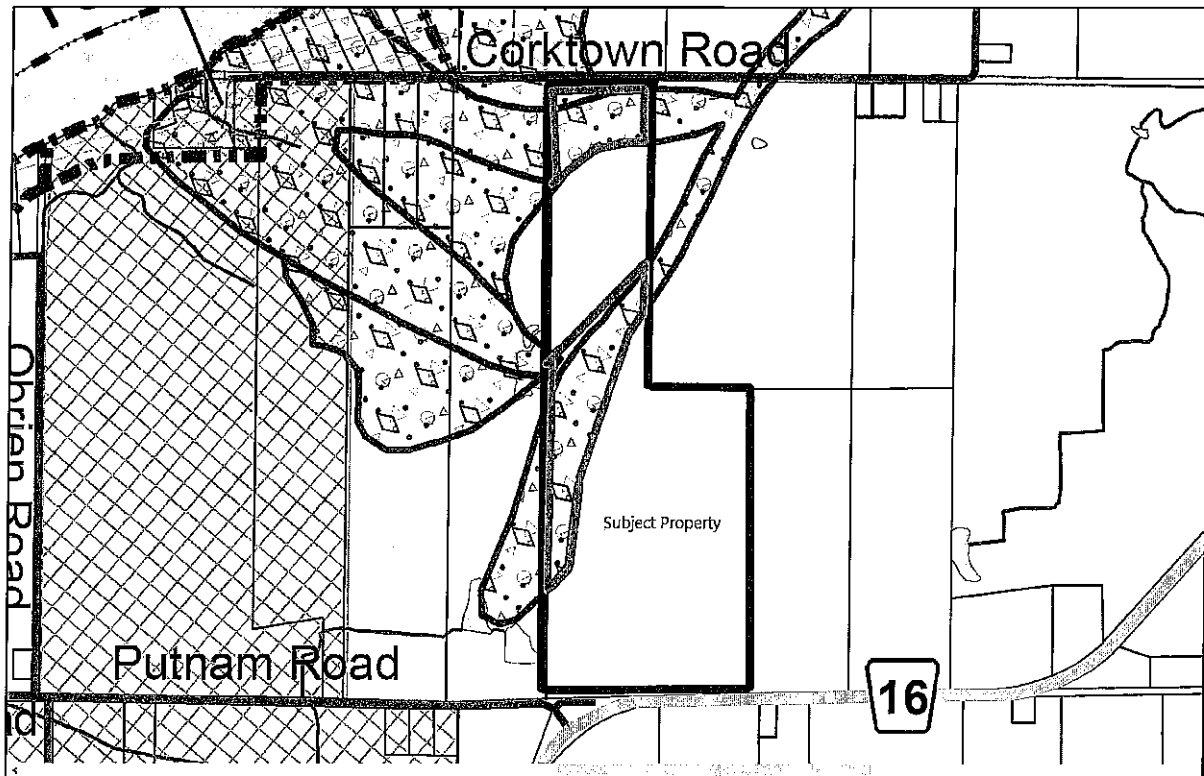


Key Map





Map 1 – Schedule A-1 Changes



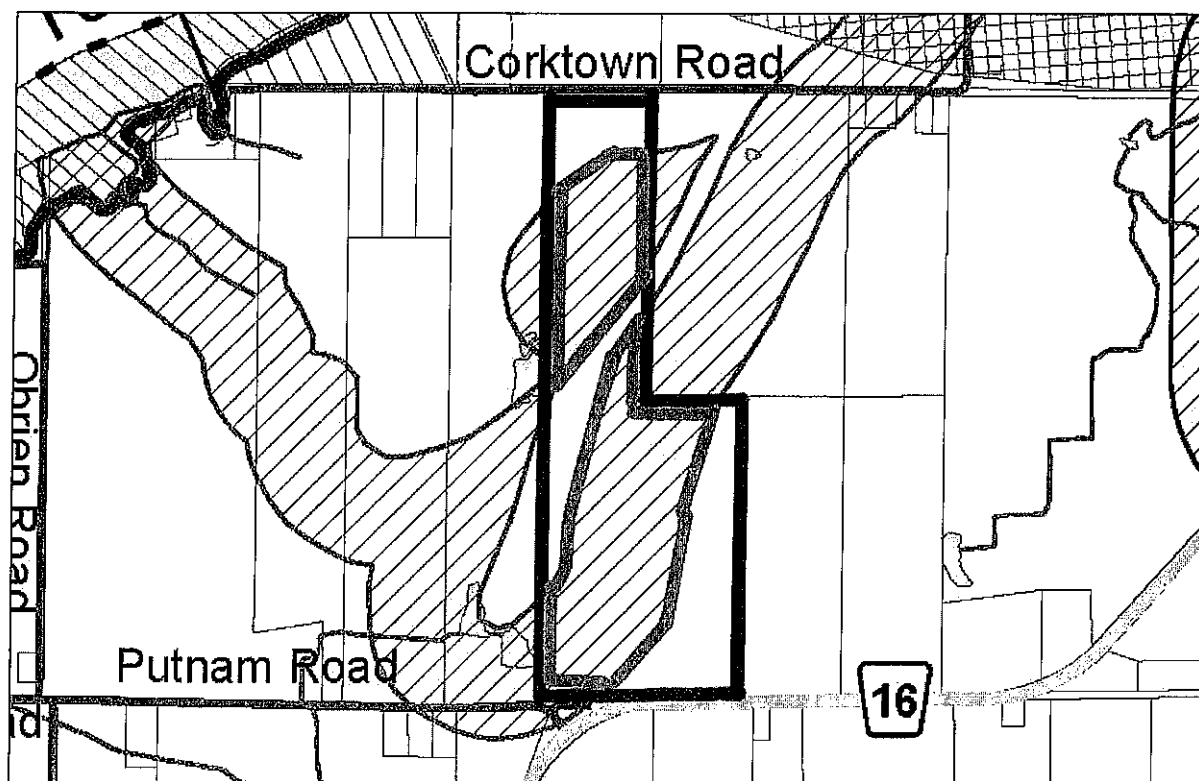
Subject Property



Lands to be Redesignated from "Aggregate Resource" to "Rural"



Map 2 – Schedule A-3 Changes



Subject Property



Lands to have "Aggregate Resource Influence Area" overlay removed

**AMENDMENT NO. 1 TO THE
OFFICIAL PLAN OF THE
VILLAGE OF MERRICKVILLE-WOLFORD**

Public Meeting Draft 02-05-2022

AMENDMENT NO. 1 TO THE
OFFICIAL PLAN
OF THE
VILLAGE OF MERRICKVILLE-WOLFORD

This amendment was adopted by the Council of the Corporation of the Village of Merrickville-Wolford by By-law _____ in accordance with Sections 17 and 21 of the Planning Act on the _____ day of _____, 2022.

MAYOR

CLERK

CORPORATE SEAL
OF MUNICIPALITY

This Amendment No. 1 to the Official Plan of the Village of Merrickville-Wolford, which has been adopted by the Corporation of the Village of Merrickville-Wolford, is hereby approved in accordance with Section 21 of the Planning Act.

DATE: _____

APPROVAL AUTHORITY: _____

THE CORPORATION OF THE VILLAGE OF MERRICKVILLE-WOLFORD

The Council of the Corporation of the Village of Merrickville-Wolford, in accordance with the provisions of Sections 17 and 21 of the Planning Act, hereby enacts as follows:

1. Amendment No. 1 to the Official Plan of the Village of Merrickville-Wolford, consisting of the attached text and Schedules 'A' and 'B', is hereby adopted.
2. That the Clerk is hereby authorized and directed to make application to the United Counties of Leeds and Grenville for approval of Amendment No. 1 to the Official Plan of the Village of Merrickville-Wolford.
3. This By-law shall come into force and effect on the day of final passing thereof.

This By-law given its FIRST and SECOND reading this ____ day of _____, 2022.

This By-law read a THIRD time and finally passed this ____ day of _____, 2022.

MAYOR

CLERK

CORPORATE SEAL
OF MUNICIPALITY

AMENDMENT NO.1
TO THE OFFICIAL PLAN OF THE
VILLAGE OF MERRICKVILLE-WOLFORD
INDEX

The Constitutional Statement
Part A - The Preamble
Part B - The Amendment
Details of the Amendment
Schedule A - Land Use Plan
Schedule B – Hazards & Constraints
Appendix 1: Planning Justification Report, by Zanderplan

PART A – THE PREAMBLE

Purpose

The purpose of this amendment is to redesignate the lands shown on Schedule 'A-1' Land Use Plan attached hereto from "Aggregate Resource" to "Rural" in order to satisfy a condition of consent and permit the creation of a residential building lot. In addition, the amendment will remove the "Aggregate Resource Influences Area" overlay from the subject lands as shown on Schedule 'A-3', Hazards and Constraints.

