



VILLAGE OF MERRICKVILLE-WOLFORD
Agenda for Special Council Meeting
Council Chambers

Special Council Meeting 6:00 p.m.

Monday, February 13, 2023

IMPORTANT NOTICE: This meeting will be held in person (with option to join virtually) and will be open to the public in the Council Chambers. It will also be recorded and livestreamed electronically on the "Village of Merrickville-Wolford" YouTube channel accessible by clicking [here](#).

For those who wish to make comments regarding the proposed by-law amendment, comments may be submitted in-person through the Chair, or online through Zoom, when directed by the Chair. Please note that the "chat" function on Zoom will not be monitored for the duration of the meeting. The log-in information to join virtually is included below:

To participate virtually: <https://us02web.zoom.us/j/89951375360>
Passcode: 862042

By Phone at: 1-647-558-0588
Meeting ID: 899 5137 5360
Passcode: 862042

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 Zoning By-Law 23-08, as amended, of the Village of Merrickville-Wolford, File No. ZBA-01-2023
5. **Return to Special Meeting of Council**
6. **By-Laws** By-Law 08-2023: Amend By-Law 23-08, File No. ZBA-01-2023
7. **Next meeting of Council:** Monday, February 13, 2023 at 7:00 p.m.
8. **Confirming By-Law:** 09-2023 re: Confirm Proceedings of special Council meeting of February 13, 2023
9. **Adjournment**

For Clerk's use only, if required:

Recorded Vote Requested By:

Cameron	Y	N
Gural	Y	N
Ireland	Y	N
Maitland	Y	N

Resolution Number: R - - 23

Date: February 13, 2023

Moved by: Gural Ireland Maitland

Seconded by: Gural Ireland Maitland

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 February 13, 2023 as:

___ circulated.

___ amended.

Carried / Defeated

Michael Cameron, Mayor

Resolution Number: R - - 23

Date: February 13, 2023

Moved by: Gural Ireland Maitland

Seconded by: Gural Ireland Maitland

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby move to a Public Meeting under Section 34 of the *Planning Act*, as amended.

For Clerk's use only, if required:

Recorded Vote Requested By:

Cameron	Y	N
Gural	Y	N
Ireland	Y	N
Maitland	Y	N

Carried / Defeated

Michael Cameron, Mayor



VILLAGE OF MERRICKVILLE-WOLFORD

NOTICE OF APPLICATION AND PUBLIC MEETING FILE NO. ZBA-01-2023

In the matter of Section 34 (13)

of the Planning Act, as amended, the Village of Merrickville-Wolford hereby gives NOTICE OF THE FOLLOWING:

- i) *Application to amend Zoning By-law 23-08, as amended, Village of Merrickville-Wolford*
 - ii) *A public meeting regarding the zoning by-law amendment.*
-

Subject Lands 689 Kilmarnock Road, described as Wolford Concession A, Pt Lot 26 RP 15R-7737; PART 2 and 675 Kilmarnock Road, described as Wolford Concession A, Pt Lot 26 RP 15R-7737; PT PART 1, both in the Village of Merrickville-Wolford, as shown on the Key Map below.

Public Meeting A public meeting to inform the public of the proposed zoning amendment will be held in person and will be open to the public with limited seating, in Council Chambers, on **February 13, 2023, 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, to cao@merrickville-wolford.ca **no later than 12:00 p.m., noon, on February 10, 2023**, and the written submissions will be provided to Village representative(s) in advance of the meeting, if possible. All written submissions must clearly indicate “**689 & 675 KILMARNOCK ROAD ZBA**” in the subject line of an email or letter submission. In addition, comments may be submitted at the appropriate time during the public meeting **beginning February 13, 2023, at 6:00 p.m. until meeting end**. The Clerk or Village representative(s) will verbally read out written deputations and comments during the meeting. You are entitled to attend this public meeting.

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 February 13, 2023**. Upon registration, you will receive details of the Public Meeting.

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

Purpose and Effect

The proposed application for rezoning relates to Consent Application B-133-22 (Fox / Ogilvie), that involves the addition of 889.5 m² (0.22 ac) of land to an existing 0.6 ha (1.5 ac), developed lot of record referred to municipally as 689 Kilmarnock Road. The lands to be added will have a frontage of approximately 7.62 m (25 ft) and a depth of 116.74 m (383 ft). The lands being added are currently part of the lands of 675 Kilmarnock Road which is occupied by a single detached dwelling on 14.6 ha (36 ac) of land. The lot addition is intended to facilitate additional development on the property in the form of an expanded garage. Village Council recommended support of the consent application, and the United Counties of Leeds Grenville Consent Granting Authority granted the consent, with conditions including a zoning by-law amendment application, which has been submitted by the applicant with request to recognize the modified lot sizes of both the proposed severed lot and the retained lot. The rezoning shall recognize the new lot sizes of the severed and retained parcels.