Location

The lands affected by this redesignation are located within Part of Lots 15 and 16, Concession 1, geographic Township of Wolford, Village of Merrickville-Wolford. The subject lands fronts on Corktown Road and Driscoll Road. The proposed severed lot will front on Corktown Road.

Basis

The Official Plan of the Village of Merrickville-Wolford was approved by the United Counties of Leeds and Grenville on April 22, 2021, with modification.

Proposed Development

The purpose of the Official Plan Amendment is to remove the "Aggregate Resource" designation from the subject property in order to permit the creation of a residential building lot under consent for application B-71-21, which is currently in a state of deferral. The Official Plan Amendment proposes to change the designation of a portion of the subject lands from "Aggregate Resource" to "Rural". In addition, the amendment will remove the "Aggregate Resource Influences Area" overlay from the subject lands as shown on Schedule 'A-3', Hazards and Constraints.

In support of the Official Plan Amendment, the services of Zanderplan were retained to prepare a Planning Justification Report which provides an overview of the proposed development, the nature of the OPA and statements related to conformity with the United Counties OP, the PPS (2020) and the Village Official Plan. Also in support of the OPA is an Aggregate Assessment Study prepared by Graeme Bonham-Carter, dated July 21, 2021 and a Supplemental Report – Mineral Resources Impact Assessment prepared by Milestone Aggregate Consultation Services, dated November 2021.

The Planning Justification report summarized the findings of the two aggregate reports and concluded that the remaining aggregate resources are not commercially viable and therefore should be redesignated to the underlying "Rural" designation in the Village Official Plan.

A brief outline of the proposed development is provided below and in greater detail in the Planning Justification Report prepared by Zanderplan (February 17, 2022) which was submitted in support of this amendment and is attached as Appendix 1.

The subject lands are proposed to be developed by way of a residential consent application B71-21 which is currently in a state of deferral. Future development will be on private services with frontage on Corktown Road.

Site and Surrounding Land Uses

The subject property is located at 124 Driscoll Road in Merrickville-Wolford. It is situated on Part of Lots 15 and 16, Concession 1, in the former Geographic Township of Wolford, Village of Merrickville-Wolford. The subject property is approximately 61 hectares in size and is in a rural area that relies on private on-site sewage and water services. The subject lands lies between Corktown Road and Driscoll Road, which are both classified as Township Roads. The lands are surrounded by a mix of residential and agricultural uses in all directions, with a large amount of green space to the east and west. There is also a former pit abutting the subject property to the west, which was last used in the 1940s. The license for the pit has since lapsed and the owner is not interested in developing the area for aggregate as the site is now rehabilitated.

A single-detached dwelling is located at the southwestern corner of the subject property along Driscoll Road. The balance of the subject property is largely undeveloped and is heavily vegetated with a mixture of grass, shrubs, and mature trees. The northern portion of the subject property contains Significant Woodlands. There is also a small body of water along the western boundary of the subject property. Under the United Counties of Leeds and Grenville Official Plan, the subject property is designated as Rural Lands with a Sand and Gravel Resource Area (Secondary) overlay. Additionally, the subject property is designated as Rural and Aggregate Resource under the Village of Merrickville-Wolford Official Plan. There are also areas on the subject property that fall within the Aggregate Resource Influence Area. The aggregate resource constraints currently applied to the subject property do not permit residential development in these areas.

Village of Merrickville-Wolford Official Plan

The Planning Justification Report provided a detailed assessment of the proposed amendment against the intent of the Village Official Plan and is found to have merit. It was noted in the report that:

1. Section 4.1.6 speaks to Significant Woodlands and states that development and site alteration may be permitted in areas shown as Significant Woodlands in accordance with the policies of the underlying designation, if it is demonstrated through an Environmental Impact Study that there will be no negative impacts on the natural features for which the area is identified. An Environment Impact Study will be conducted prior to any development on the newly created lot, which is covered entirely by Significant Woodlands.
2. Section 5.6 speaks to Influence Areas and states that land designated as Aggregate Resource-Pit will have an influence area of 300 metres (Section 5.6.1). The newly created lot is not within the influence area, as it is entirely under the Aggregate Resource designation. However, portions of the subject lands are covered by the influence area which will also be removed.

3. Section 6.3.4 speaks to the Aggregate Resource designation. Permitted uses include aggregate extraction by means of pits and quarries (Section 6.3.4.2). Residential development is not permitted under this designation. Section 6.3.4.3.4 states that development which would preclude or hinder the establishment of new operations or access to resources requires an Official Plan Amendment to re-designate the affected land. This proposal is seeking an Official Plan Amendment to remove the Aggregate Resource designation from the subject property and designate the entire property as Rural. This would permit the creation of a new residential lot.
4. The proposal satisfies the 3 criteria set in Section 6.3.4.3.4 of the Official Plan as follows. The resource use would not be feasible as the Aggregate Resource Impact Assessment and Mineral Resource Impact Assessment determined the aggregate resource is not commercially viable due to social and environmental constraints. The proposed land use serves a greater long term public interest as it takes advantage of an underutilized rural lot, and supports the supply of housing in the community. There are no expected issues with respect to public health or public safety given the low impact of the proposed residential use, and environmental impacts will be addressed by conserving the majority of green space on the subject property. Furthermore, an Environmental Impact Study will be completed prior to any development.

It is concluded that, with exception to the proposed amendment, the proposed OPA conforms to the Village of Merrickville-Wolford Official Plan.

Provincial Policy Statement (PPS)

The Planning Justification Report provided a detailed assessment of the proposed amendment against the intent of the PPS (2020) and is found to have merit. It was noted in the report that:

1. The proposal promotes efficient development and land use patterns by developing on a new lot in the rural area with land that is currently underutilized, taking advantage of existing municipal infrastructure and fronting to a municipal road. The construction of a new single-detached dwelling will help contribute to a range and mix of residential types. The proposal avoids development and land use patterns that may cause environmental or public health and safety concerns by meeting all the requirements for minimum lot size and setbacks. The new development will also be integrated with the existing environmental features on the subject property to minimize the impact. No public health or safety concerns are expected to arise from the residential use of the new lot. The proposal will not prevent the efficient expansion of settlement areas, as it can be serviced privately on-site without the need for municipal services. The proposal conserves biodiversity and prepares for the regional and local impacts of a changing climate by conserving the majority of green space on the subject property.
2. The proposal builds upon rural character by and leverages rural assets adding a dwelling on a large rural lot with abundant natural features. The proposal uses rural infrastructure efficiently, as the new lot has direct access to Corktown Road and the electrical infrastructure that runs along it. The proposal also conserves biodiversity and considers the ecological benefits provided by nature by maintaining the majority of the subject property in an untouched, natural state that can be utilized by plants and wildlife.

3. The lot creation and residential development that is proposed is locally appropriate, as there is existing residential development along Corktown Road. Furthermore, the development is compatible with the rural landscape and can be sustained by rural service levels given that the lot will remain heavily vegetated, and it is large enough to easily accommodate a new well and septic system (Section 1.1.5.4). No new municipal infrastructure is required, as the development will be private serviced on-site (Section 1.1.5.5). The new residential development will also not constrain any existing agricultural and other resource-related uses given its low impact (Section 1.1.5.7). Furthermore, there are no livestock facilities in the surrounding area that would require the use of the minimum distance separation formulae (Section 1.1.5.8).
4. The proposal will add a sensitive land use to the newly created lot in the form of a residence. However, there are no major facilities in the surrounding area that would negatively impact or be negatively impacted by the new dwelling.
5. The proposed residential development will help provide for an appropriate range and mix of housing options and densities required to meet the projected requirements of current and future residents.
6. The proposed residential development will be privately serviced on-site in accordance with this policy. Stormwater management on the subject property will be provided by maximizing the extent and function of vegetative and pervious surfaces (Section 1.6.6.7.e). Given that the proposed use for the newly created lot is residential, there is not expected to be any increases in contaminant loads (Section 1.6.6.7.b.). Furthermore, erosion and changes in water balance will be minimized by maintaining the majority of the site's natural vegetation.
7. The proposed new lot has the appropriate transportation infrastructure in place with direct access to Corktown Road, which provides access to many other residential uses in the surrounding area.
8. The proposal supports long-term economic prosperity by adding to the community's housing supply and range of house options.
9. The northern portion of the subject property contains a natural heritage area in the form of Significant Woodlands. As per Section 2.1.5.b, development and site alteration shall not be permitted in Significant Woodlands unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. An Environment Impact Study will be conducted prior to any development on the newly created lot.
10. As per Section 2.2.1.i, the necessary stormwater management practices will be used to minimize stormwater volume, which will include maintaining the extent of vegetative and pervious surfaces on the subject property.
11. While there are prime agricultural areas to the west of the subject property, the proposal to create a new lot and add a dwelling to the subject property is not expected to negatively impact these areas. There are also some agricultural operations on the opposite side of Corktown Road where the new lot is proposed. The new dwelling will be visually screened from these uses and all the required setbacks will be met to ensure there are no negative impacts from the development on these existing agricultural operations.
12. While there is aggregate resource on the subject property, the Aggregate Resource Impact Assessment and Mineral Resource Impact Assessment that were completed determined that the aggregate resource is not commercially viable.

Overall, the proposal is consistent with the policies in the 2020 Provincial Policy Statement.

United Counties Official Plan

Under the United Counties of Leeds and Grenville Official Plan, the subject property is designated as Rural Lands. There is also a Sand and Gravel Resource Area (Secondary) overlay covering a portion of the subject property. The subject property is also within Wellhead Protection Area D. The Planning Justification Report submitted in support of the OPA provides an overview of the conformity of the proposed OPA with the Counties Official Plan and is found to have merit.

1. Section 3.3 speaks to Rural Lands and states that limited residential development is permitted (Section 3.3.2.a.iii). Therefore, creating one new residential lot and adding a single-detached dwelling to the 61-hectare property would generally be permitted under this designation. The new residential development will have individual on-site sewage services and individual on-site water services, as per Section 3.3.3.c. Furthermore, the new residential use will be compatible with the rural landscape given the mature tree cover on the subject property that will be leveraged to visually screen the new building (Section 3.3.3.d). The new residential use will also be sustained by rural service levels (Section 3.3.3.d).
2. Section 3.5 speaks to Mineral, Mineral Aggregate and Petroleum Resources. Section 3.5.2.a states that the identification of deposits of mineral aggregate resources on Schedule B and in the local municipal Official Plans does not presume that all lands located within these areas are suitable for the establishment of new or expansions to existing mineral aggregate operations. Furthermore, the deposits of mineral aggregate resources identified on Schedule B and in the local municipal Official Plans are not intended to be reserved in totality for extraction of these resources over other potential land uses in these areas (Section 3.5.2.a). Section 3.5.2.e states that until an Aggregate Resources Master Plan has been prepared and implemented through an amendment to the Counties Official Plan, local municipalities in their local municipal Official Plans may adjust or refine the extent of the sand and gravel resource areas and the extent to which the policies associated with deposits of mineral aggregate resources apply within these areas, without an amendment to the Counties Official Plan. Section 3.5.2.f states that development and activities in known deposits of mineral aggregate resources and on adjacent lands which would preclude or hinder the establishment of new mineral aggregate resource operations or access to the resources may be permitted only if certain criteria are met. The proposal satisfies the 3 criteria set in Section 3.5.2.f as follows. The resource use would not be feasible as the Aggregate Resource Impact Assessment and Mineral Resource Impact Assessment determined the aggregate resource is not commercially viable due to social and environmental constraints. The proposed land use serves a greater long term public interest as it takes advantage of an underutilized rural lot, supports the supply of housing in the community, and adds to the rural character of the area. There are no expected issues with respect to public health or public safety given the low impact of the proposed residential use, and environmental impacts will be addressed by conserving the majority of green space on the subject property. Furthermore, an Environmental Impact Study will be completed prior to any development.

3. Section 4.2.7 speaks to Woodlands and states that development and site alteration will not be permitted within or adjacent to Significant Woodlands, as identified in the local municipal Official Plans, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions through the preparation of an Environmental Impact Study. An Environment Impact Study will be conducted prior to any development on the newly created lot, which is covered entirely by Significant Woodlands.
4. Section 4.4.2 speaks to Source Water Protection. While the subject property is located in Wellhead Protection Area D, the proposed residential use would not constitute a drinking water threat.

It is concluded that overall, the proposal conforms to the United Counties of Leeds and Grenville Official Plan.

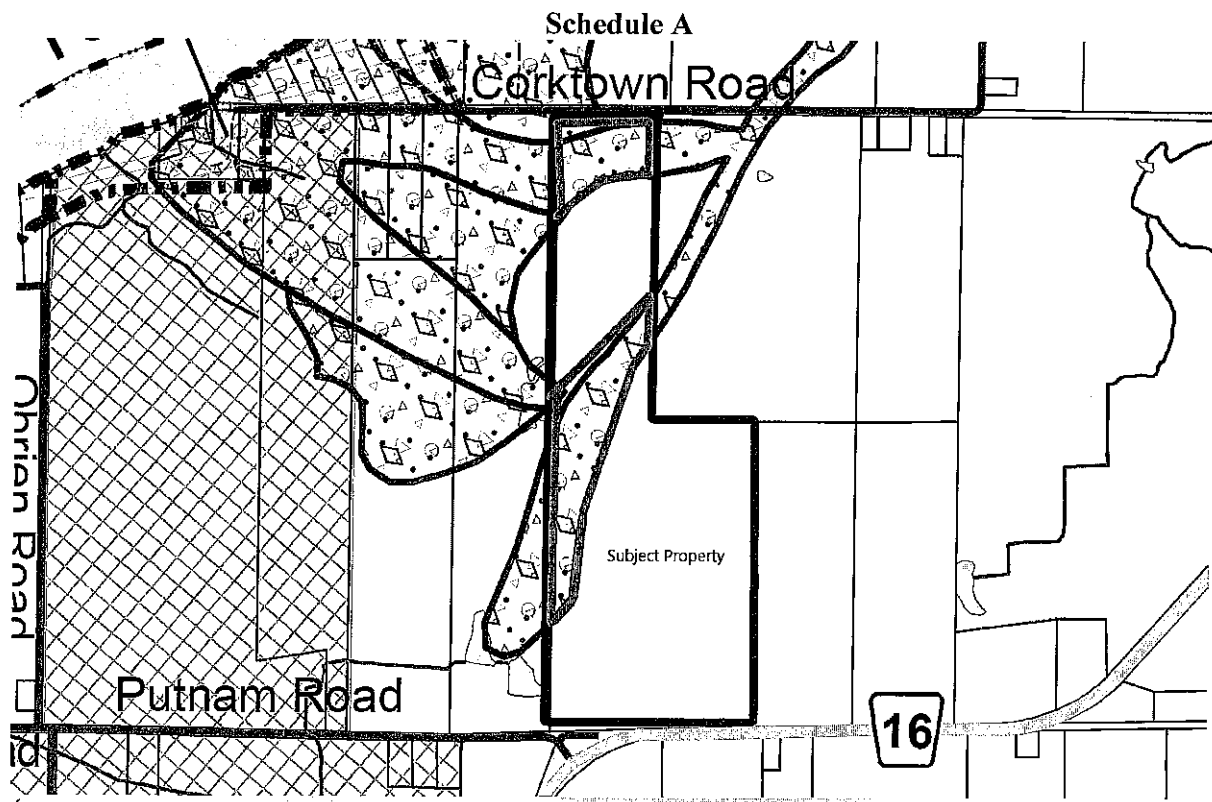
PART B – THE AMENDMENT

All of this part of the document entitled Part B – The Amendment, consisting of the following text, Schedule 'A' and Schedule 'B' constitutes Amendment No. 1 to the Official Plan of the Village of Merrickville-Wolford.

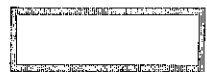
Details of the Amendment

The Official Plan is amended as follows:

- a) Schedule A-1, Land Use to the Official Plan of the Village of Merrickville-Wolford is hereby amended by redesignating a portion of the lands described as Part of Lots 15 and 16, Concession 1, geographic Township of Wolford, now in the Village of Merrickville Wolford from "Aggregate Resource" to "Rural" as shown on Schedule "A" attached hereto.
- a) Schedule A-3, Hazards and Constraints to the Official Plan of the Village of Merrickville-Wolford is hereby amended by removing the "Aggregate Resource Influence Area" overlay from lands described as Part of Lots 15 and 16, Concession 1, geographic Township of Wolford, now in the Village of Merrickville Wolford as shown on Schedule "B" attached hereto.