Additional Information and Notice of Decision

Additional information regarding the proposed Zoning By-law 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 comments to the Village of Merrickville-Wolford in respect of the proposed Zoning By-law amendment, before the approval authority gives or refuses to give approval to the Zoning By-law 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 Zoning By-law amendment before the approval authority gives or refuses to give approval to the Zoning By-law 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 Zoning By-

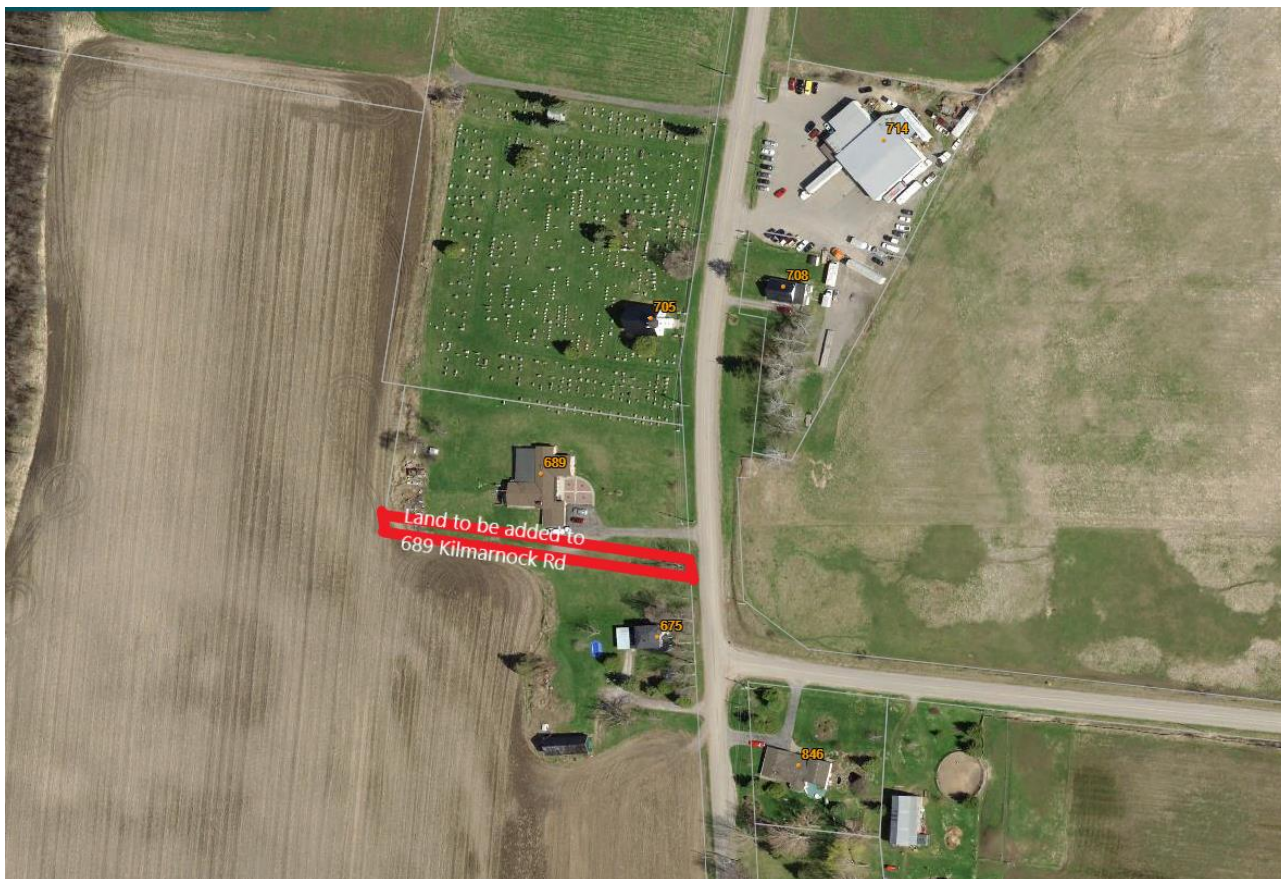
law Amendment, you must make a written request to:

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 23rd day of January 2023.

Douglas Robertson, CAO/Clerk



VILLAGE OF MERRICKVILLE-WOLFORD KEY MAP

**SUBJECT PARCELS, 689 Kilmarnock Rd and 675 Kilmarnock Rd,
MERRICKVILLE-WOLFORD, with proposed lot addition to 689
Kilmarnock Road HIGHLIGHTED IN RED**

Village of Merrickville-Wolford
 United Counties of Leeds-Grenville
 Application for amendment to Merrickville-Wolford
 Zoning By-Law # 23-08
 Planning Act, R.S.O. 1990 Chapter P.13 henceforth "the Act"

File #

OFFICE USE ONLY

Name of APPLICANT <u>Penny Fox</u>	Name of AGENT (if the applicant is an agent authorized by the Owner) <input type="checkbox"/> Not applicable <u>Vicki Ogilvie</u>
Mailing address <u>P.O. Box 518</u> <u>St. Paul, Alberta</u>	Mailing address <u>689 Kilmarnock Rd.</u> <u>Jasper, Ont.</u>
Telephone <u>780-645-3135</u>	Telephone <u>613-283-7444</u>
Cell	Cell <u>613-880-1504</u>
email <u>pennyfox09@gmail.com</u>	email <u>ogilvieauto@hotmail.com</u>
If known, name of HOLDER of mortgage, charge or encumbrance <u>none</u>	If known, name of HOLDER of mortgage, charge or encumbrance <u>none</u>
Mailing address	Mailing address

OFFICIAL PLAN: <u>Parcel 1 - Agriculture</u>	ZONING:
Current designation <u>Parcel 2 - Agriculture</u>	Current designation

DIMENSIONS OF SUBJECT LAND:		
Frontage <u>7.62m</u>	Depth <u>116.74m</u>	Area <u>0.22 acres</u>

REZONING - Nature and extent of rezoning requested: <u>attached</u>	REZONING - Reason why rezoning is requested: <u>condition of</u> <u>sewerage B-133-22</u>
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DATE - If known, date subject land was acquired by current owner: <u>2001 - Parcel 1</u> <u>2006 - Parcel 2</u>

LEGAL DESCRIPTION of subject land such as the municipality, concession and lot numbers, registered plan and lot numbers, reference plan and part numbers and name of street and number. See page 2 for details of plans required. <u>Parcel 1 - Pt Lot 25, Conc A, Part 1, Plan 15R-7737</u> <u>Parcel 2 - Pt Lot 25, Conc A, Pt 1, Ref Plan to be deposited</u>

ACCESS - Access to the subject land will be by: <input type="checkbox"/> Provincial Highway <input checked="" type="checkbox"/> Municipal road - year round <input type="checkbox"/> Municipal road - seasonal <input type="checkbox"/> Right-of-way <input type="checkbox"/> Water <input type="checkbox"/> Other public road (specify):
--

WATER ACCESS - Where access to the subject land is by water only: <input checked="" type="checkbox"/> Not applicable	
Docking facilities (specify):	Parking facilities (specify):
Distance from subject land	Distance from subject land
Distance from nearest public road	Distance from nearest public road

EXISTING USES of the subject land: <u>Parcel 1 - Agriculture</u> <u>Parcel 2 - Residential</u>	If known, length of time the existing uses of the subject land have continued: <u>Parcel 1 - 16 years</u> <u>Parcel 2 - 7 years</u>
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Village of Merrickville-Wolford
United Counties of Leeds-Grenville

EXISTING BUILDINGS – STRUCTURES - Where there are any buildings or structures on the subject land, indicate for each:

Type <u>house</u>	Front lot line setback <u>11m</u>	Height in metres <u>7m approx.</u>
If known, date constructed: <u>1900</u>	Rear lot line setback <u>25.6m</u>	Dimensions <u>32m x 6.5m</u>
	Side lot setback <u>49.8m</u>	Floor area <u>1100 sq ft.</u>
	Side lot line setback <u>11m</u>	

Type _____	Front lot line setback _____	Height in metres _____
If known, date constructed: _____	Rear lot line setback _____	Dimensions _____
	Side lot setback _____	Floor area _____
	Side lot line setback _____	

Attach additional page if necessary

PROPOSED BUILDINGS – STRUCTURES - Where any buildings or structures are proposed on the subject land, indicate for each:

Type <u>Parcel 1</u>	Front lot line setback _____	Height in metres _____
<u>none</u>	Rear lot line setback _____	Dimensions _____
	Side lot setback _____	Floor area _____
	Side lot line setback _____	

Type <u>Parcel 2</u>	Front lot line setback <u>49.07m</u>	Height in metres <u>4m approx.</u>
<u>garage addition</u>	Rear lot line setback <u>49m</u>	Dimensions <u>7m x 8m</u>
	Side lot setback <u>6m</u>	Floor area <u>845 sq ft.</u>
	Side lot line setback <u>7.62m</u>	

Attach additional page if necessary

WATER is provided to the subject land by:

<input type="checkbox"/> Publicly-owned/operated piped water system	<input type="checkbox"/> Lake or other water body
<input checked="" type="checkbox"/> Privately-owned/operated individual well	<input type="checkbox"/> Other means _____
<input type="checkbox"/> Privately-owned/operated communal well	(specify) _____

SEWAGE DISPOSAL is provided to the subject land by:

<input type="checkbox"/> Publicly-owned/operated sanitary sewage system	<input type="checkbox"/> Other means (specify) _____
<input checked="" type="checkbox"/> Privately-owned/operated individual septic system	<input type="checkbox"/> Privy _____

STORM DRAINAGE is provided to the subject land by:

<input type="checkbox"/> Sewers	<input type="checkbox"/> Ditches	<input type="checkbox"/> Swales	<input type="checkbox"/> Other means (specify) <u>n/a.</u>
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OTHER APPLICATIONS - If known, indicate if the subject land is the subject of an application under the Act for:

<input type="checkbox"/> Approval of a plan of subdivision (under section 51)	File # _____	Status _____
<input checked="" type="checkbox"/> Consent (under section 53)	File # <u>B-133-22</u>	Status _____
<input type="checkbox"/> Previous application (under section 34)	File # _____	Status _____

PLANS REQUIRED

It will be necessary to submit preliminary site plans for the development at the time of the filing of this application. Minimum requirements will be a sketch showing the following:

1. The boundaries and dimensions of the subject land.
2. The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines.
3. The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells, and septic tanks.
4. The current uses on land that is adjacent to the subject land.
5. The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right-of-way.
6. If access to the subject land is by water only, the location of the parking and docking facilities to be used.
7. The location and nature of any easement affecting the subject land.

Village of Merrickville-Wolford
United Counties of Leeds-Grenville

AUTHORIZATION OF OWNER for Agent to make the application

☐ Not applicable

I, the undersigned, being the owner of the subject land, hereby authorize Vicki Ogilvie to be the applicant in the submission of this application.

[Signature]
Signature of owner

[Signature]
Signature of witness

Oct. 20, 2022
Date

DECLARATION OF APPLICANT

I, Penny Fox, of the Town of St. Paul Province of AB. ~~Village of Merrickville-Wolford~~ in the ~~United Counties of Leeds-Grenville~~, solemnly declare that:

All the statements contained in this application and provided by me are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED before me at the Town of St. Paul in the Province of Alberta ~~Village of Merrickville-Wolford~~ in the ~~United Counties of Leeds-Grenville~~, this 20th day of Oct., 2022.