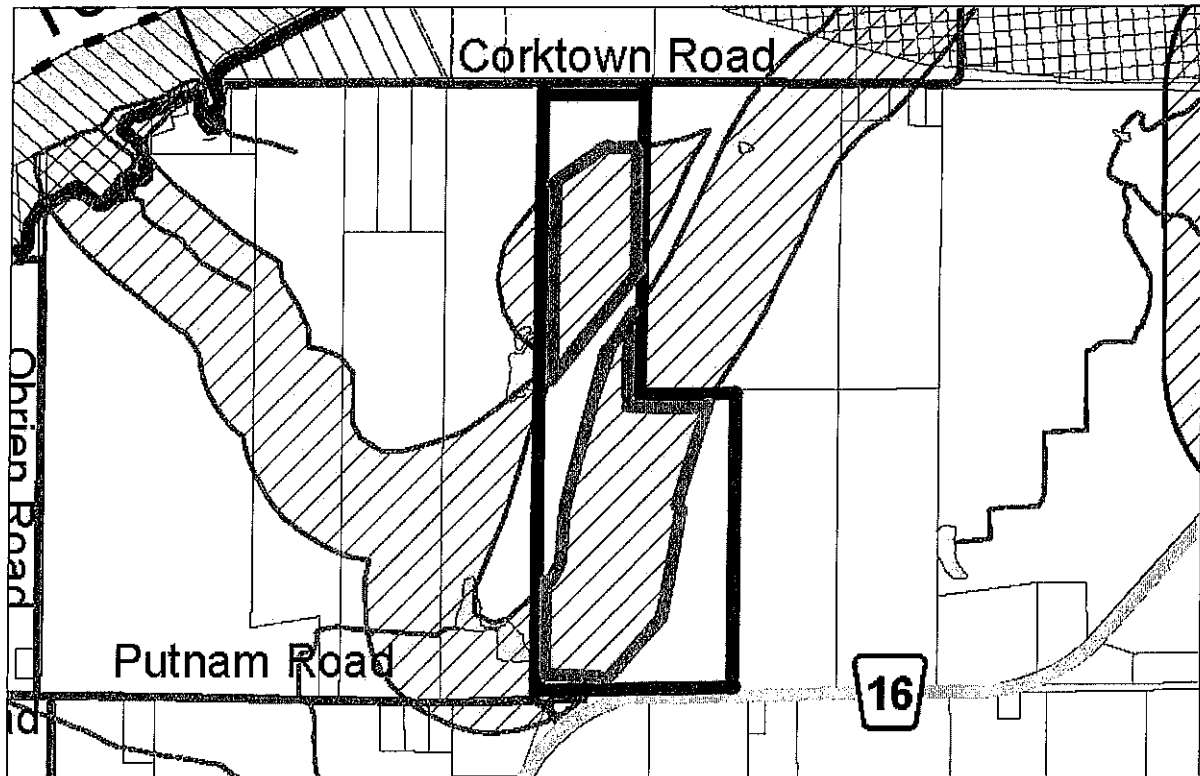


Subject Property



Lands to be Redesignated from "Aggregate Resource" to "Rural"

Schedule B



Subject Property



Lands to have "Aggregate Resource Influence Area" overlay removed

Appendix 1:
Planning Justification Report, by Zanderplan

February 17, 2022

United Counties of Leeds and Grenville
25 Central Ave W, Suite 100
Brockville,
ON K6V 4N6

**RE: Official Plan Amendment
 124 Driscoll Road
 Part of Lots 15 and 16, Concession 1
 Geographic Township of Wolford Village
 of Merrickville-Wolford Owners: Jim and
 Dawn Flewitt Applicant: Nancy Zukewich**

ZanderPlan Inc. has been retained by the applicant to assist with an Official Plan Amendment for the property located at 124 Driscoll Road in Merrickville-Wolford. The applicant has previously submitted a Consent Application (B-71-21) to sever the subject property and create a new lot in the northwest corner, which abuts Corktown Road. The applicant intends to use the new lot for residential purposes and construct a single-detached dwelling. However, the subject property is designated as Rural and Aggregate Resource under the Village of Merrickville-Wolford Official Plan, with the proposed new lot designated entirely as Aggregate Resource. As a result of the aggregate resource on the subject property, the Consent Application was deferred until the satisfactory completion of an Aggregate Impact Assessment.

This study and a supplementary Mineral Resource Impact Assessment were completed and found that the aggregate resource on the subject property is not commercially viable to extract. The applicant is now seeking an amendment to the Village of Merrickville-Wolford Official Plan to remove the Aggregate Resource designation on the subject property such that the entire property (severed and retained lands) is designated as Rural. In addition, an amendment to the Official Plan of the United Counties of Leeds and Grenville is also required to remove the aggregate designation. This report provides planning rationale for the proposed development based on the context of the site and summarizes the main findings of the Aggregate Resource Impact Assessment and the supplementary Mineral Resource Impact Assessment. This report also outlines how the proposal is consistent with the 2020 Provincial Policy Statement and otherwise conforms to the United Counties of Leeds and Grenville Official Plan, Village of Merrickville-Wolford Official Plan, and Village of Merrickville-Wolford Zoning By-law No. 23-08.

Subject Property

The subject property is located at 124 Driscoll Road in Merrickville-Wolford. It is situated on Part of Lots 15 and 16, Concession 1, in the Geographic Township of Wolford, which is now in the Village of Merrickville-Wolford. The subject property is approximately 61 hectares in size and is in a rural area that relies on private on-site sewage and water services. It lies between Corktown Road and Driscoll Road, which are both classified as Township Roads. The subject property is surrounded by a mix of residential and agricultural uses in all directions, with a large amount of green space to the east and west. There is also a former pit abutting the subject property to the west, which was last used in the 1940s. The license for the pit has since lapsed and the owner is not interested in developing the area for aggregate as the site is now rehabilitated.

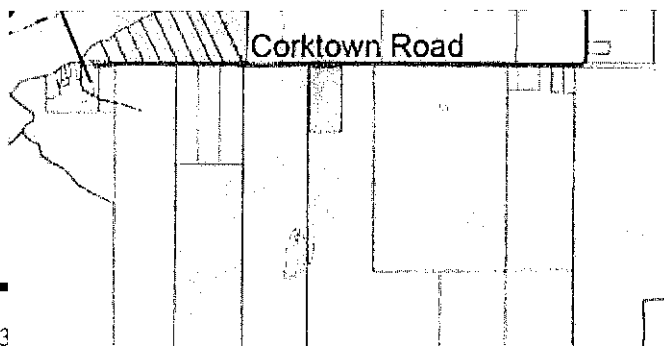


Figure 1. Map of the subject property (Source: AgMaps).

A single-detached dwelling is located at the southwestern corner of the subject property along Driscoll Road. The balance of the subject property is largely undeveloped and is heavily vegetated with a mixture of grass, shrubs, and mature trees. The northern portion of the subject property contains Significant Woodlands. There is also a small body of water along the western boundary of the subject property. Under the United Counties of Leeds and Grenville Official Plan, the subject property is designated as Rural Lands with a Sand and Gravel Resource Area (Secondary) overlay. Additionally, the subject property is designated as Rural and Aggregate Resource under the Village of Merrickville-Wolford Official Plan. There are also areas on the subject property that fall within the Aggregate Resource Influence Area. The aggregate resource constraints currently applied to the subject property do not permit residential development in these areas.

Development Proposal

The applicant has previously submitted a Consent Application (B-71-21) to sever the subject property and create a new lot in the northwest corner, which abuts Corktown Road (Figure 2). The applicant intends to use the new lot for residential



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purposes and construct a single-detached dwelling. Currently, the new lot is designated entirely as Aggregate Resource under the Village of Merrickville-Wolford Official Plan. Due to the presence of the aggregate resource, the Consent Application was deferred until the satisfactory completion of an Aggregate Resource Impact Assessment. This study and a supplementary Mineral Resource Impact Assessment were completed and found that the aggregate resource on the subject property is not commercially viable to extract. The applicant is now seeking an amendment to the Village of Merrickville-Wolford Official Plan to remove the Aggregate Resource designation on the subject property (and the associated Aggregate Resource Influence Area) such that the

Figure 2. Location of the proposed severance, shown in orange. Areas in green have been identified as Significant Woodlands (Source: Village of Merrickville-Wolford Official Plan, Schedule A-2).

entire property (severed and retained lands) is designated as Rural. In addition, an application is being filed to remove the Aggregate Overlay in the United Counties' Official Plan from the subject property. This report provides planning rationale for the proposed development based on the context of the site and summarizes the main findings of the Aggregate Resource Impact Assessment and Mineral Resource Impact Assessment. This report also outlines how the proposal is consistent with the 2020 Provincial Policy Statement and conforms to the United Counties of Leeds and Grenville Official Plan, Village of Merrickville-Wolford Official Plan, and Village of Merrickville-Wolford Zoning By-law No. 23-08.

Land Use Considerations and Impacts

The stretch of Corktown Road near the proposed new lot has a rural character with a mix of agricultural and residential uses. Both the sides of the roadway are heavily vegetated with trees, with some clearings that provide views of agricultural land. The proposal to create a new lot and construct a new single-detached dwelling is in keeping with the rural character of the area and compliments the existing uses. The proposed residential use will have a low impact on the surrounding area, as there is not expected to be any potential adverse effects from odour, noise or other contaminants. Additionally, the proposed residential use does not pose a risk to public health and safety. The heavy vegetation and mature trees on the new lot will also allow the development to be visually screened from the roadway, minimizing its impact. The new lot will remain in a primarily untouched, natural state and an Environmental Impact Study may be required prior to any development to ensure there are no negative impacts on the existing natural features.