[Signature]
Signature of applicant

[Signature]
Signature of Commissioner

ARLENE DENISE COOKNELL
A COMMISSIONER FOR OATHS
IN AND FOR ALBERTA
MY COMMISSION EXPIRES FEBRUARY 26, 2025

OFFICE USE ONLY

☐ Signed copy provided to applicant (or agent).

Application number _____ Date of submission _____

Checked by _____ Date of acceptance _____

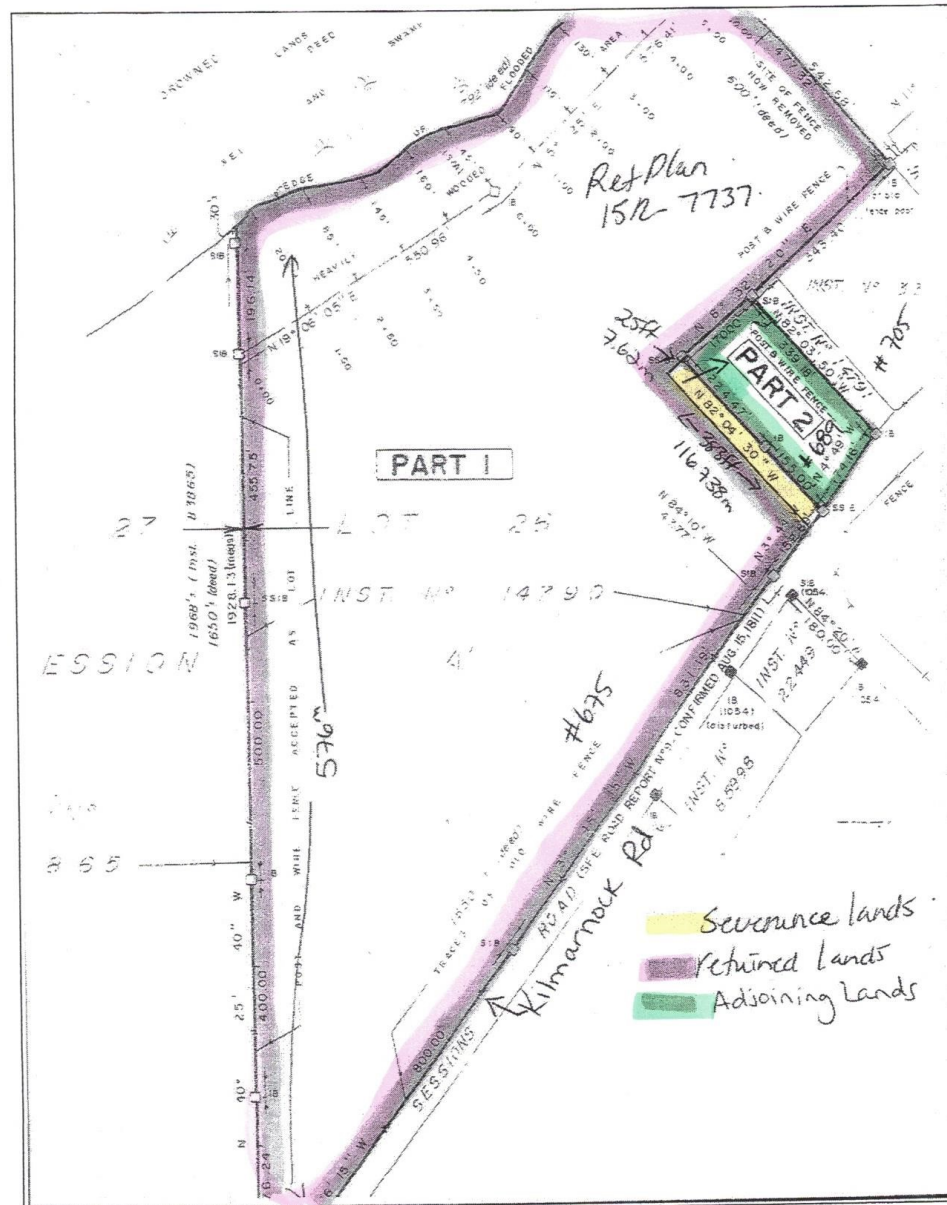
Official Plan Policies _____

Existing Zoning _____ Proposed Zoning _____

Pertinent restrictions and remarks _____

Connected services: ☐ Water ☐ Sanitary sewer ☐ Storm sewer

General comments _____



Lot Line

CONCESSION

885 ft rear setback

Parcel 2

PRELIMINARY

proposed garage addition

Parcel 2

1635 ft side setback

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP'S) DERIVED FROM REAL TIME NETWORK OBSERVATIONS (RTN) AND ARE REFERRED TO UTM ZONE 9 NAD83 (CSRS)(2010) COORDINATES COMPLY WITH RURAL ACCURACY PER SEC.14 (2) OF O. REG. 216/10

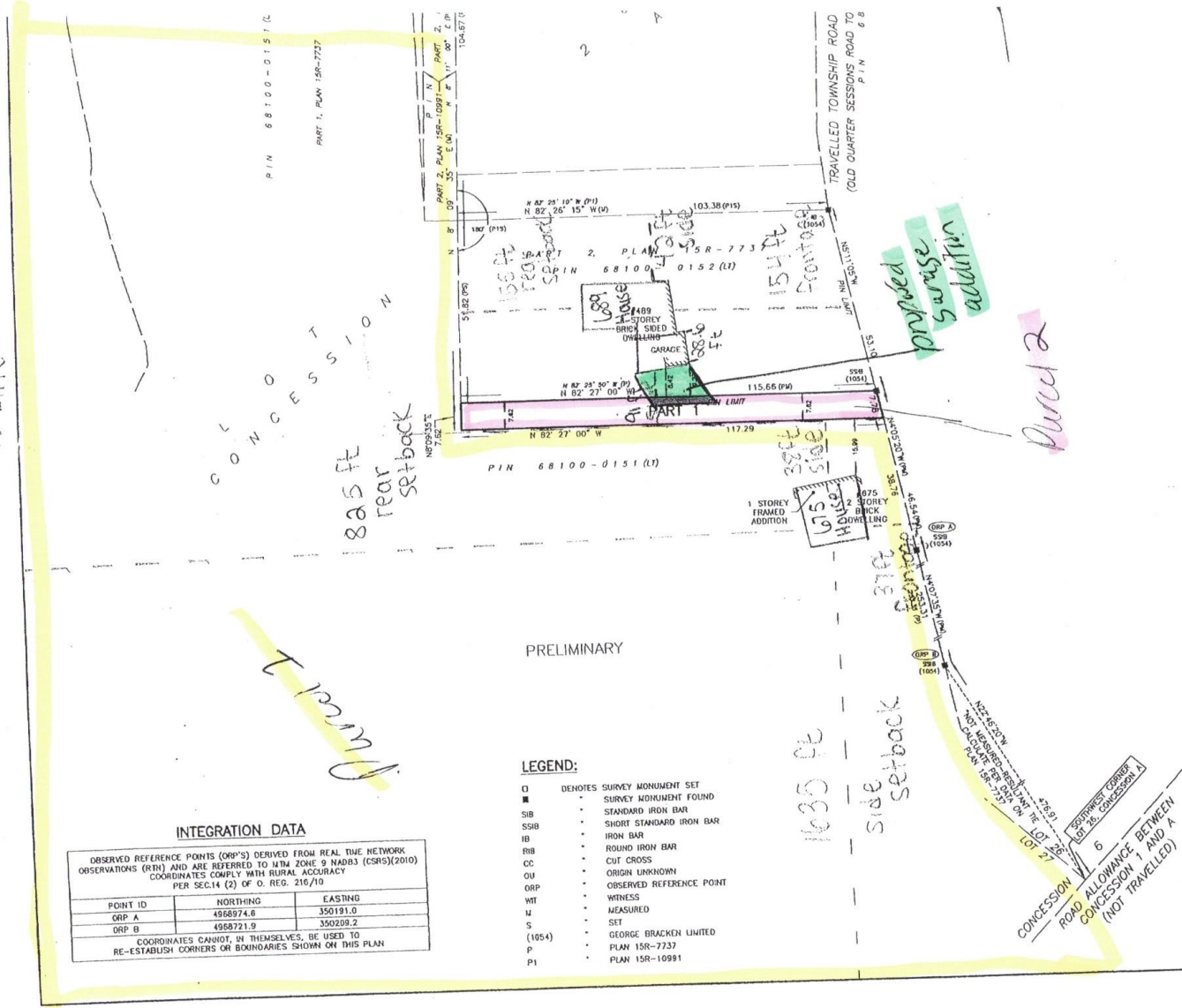
POINT ID	NORTHING	EASTING
ORP A	4958974.6	350191.0
ORP B	4958721.9	350209.2

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

LEGEND:

- DENOTES SURVEY MONUMENT SET
- SURVEY MONUMENT FOUND
- SIB STANDARD IRON BAR
- SSIB SHORT STANDARD IRON BAR
- IB IRON BAR
- RIB ROUND IRON BAR
- CC CUT CROSS
- OU ORIGIN UNKNOWN
- ORP OBSERVED REFERENCE POINT
- WT WITNESS
- M MEASURED
- S SET
- (1054) GEORGE BRACKEN LIMITED
- P PLAN 15R-7737
- P1 PLAN 15R-10991

CONCESSION ROAD ALLOWANCE BETWEEN CONCESSION 1 AND A (NOT TRAVELLED)



From: Municipal Planning <MunicipalPlanning@enbridge.com>
Sent: Thursday, February 9, 2023 12:49 PM
To: Doug Robertson <cao@Merrickville-wolford.ca>
Subject: RE: Notice of Application and Public Meeting for ZBA-01-2023

Thank you for your circulation.

Enbridge Gas Inc. does not object to the proposed application however, we reserve the right to amend our development conditions.

Please continue to forward all municipal circulations and clearance letter requests electronically to MunicipalPlanning@Enbridge.com.

Regards,

Jasleen Kaur
Municipal Planning Coordinator
Engineering

ENBRIDGE
TEL: 437-929-8083
500 Consumers Rd, North York, ON M2J1P8
enbridge.com
Safety. Integrity. Respect. Inclusion.