Required Studies

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An Aggregate Resource Impact Assessment and Mineral Resource Impact Assessment were conducted to determine whether the aggregate resource on the subject property was commercially viable. The studies came to several key conclusions:

Due to the limited supply of quality sand and the constraints from regulatory setbacks, existing residential development, proximity to the water table and Provincially Significant Woodlands that would be economically detrimental to remove for such a shallow deposit, the subject property is not a favourable site for future extraction of sand and gravel.

A residence on the proposed severance parcel would have no impact on any surrounding licenced sites due to the distance from the operations.

The pit operations at the south end of the abutting property to the west have been exhausted of useable aggregate materials and areas to the north are either too shallow or constrained by residential and environmental constraints to make sand extraction feasible.

Establishment of a future quarry in close proximity to the subject site is not practical due to social and environmental impacts.

Based on these findings, it can be said that the aggregate resource on the subject property is not commercially viable and will not be extracted in the future.

Provincial Policy Statement, 2020

The Provincial Policy Statement (PPS) provides policy direction on matters of Provincial interest related to land use planning and development. The PPS is issued under the authority of Section 3 of the *Planning Act* and approval authorities are required to ensure that decisions on planning matters are consistent with the policies. Policies within the PPS that are relevant to this proposal are discussed below.

Section 1.1 speaks to Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns. As per Section 1.1.1, healthy, liveable and safe communities are sustained by: (a) *promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;* (b) *accommodating an appropriate affordable and market-based range and mix of residential types;* (c) *avoiding development and land use patterns which may cause environmental or public health and safety concerns;* (d) *avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;* (h) *promoting development and land use patterns that conserve biodiversity;* and (i) *preparing for the regional and local impacts of a changing climate.*

The proposal promotes efficient development and land use patterns by developing on a new lot in the rural area with land that is currently underutilized, taking advantage of existing municipal infrastructure and fronting to a municipal road. The construction of a new single-detached dwelling will help contribute to a range and mix of residential types. The proposal avoids

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development and land use patterns that may cause environmental or public health and safety concerns by meeting all the requirements for minimum lot size and setbacks. The new development will also be integrated with the existing environmental features on the subject property to minimize the impact. No public health or safety concerns are expected to arise from the residential use of the new lot. The proposal will not prevent the efficient expansion of settlement areas, as it can be serviced privately on-site without the need for municipal services. The proposal conserves biodiversity and prepares for the regional and local impacts of a changing climate by conserving the majority of green space on the subject property.

Section 1.1.4 speaks to Rural Areas in Municipalities. Section 1.1.4.1 states that *healthy, integrated and viable rural areas should be supported by: (a) building upon rural character and leveraging rural amenities and assets; (e) using rural infrastructure and public service facilities efficiently; and (h) conserving biodiversity and considering the ecological benefits provided by nature.* The proposal builds upon rural character by and leverages rural assets adding a dwelling on a large rural lot with abundant natural features. The proposal uses rural infrastructure efficiently, as the new lot has direct access to Corktown Road and the electrical infrastructure that runs along it. The proposal also conserves biodiversity and considers the ecological benefits provided by nature by maintaining the majority of the subject property in an untouched, natural state that can be utilized by plants and wildlife.

Section 1.1.5 speaks to Rural Lands in Municipalities. Section 1.5.5.2.c states permitted uses on rural lands include residential development and lot creation that is locally appropriate. The lot creation and residential development that is proposed is locally appropriate, as there is existing residential development along Corktown Road. Furthermore, the development is compatible with the rural landscape and can be sustained by rural service levels given that the lot will remain heavily vegetated and it is large enough to easily accommodate a new well and septic system (Section 1.1.5.4). No new municipal infrastructure is required, as the development will be private serviced on-site (Section 1.1.5.5). The new residential development will also not constrain any existing agricultural and other resource-related uses given its low impact (Section 1.1.5.7). Furthermore, there are no livestock facilities in the surrounding area that would require the use of the minimum distance separation formulae (Section 1.1.5.8).

Section 1.2.6 speaks to Land Use Compatibility and notes that *major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities* (Section 1.2.6.1). The proposal will add a sensitive land use to the newly created lot in the form of a residence. However, there are no major facilities in the surrounding area that would negatively impact or be negatively impacted by the new dwelling.

Section 1.4 speaks to Housing. As per Section 1.4.1, the proposed residential development will help provide for an appropriate range and mix of housing options and densities required to meet

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the projected requirements of current and future residents. Section 1.4.3.b.1 notes that planning authorities are required to permit and facilitate all housing options, including single-detached dwellings, that are needed to meet the social, health, economic and well-being requirements of current and future residents. There is also a requirement to permit and facilitate all residential intensification, as per Section 1.4.3.b.2.

Section 1.6.6 speaks to Sewage, Water, and Stormwater, noting that individual wells and septic systems are permitted where no municipal services are available (Section 1.6.6.4). The proposed residential development will be privately serviced on-site in accordance with this policy. Stormwater management on the subject property will be provided by maximizing the extent and function of vegetative and pervious surfaces (Section 1.6.6.7.e). Given that the proposed use for the newly created lot is residential, there is not expected to be any increases in contaminant loads (Section 1.6.6.7.b.). Furthermore, erosion and changes in water balance will be minimized by maintaining the majority of the site's natural vegetation.

Section 1.6.7 speaks to Transportation Systems, noting efficient use should be made of existing infrastructure (Section 1.6.7.2). The proposed new lot has the appropriate transportation infrastructure in place with direct access to Corktown Road, which provides access to many other residential uses in the surrounding area.

Section 1.7 speaks to Long-Term Economic Prosperity, noting the need to provide necessary housing supply and range of housing options for a diverse workforce (Section 1.7.1.b). The proposal supports long-term economic prosperity by adding to the community's housing supply and range of house options. Furthermore, the long-term availability of land and resources is optimized by only developing a small portion of the subject property where the new lot will be created (Section 1.7.1.c).

Section 2.1 speaks to Natural Heritage and states that natural features and areas shall be protected for the long term (Section 2.1.1). The northern portion of the subject property contains a natural heritage area in the form of Significant Woodlands. Furthermore, the proposed new lot is entirely within the Significant Woodlands. As per Section 2.1.5.b, development and site alteration shall not be permitted in Significant Woodlands in Ecoregions 6E and 7E unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. An Environment Impact Study will be conducted prior to any development on the newly created lot. At this time, there is not expected to be any negative impact on the natural heritage area resulting from the Official Plan Amendment and the removal of the Aggregate Resource designation from the subject property.



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Section 2.2 speaks to Water. As per Section 2.2.1.i, the necessary stormwater management practices will be used to minimize stormwater volume, which will include maintaining the extent of vegetative and pervious surfaces on the subject property.

Section 2.3 speaks to Agriculture and states that prime agricultural areas shall be protected for long-term use for agriculture (Section 2.3.1). While there are prime agricultural areas to the west of the subject property, the proposal to create a new lot and add a dwelling to the subject property is not expected to negatively impact these areas. There are also some agricultural operations on the opposite side of Corktown Road where the new lot is proposed. The new dwelling will be visually screened from these uses and all the required setbacks will be met to ensure there are no negative impacts from the development on these existing agricultural operations.

Section 2.4 speaks to Minerals and Petroleum and states that minerals and petroleum resources shall be protected for long-term use (Section 2.4.1). There are no known minerals or petroleum resources on or near the subject property.

Section 2.5 speaks to Mineral Aggregate Resources and states that mineral aggregate resources shall be protected for long-term use (Section 2.5.1). While there is aggregate resource on the subject property, the Aggregate Resource Impact Assessment and Mineral Resource Impact Assessment that were completed determined that the aggregate resource is not commercially viable. These are described in greater detail below.

Section 2.6 speaks to Cultural Heritage and Archaeology and states that significant built heritage resources and significant cultural heritage landscapes shall be conserved (Section 2.6.1). There are no known significant built heritage resources or significant cultural heritage landscapes on or near the subject property.

Section 3.0 speaks to Protecting Public Health and Safety. The subject property does not contain any Natural Hazards (Section 3.1) or Human-Made Hazards (Section 3.2) which would constrain development on the site.

Overall, the proposal is consistent with the policies in the 2020 Provincial Policy Statement.

United Counties of Leeds and Grenville Official Plan

Under the United Counties of Leeds and Grenville Official Plan, the subject property is designated as Rural Lands (Figure 3). There is also a Sand and Gravel Resource Area (Secondary) overlay covering a portion of the subject property (Figure 4). The subject property is also within Wellhead Protection Area D (Figure 5).

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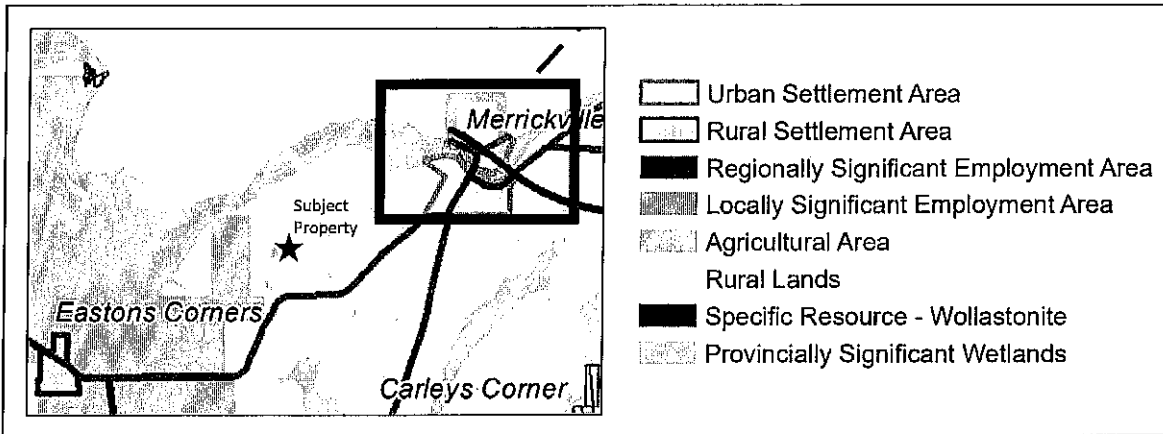


Figure 3. Land use designations for the subject property and surrounding area (Source: United Counties of Leeds and Grenville Official Plan, Schedule A Community Structure and Land Use).

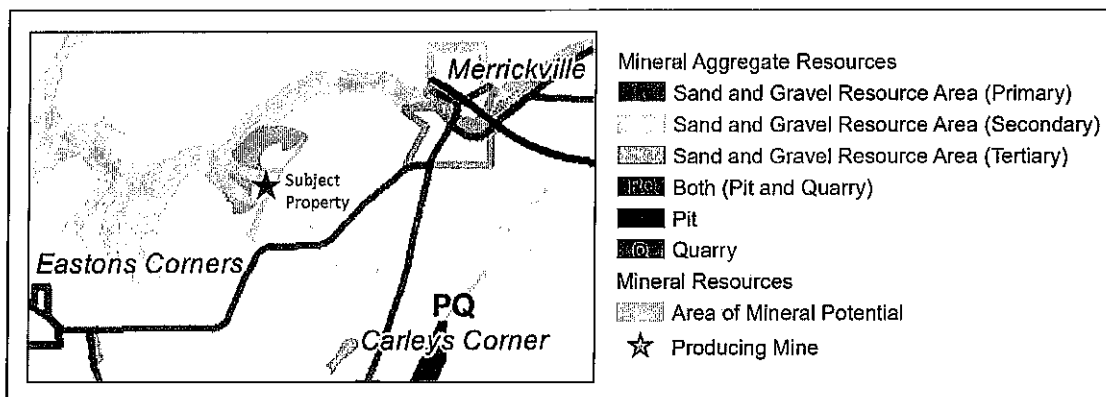
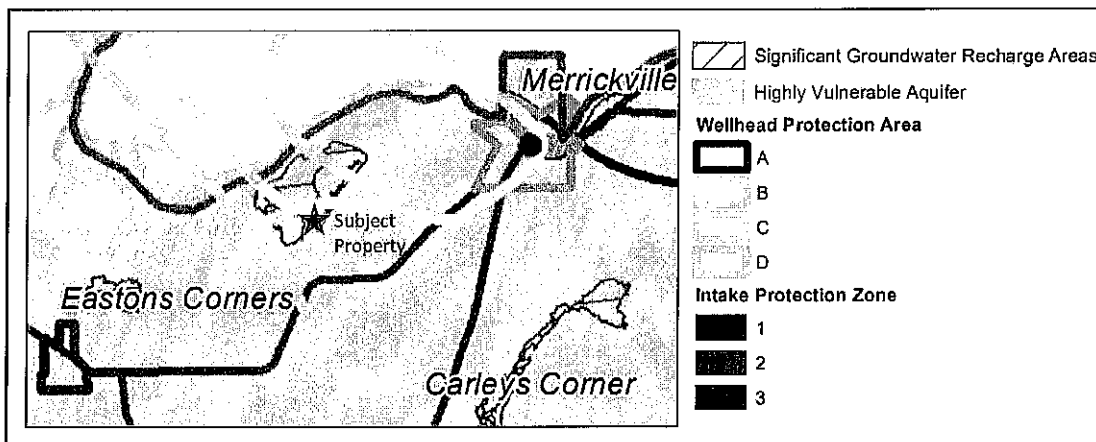


Figure 4. Mineral aggregate resources on and near the subject property (Source: United Counties of Leeds and Grenville Official Plan, Schedule B Mineral and Mineral Aggregate Resources).



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Figure 5. Location of the subject property in relation to source water protection areas (Source: United Counties of Leeds and Grenville Official Plan, Appendix 3 Source Water Protection Areas).

Section 3.3 speaks to Rural Lands and states that limited residential development is permitted (Section 3.3.2.a.iii). Therefore, creating one new residential lot and adding a single-detached dwelling to the 61-hectare property would generally be permitted under this designation. The new residential development will have individual on-site sewage services and individual on-site water services, as per Section 3.3.3.c. Furthermore, the new residential use will be compatible with the rural landscape given the mature tree cover on the subject property that will be leveraged to visually screen the new building (Section 3.3.3.d). The new residential use will also be sustained by rural service levels (Section 3.3.3.d).

Section 3.5 speaks to Mineral, Mineral Aggregate and Petroleum Resources. Section 3.5.2.a states that the identification of deposits of mineral aggregate resources on Schedule B and in the local municipal Official Plans does not presume that all lands located within these areas are suitable for the establishment of new or expansions to existing mineral aggregate operations. Furthermore, the deposits of mineral aggregate resources identified on Schedule B and in the local municipal Official Plans are not intended to be reserved in totality for extraction of these resources over other potential land uses in these areas (Section 3.5.2.a). Section 3.5.2.e states that *until an Aggregate Resources Master Plan has been prepared and implemented through an amendment to the Counties Official Plan, local municipalities in their local municipal Official Plans may adjust or refine the extent of the sand and gravel resource areas and the extent to which the policies associated with deposits of mineral aggregate resources apply within these areas, without an amendment to the Counties Official Plan.* Section 3.5.2.f states that *development and activities in known deposits of mineral aggregate resources and on adjacent lands which would preclude or hinder the establishment of new mineral aggregate resource operations or access to the resources may be permitted only if certain criteria are met.* The proposal satisfies the 3 criteria set in Section 3.5.2.f as follows. The resource use would not be feasible as the Aggregate Resource Impact Assessment and Mineral Resource Impact Assessment determined the aggregate resource is not commercially viable due to social and environmental constraints. The proposed land use serves a greater long term public interest as it takes advantage of an underutilized rural lot, supports the supply of housing in the community, and adds to the rural character of the area. There are no expected issues with respect to public health or public safety given the low impact of the proposed residential use, and environmental impacts will be addressed by conserving the majority of green space on the subject property. Furthermore, an Environmental Impact Study will be completed prior to any development.

Section 4.2.7 speaks to Woodlands and states that development and site alteration will not be permitted within or adjacent to Significant Woodlands in Ecoregions 6E, as identified in the local municipal Official Plans, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions through the preparation of an Environmental Impact Study. An Environment Impact Study will be conducted prior to any development on the

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newly created lot, which is covered entirely by Significant Woodlands. At this time, there is not expected to be any negative impact on the natural heritage area resulting from the Official Plan Amendment and the removal of the Aggregate Resource designation from the subject property.

Section 4.4.2 speaks to Source Water Protection. While the subject property is located in Wellhead Protection Area D, the proposed residential use would not constitute a drinking water threat.

Overall, aside from the requested amendment to remove the Sand and Gravel Resource Area Overlay from the subject property, proposal conforms to the United Counties of Leeds and Grenville Official Plan.

Village of Merrickville-Wolford Official Plan.

Under the Village of Merrickville-Wolford Official Plan, the subject property is designated as Rural and Aggregate Resource (Figure 6). There are also areas on the subject property that fall within the Aggregate Resource Influence Area (Figure 7). The northern portion of the subject property contains Significant Woodlands (Figure 8). Policies within the Village of Merrickville-Wolford Official Plan that are relevant to this proposal are discussed below.