From: Nicklaus Gibson <planning@Merrickville-wolford.ca>
Sent: Monday, January 23, 2023 3:56 PM
To: sheena.earl@ucfg.on.ca; krista.weidenaar@ucfg.on.ca; development@rvca.ca; landuseplanning@hydroone.com; michael.yee@rvca.ca; Municipal Planning <MunicipalPlanning@enbridge.com>; planification@ecolecatholique.ca; UCDSB Contact <planning@ucdsb.on.ca>; executivevp.lawanddevelopment@opg.com; Doug Robertson <cao@Merrickville-wolford.ca>; susan.millar@pc.gc.ca; Jonathan Proulx <inspector@Merrickville-wolford.ca>; cbo <cbo@Merrickville-wolford.ca>; Brad Cole - Public Works Department <publicworks@Merrickville-wolford.ca>; Carpenter, Nancy <Nancy.carpenter@healthunit.org>; MacNeil, Ben <Ben.MacNeil@healthunit.org>; cbo <cbo@Merrickville-wolford.ca>; development@rvca.ca; planification@ecolecatholique.ca; UCDSB Contact <planning@ucdsb.on.ca>; planning@rvca.ca; treasurer@township.montague.on.ca; admin@township.montague.on.ca; stephanie.keyes@cdsbeo.on.ca; Consultations <Consultations@metisnation.org>; tparker@tanakiwin.com; algonquins@tanakiwin.com; general@northgrenville.on.ca; Vicki Ogilvie

Subject: [External] Notice of Application and Public Meeting for ZBA-01-2023
Good afternoon,

Please see the attached notice of application and public meeting for ZBA-01-2023 (Fox/Ogilvie).

Thank you,

Nicklaus Gibson
Planner I/Project Coordinator
Village of Merrickville-Wolford

February 13, 2023

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

Dear Mr. Robertson:

**Re: Planning Report – Zoning By-law Amendment Application ZBA-01-2023
(Ogilvie/McGrath)
689 Kilmarnock Rd and 675 Kilmarnock Rd, Concession A, Pt Lot 26, Wolford
and both in the Village of Merrickville-Wolford**

I have now had an opportunity to review the ZBA Application ZBA-01-2023 as it relates to the Village of Merrickville Wolford Official Plan, the Village of Merrickville Wolford Zoning By-law 23-08 and the United Counties of Leeds and Grenville Official Plan and provide the following planning assessment for your consideration.

The zoning by-law amendment application has been submitted to satisfy conditions of consent for application B133-22 and is requesting site-specific zoning changes that have two effects:

1. Rezone 689 Kilmarnock Road and the lands to be added to 689 Kilmarnock Road to recognize the new lot area of the property at 0.69 ha (1.72 ac).
2. Rezone the retained lands of 675 Kilmarnock Road to recognize the new lot area of the property at 14.6 ha (36 ac).

The consent application B133-22 removed approximately 0.0889 ha (0.22 acre) of land from the abutting 36.09 ha (36.22 acre) agricultural parcel located at 675 Kilmarnock Road and added these lands to a residential property at 689 Kilmarnock Road. The zoning amendment will recognize the revised lot sizes of both properties which are less than the required minimums under the Village's Zoning By-law.

The subject lands are located in the northwestern portion of the former Township of Wolford, approximately 3 km north of Jasper. The lands to be enlarged consist of an existing residential property that has frontage on Kilmarnock Road. The abutting agricultural lands, from which the lot addition lands were obtain also has frontage on Kilmarnock Road.

The surrounding properties consist of a collection of five (5) residential properties, a cemetery, a rural commercial property and active agricultural lands.

All existing development is serviced by private well and septic system.

The subject lands are designated "Agriculture" in the Merrickville-Wolford Official Plan and zoned "Agriculture (A)" in the Merrickville-Wolford Zoning By-law 23-08.



Village Official Plan Policies

The Village Official Plan places the subject property within the Agricultural designation and states under Section 6.3.3 that:

“The Agriculture designation has been placed on those lands which are predominantly characterized by soils of prime agricultural capability, and which are classified as Classes 1 to 3 in the Canada Land Inventory for Agricultural Capability. In addition to soils of Class 1-3 according to the Canada Land Inventory, associated lands of Class 4-7 and areas which exhibit characteristics of ongoing agricultural activities are also considered to form the Agriculture designation. It is intended that these lands are to be protected and preserved for agricultural uses.”

Section 6.3.3.2 sets out the range of permitted uses within the Agricultural designation which include: Agricultural uses, Agriculture-related uses and on-farm diversified uses. The policies of Section 6.3.3.3 states that generally, the minimum lot area of 40 hectares is expected in the Agriculture designation.

The existing agricultural operation is 14.6 ha in size, less than the minimum lot area of 40 ha. The consent for the lot addition to the abutting residential property was deemed minor and not impacting the agricultural operation but did require the reduced minimum lot size of the agricultural operation to be recognized.

The existing residence to be enlarged does not have any negative impact on the use and function of the abutting agricultural lands. The enlargement of the existing residential property is deemed desirable and maintains the intent of the Official Plan.

Merrickville-Wolford Zoning By-law 23-08

The Village Zoning By-law 23-08 identifies the subject property (existing residential lot, lot addition lands and farm) as being within the “Agricultural (A)” zone which permits agricultural uses and single detached dwellings on existing lots. The “A” zone establishes a minimum lot area of 40 ha (98.8 ac) for agricultural holdings and 1 ha (2.5 ac) for residential properties.

The amendment to the “A” zone for the existing agricultural operation will place the subject lands within a site-specific “A” zone which recognizes the reduced lot size of 14.6 ha (36 ac). The amendment to the “A” zone for the existing residential property will place the subject lands within a site-specific “A” zone which recognizes the reduced lot size of 0.689 (1.72ac).

United Counties Official Plan Policies

The Official Plan for the United Counties of Leeds and Grenville, Schedule A, recognizes the subject property as being located within the “Agriculture Area” designation. Section 3.2 sets out the intent of the Agriculture Area designation and the range of permitted uses, all of which are very consistent with the policies of the Village’s Official Plan. The policies of Section 3.2.5 recognizes the option of lot line adjustments where no new residential lot is being created.