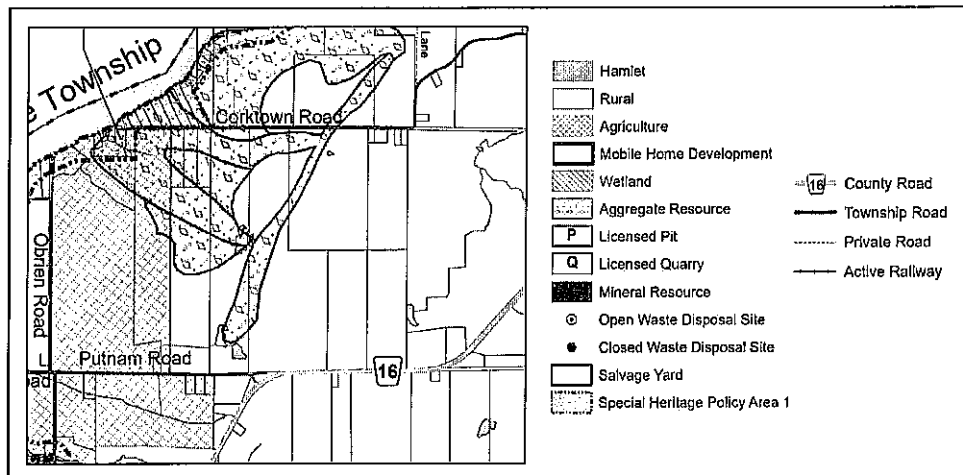


Figure 6. Land use designations for the subject property and surrounding area (Source: Village of Merrickville-Wolford Official Plan, Schedule A-1 Land Use Plan).

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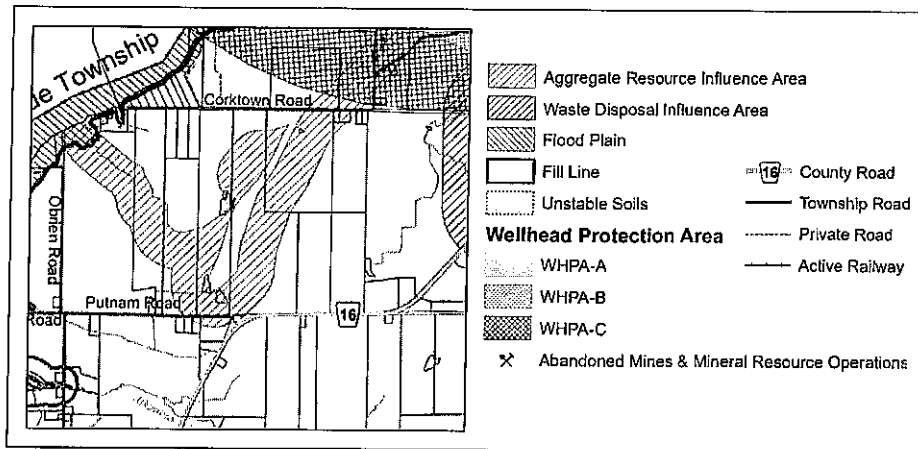


Figure 7. Hazards and constraints for the subject property and surrounding area (Source: Village of Merrickville-Wolford Official Plan, Schedule A-3 Hazards and Constraints)

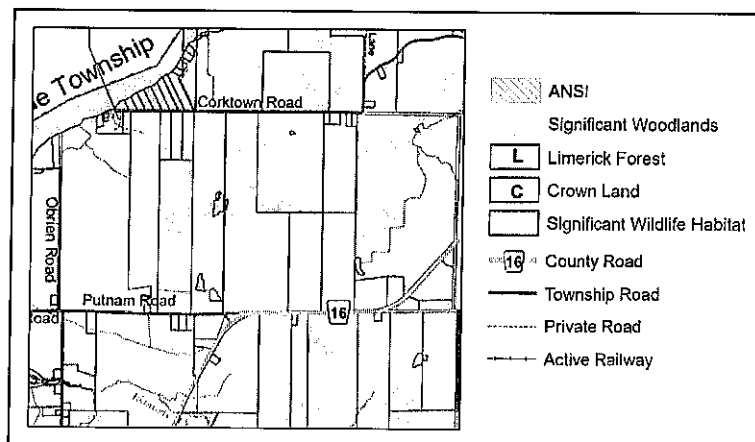


Figure 8. Natural and cultural heritage for the subject property and surrounding area (Source: Village of Merrickville-Wolford Official Plan, Schedule A-2 Natural and Cultural Heritage).

Section 4.1.6 speaks to Significant Woodlands and states that development and site alteration may be permitted in areas shown as Significant Woodlands in accordance with the policies of the underlying designation, if it is demonstrated through an Environmental Impact Study that there will be no negative impacts on the natural features for which the area is identified (Section 4.1.6.1). An Environment Impact Study will be conducted prior to any development on the newly created lot, which is covered entirely by Significant Woodlands. At this time, there is not expected to be any negative impact on the natural heritage area resulting from the Official Plan Amendment and the removal of the Aggregate Resource designation from the subject property.

Section 5.6 speaks to Influence Areas and states that land designated as Aggregate Resource-Pit will have an influence area of 300 metres (Section 5.6.1). The newly created lot is not within the influence area, as it is entirely under the Aggregate Resource designation. However, portions of

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the retained land are covered by the influence area. As part of this proposal to remove the Aggregate Resource designation from the severed and retained lands, the associated influence area would also be removed.

Section 6.3.4 speaks to the Aggregate Resource designation. Permitted uses include aggregate extraction by means of pits and quarries (Section 6.3.4.2). Residential development is not permitted under this designation. Section 6.3.4.3.4 states that development which would preclude or hinder the establishment of new operations or access to resources requires an Official Plan Amendment to re-designate the affected land. This proposal is seeking an Official Plan Amendment to remove the Aggregate Resource designation from the subject property and designate the entire property (severed and retained lands) as Rural. This would permit the creation of a new residential lot. The proposal satisfies the 3 criteria set in Section 6.3.4.3.4 as follows. The resource use would not be feasible as the Aggregate Resource Impact Assessment and Mineral Resource Impact Assessment determined the aggregate resource is not commercially viable due to social and environmental constraints. The proposed land use serves a greater long term public interest as it takes advantage of an underutilized rural lot, supports the supply of housing in the community, and adds to the rural character of the area. There are no expected issues with respect to public health or public safety given the low impact of the proposed residential use, and environmental impacts will be addressed by conserving the majority of green space on the subject property. Furthermore, an Environmental Impact Study will be completed prior to any development.

Section 6.4.2 speaks to the Rural Designation and states that limited residential development is permitted (Section 6.4.2.1). Therefore, creating one new residential lot and adding a single-detached dwelling to the 61-hectare property would generally be permitted under this designation (Section 6.4.2.3.4). The new residential lot would have frontage on and direct access to Corktown Road, which is an opened public road that is maintained year-round (Section 6.4.2.3). The development would also be located in an area with natural tree cover that would screen the housing from view (Section 6.4.2.3.2). The new lot will not land-lock adjacent land, as the retained land will still have access to both Corktown Road and Driscoll Road (Section 6.4.2.3.5).

With exception to the proposed amendment, the proposal conforms to the Village of Merrickville-Wolford Official Plan.

Village of Merrickville-Wolford Zoning By-law No. 23-08

Under the Village of Merrickville-Wolford Zoning By-law No. 23-08, the subject property is zoned as Rural (RU), as shown in Figure 9. Policies within the Zoning By-law that are relevant to this proposal are discussed below.

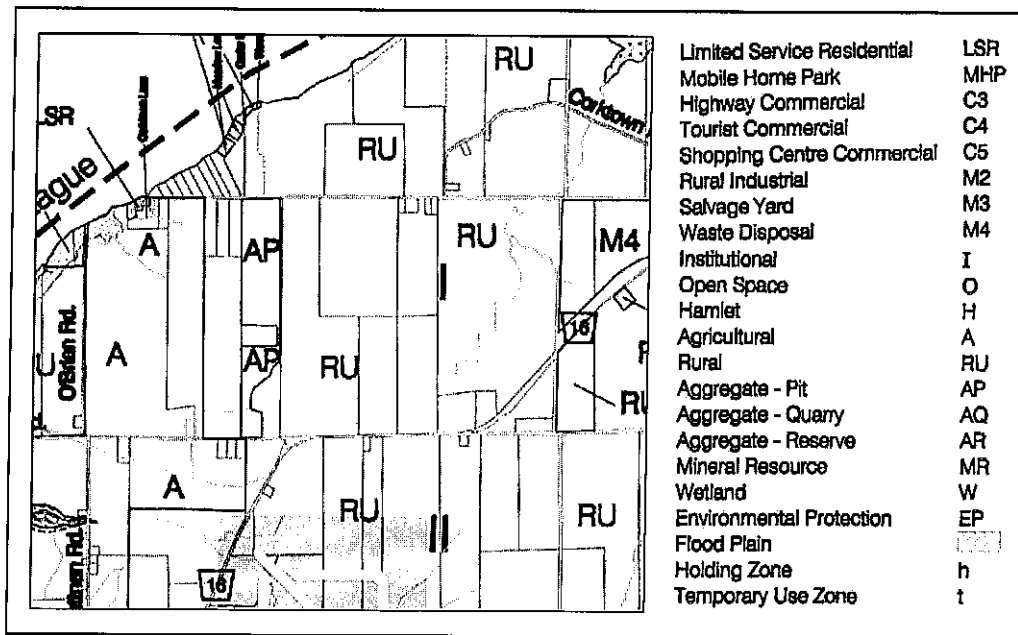


Figure 9. Zoning of the subject property and surrounding area (Source: Village of Merrickville-Wolford Zoning By-law No. 23-08, Schedule A Rural Area.