In summary the proposed development appears to maintain the intent of the Agriculture Area policies of the Official Plan for the United Counties of Leeds and Grenville.

Public and Agency Comments

There were no comments of concern or objection received by the Village as of the date of the writing of this report.



Summary and Recommendation

The proposed zoning by-law amendment is intended to recognize the increased size of an existing residential property and the reduced size of the abutting agricultural holding. The proposed zoning by-law amendment is intended to satisfy a condition of consent for B133-22. The proposed zoning by-law amendment appears to conform to the United Counties and Village Official Plans.

Pending any comments to the contrary at the public meeting, the proposed zoning by-law amendment appears to have merit. The proposed by-law amendment represents good land use planning and is recommended for approval.

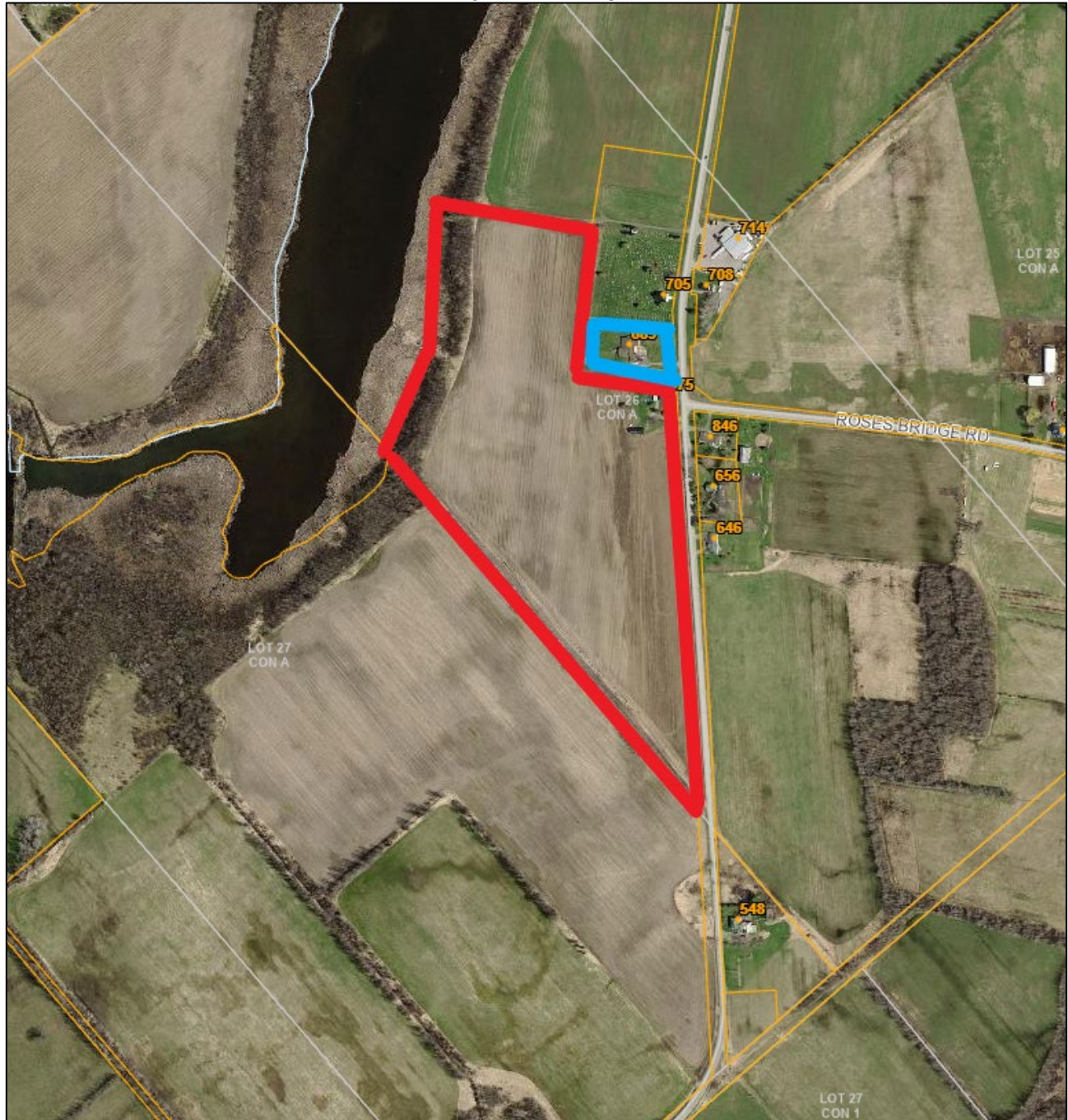
All of which is respectfully submitted.

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

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

Forbes Symon, MCIP, RPP
Senior Planner

Appendix A – Subject Property



Lands to be Rezoned “Agriculture – Exception (A-7)”



Lands to be Rezoned “Agriculture – Exception (A-8)”

For Clerk's use only, if required:

Recorded Vote Requested By:

Cameron	Y	N
Gural	Y	N
Ireland	Y	N
Maitland	Y	N

Resolution Number: R - - 23

Date: February 13, 2023

Moved by: Gural Ireland Maitland

Seconded by: Gural Ireland Maitland

Be it hereby resolved that:

WHEREAS the Council of the Corporation of the Village of Merrickville-Wolford now closes the statutory public meeting held this 13th day of February, 2023, under Section 34 of the *Planning Act* to consider zoning by-law amendment applications for lands described as:

689 Kilmarnock Road, described as Wolford Concession A, Pt Lot 26 RP 15R-7737; PART 2, Village of Merrickville-Wolford; and

675 Kilmarnock Road, described as Wolford Concession A, Pt Lot 26 RP 15R-7737; PT PART 1, Village of Merrickville-Wolford;

and now returns to the special meeting of Council.