Section 12 speaks to the Rural (RU) Zone. Residential uses in the form of a single-detached dwelling are a permitted use in this zone (Section 12.1). Therefore, the proposal to create a new residential lot and construct a single-detached dwelling in the northwest corner of the subject property conforms with the underlying zoning. Section 12.2 lists the zone provisions, which include a minimum lot area of 1 hectare for a single-detached dwelling and a minimum lot frontage of 40 metres. The severed lot has a frontage of 135 metres and a depth of 315 metres, for a total area of 4 hectares. The retained lot has a frontage of 550 metres and a depth of 1600 metres, for a total area of roughly 57 hectares. These dimensions meet the requirements of the Zoning By-law.

Overall, the proposal conforms to the Village of Merrickville-Wolford Zoning By-law No. 23-08.

Summary

The applicant is seeking an amendment to the Village of Merrickville-Wolford Official Plan to remove the Aggregate Resource designation from the subject property (severed and retained lands) in order to create a new residential lot and construct a single-detached dwelling. The applicant is also seeking an amendment to the Official Plan for the United Counties of Leeds and Grenville to remove the Sand and Gravel Resource Overlay that affects the subject lands. An Aggregate Resource Impact Assessment and Mineral Resource Impact Assessment were completed, which determined that the aggregate resource on the subject property is not commercially viable to extract. This report has provided planning rationale in support of the proposed development based on the location of the subject property and surrounding land uses, noting that the new single-detached dwelling would have a low impact and build upon the rural character of the area. Furthermore, this report has demonstrated the proposal is consistent

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with the Provincial Policy Statement (2020) and conforms to the United Counties of Leeds and Grenville Official Plan, Village of Merrickville-Wolford Official Plan, and the Village of Merrickville-Wolford Zoning By-law No. 23-08.

Should you have any further questions please do not hesitate to contact the undersigned.

Sincerely,

Tracy Zander, M.Pl, MCIP, RPP

Jeff White, Junior Planner

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Incorporated
Wolford 1850
Merrickville 1860
Amalgamated 1998



Telephone (613) 269-4791
Facsimile (613) 269-3095

VILLAGE OF MERRICKVILLE-WOLFORD

Resolution Number: R - - 22

Date: May 9, 2022

For Clerk's use only, if required:

Recorded Vote Requested By:

Cameron	Y	N
Foster	Y	N
Ireland	Y	N
Molloy	Y	N
Struthers	Y	N

Moved by: Cameron Foster Molloy Ireland

Seconded by: Cameron Foster Molloy Ireland

Be it hereby resolved that:

By-Law 28-2022, being a By-Law to adopt the Official Plan Amendment #1, be read a first and second time, and that By-Law 28-2022 be read a third and final time and passed.

Carried/Defeated

J. Douglas Struthers, Mayor

**VILLAGE OF MERRICKVILLE-WOLFORD
BY-LAW TO ADOPT OFFICIAL PLAN AMENDMENT #1**

**CORPORATION OF THE VILLAGE OF MERRICKVILLE-WOLFORD
BY-LAW No. 28-2022**

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

- 1 The Village of Merrickville-Wolford Official Plan, was approved by the United Counties of Leeds and Grenville, with modifications on April 22, 2021.
- 2 The Village of Merrickville-Wolford has received a request to Amend their Official Plan for lands described as Part Lots 15, 16, Concession 1, Geographic Township of Wolford, Village of Merrickville-Wolford.
- 3 The Council of the Corporation of the Village of Merrickville-Wolford declare that Section 22(2.1) of the Planning Act, which prohibits amendments to new official plans for the first two years, does not apply to OPA #1.
- 4 The CAO/Clerk/Economic Development Director is hereby authorized to notify persons or agencies requiring such notification under Section 22(6.4) of the Planning Act.
- 5 The CAO/Clerk/Economic Development Director is hereby authorized and directed to make application to the United Counties of Leeds and Grenville for the approval of the Village of Merrickville-Wolford Official Plan Amendment No. 1 under Section 22 of the Planning Act.
- 6 This By-law shall come into force and take effect on the day of final passing thereof.

Enacted and passed this 9th day of May, 2022.

J. Douglas Struthers
Mayor

Douglas Robertson
CAO/Clerk/Economic Development
Director

CORPORATE SEAL OF THE MUNICIPALITY

Certified that the above is a true copy of By-law No. 28-22 as enacted and passed by the Council of the Corporation of the Village of Merrickville-Wolford on this 9th day of May, 2022

CAO/Clerk/Economic Development Director

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VILLAGE OF MERRICKVILLE-WOLFORD

Resolution Number: R - - 22

Date: May 9, 2022

For Clerk's use only, if required.

Recorded Vote Requested By:

Cameron	Y	N
Foster	Y	N
Ireland	Y	N
Molloy	Y	N
Struthers	Y	N

Moved by: Cameron Foster Molloy Ireland

Seconded by: Cameron Foster Molloy Ireland

Whereas the Council of the Corporation of the Village of Merrickville-Wolford now closes the statutory public meeting held this 9th day of May, 2022, under Sections 17 and 21 of the *Planning Act* to consider Official Plan amendment application for land described as:

124 Driscoll Road, Concession 1, Part Lot 15 and Part Lot 16 in the Village of Merrickville-Wolford.

Now Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford pass By-Law 28 – 2022 to amend the Village Official Plan (2021) by redesignating the lands described as 124 Driscoll Road, Concession 1, Part Lot 15 and Part Lot 16 in the Village of Merrickville-Wolford, from "Aggregate Resource" to "RURAL" and to remove the "Aggregate Resource Influence Area" overlay from the subject lands.

Carried / Defeated

J. Douglas Struthers, Mayor

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VILLAGE OF MERRICKVILLE-WOLFORD

Resolution Number: R - - 22

Date: May 9, 2022

For Clerk's use only, if
required:

**Recorded Vote Requested
By:**

Cameron	Y	N
Foster	Y	N
Ireland	Y	N
Molloy	Y	N
Struthers	Y	N

Moved by: Cameron Foster Molloy Ireland

Seconded by: Cameron Foster Molloy Ireland

Be it hereby resolved that: By-law 30-2022, being a by-law to confirm the proceedings of the special Council meeting of May 9, 2022, be read a first and second time, and that By-law 30-2022 be read a third and final time and passed.

Carried / Defeated

J. Douglas Struthers, Mayor

THE CORPORATION OF THE VILLAGE OF MERRICKVILLE-WOLFORD

BY-LAW 30-2022

BEING A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE SPECIAL COUNCIL OF THE CORPORATION OF THE VILLAGE OF MERRICKVILLE-WOLFORD AT ITS MEETING HELD ON May 9, 2022

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

AND WHEREAS it is deemed prudent that the proceedings of the Council of the Corporation of the Village of Merrickville-Wolford (hereinafter referred to as "Council") at its meeting held on May 9, 2022 be confirmed and adopted by by-law;

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

1. The proceedings and actions of Council at its meeting held on May 9, 2022 and each recommendation, report, and motion considered by Council at the said meeting, and other actions passed and taken by Council at the said meeting are hereby adopted, ratified and confirmed.
2. The Mayor or his or her designate and the proper officials of the Village of Merrickville-Wolford are hereby authorized and directed to do all things necessary to give effect to the said action or to obtain approvals where required and, except where otherwise provided, the Mayor and Clerk are hereby directed to execute all documents necessary in that regard, and the Clerk is hereby authorized and directed to affix the Corporate Seal of the Municipality to all such documents.

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

Read a first, second and third time and passed on the 9th day of May 2022.

J. Douglas Struthers, Mayor

Doug Robertson, CAO/Clerk

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VILLAGE OF MERRICKVILLE-WOLFORD

Resolution Number: R - - 22

Date: May 9, 2022

For Clerk's use only, if
required.

**Recorded Vote Requested
By:**

Cameron	Y	N
Foster	Y	N
Ireland	Y	N
Molloy	Y	N
Struthers	Y	N

Moved by: Cameron Foster Molloy Ireland

Seconded by: Cameron Foster Molloy Ireland

Be it hereby resolved that:

This special meeting of the Council of the Corporation of the Village of Merrickville-Wolford does now adjourn at p.m. until the call of the Mayor subject to need.

Carried / Defeated

J. Douglas Struthers, Mayor