Carried / Defeated

Michael Cameron, Mayor

For Clerk's use only, if required:

Recorded Vote Requested By:

Cameron	Y	N
Gural	Y	N
Ireland	Y	N
Maitland	Y	N

Resolution Number: R - - 23

Date: February 13, 2023

Moved by: Gural Ireland Maitland

Seconded by: Gural Ireland Maitland

Be it hereby resolved that:

By-Law 08-2023, being a by-law to rezone:

689 Kilmarnock Road, described as Wolford Concession A, Pt Lot 26 RP 15R-7737; PART 2, in the Village of Merrickville-Wolford; and

675 Kilmarnock Road, described as Wolford Concession A, Pt Lot 26 RP 15R-7737; PT PART 1, in the Village of Merrickville-Wolford

be read a first and second time, and that By-law 08-2023 be read a third and final time and passed.

Carried / Defeated

Michael Cameron, Mayor

THE CORPORATION OF THE VILLAGE OF MERRICKVILLE-WOLFORD

BY-LAW 08-2023

Being a By-law to amend Zoning By-law No. 23-08, as amended.

675 Kilmarnock Road & 689 Kilmarnock Road, Part Lot 26, Concession A, Former
Wolford Township, Now Village of Merrickville-Wolford

PURSUANT TO SECTION 34 OF THE PLANNING ACT, 1990, THE VILLAGE OF
MERRICKVILLE-WOLFORD HEREBY ENACTS AS FOLLOWS:

1. **THAT** By-law Number 23-08 being the Zoning By-law for the Village of
Merrickville-Wolford, as amended, is hereby further amended as follows:
 - a) Schedule “A” to By-law 23-08 is amended by rezoning those lands described
as 675 Kilmarnock Road, Concession A, Part Lot 26, Former Wolford
Township, Now Village of Merrickville-Wolford, from “Agriculture (A)” to
“Agriculture- Exception (A-7)” as shown on Schedule “A” attached hereto.
 - b) Schedule “A” to By-law 23-08 is amended by rezoning those lands described
as 689 Kilmarnock Road, Concession A, Part Lot 26, Former Wolford
Township, Now Village of Merrickville-Wolford, from “Agriculture (A)” to
“Agriculture – Exception (A-8)” as shown on Schedule “A” attached hereto.
 - c) Notwithstanding their “Agriculture (A)” zoning designation, those lands
identified as “Agriculture – 7 (A-7)” on Schedule “A” to this By-Law, may be
used in accordance with the “Agriculture (A)” zone provisions contained within
this By-Law, excepting however that:

“11.4.X A-7 The minimum lot area for an agricultural holding shall be
14.6 ha (36 ac).”
 - d) Notwithstanding their “Agriculture (A)” zoning designation, those lands
identified as “Agriculture – 7 (A-8)” on Schedule “A” to this By-Law, may be
used in accordance with the “Agriculture (A)” zone provisions contained within
this By-Law, excepting however that:

“11.4.X A-8 The minimum lot area for a residential property within the
agricultural zone shall be 0.68 ha (1.7 ac).”
2. **THAT** save as aforesaid all other provisions of By-law 23-08, as amended, shall
be complied with.
3. This By-law shall come into force and take effect on the day of final passing
thereof.

This By-law given its FIRST and SECOND reading this 13th day of February 2023.

This By-law read a THIRD time and finally passed this 13th day of February 2023.

MAYOR

CORPORATE
SEAL OF
MUNICIPALITY

DOUG ROBERTSON, CAO/CLERK

SCHEDULE A TO BY-LAW 08-2023



Lands to be rezoned from “Agriculture (A)” to
“Agriculture – Exception 7 (A-7)”



Lands to be rezoned from “Agriculture (A)” to
“Agriculture – Exception 8 (A-8)”

Resolution Number: R - - 23

Date: February 13, 2023

Moved by: Gural Ireland Maitland

Seconded by: Gural Ireland Maitland

Be it hereby resolved that:

By-law 09-2023, being a by-law to confirm the proceedings of the special Council meeting of February 13, 2023, be read a first and second time, and that By-law 09-2023 be read a third and final time and passed.

For Clerk's use only, if required:

Recorded Vote Requested By:

Cameron	Y	N
Gural	Y	N
Ireland	Y	N
Maitland	Y	N

Carried / Defeated

Michael Cameron, Mayor

THE CORPORATION OF THE VILLAGE OF MERRICKVILLE-WOLFORD

BY-LAW 09-2023

BEING A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE VILLAGE OF MERRICKVILLE-WOLFORD AT ITS SPECIAL MEETING HELD ON February 13, 2023

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 February 13, 2023 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 February 13, 2023 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 13th day of February, 2023.

Michael Cameron, Mayor

Doug Robertson, CAO/Clerk

Resolution Number: R - - 23

Date: February 13, 2023

Moved by: Gural Ireland Maitland

Seconded by: Gural Ireland Maitland

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.

For Clerk's use only, if required:

Recorded Vote Requested By:

Cameron	Y	N
Gural	Y	N
Ireland	Y	N
Maitland	Y	N

Carried / Defeated

Michael Cameron, Mayor