



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

Special Council Meeting 6:00 p.m.

Monday, January 9, 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/85920212554>  
**Passcode:** 683683

**By Phone at:** 1-647-558-0588  
**Meeting ID:** 859 2021 2554  
**Passcode:** 683683

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 #ZBA-06-2022
5. **By-Laws** By-Law 01-2023: Amend By-Law 23-08, File# ZBA-06-2022
6. **Next meeting of Council:** Monday, January 9, 2023 at 7:00 p.m.
7. **Confirming By-Law:** 02-2023 re: Confirm Proceedings of special Council meeting of January 9, 2023
8. **Adjournment**

For Clerk's use only, if required:

**Recorded Vote Requested By:**

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

Resolution Number: R - - 23

Date: January 9, 2023

Moved by: Gural Ireland Maitland Oldfield

Seconded by: Gural Ireland Maitland Oldfield

**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 January 9, 2023 as:

\_\_\_ circulated.

\_\_\_ amended.

Carried / Defeated

\_\_\_\_\_  
Michael Cameron, Mayor

Resolution Number: R - - 23

Date: January 9, 2023

Moved by: Gural Ireland Maitland Oldfield

Seconded by: Gural Ireland Maitland Oldfield

**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
Oldfield	Y	N

Carried / Defeated

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Michael Cameron, Mayor



## VILLAGE OF MERRICKVILLE-WOLFORD

### NOTICE OF APPLICATION AND PUBLIC MEETING FILE NO. ZBA-06-2022

***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** 761 Roses Bridge Road, described as Wolford Concession A, Pt Lot 24 to ;26 Pt Rd Allowance RP 15R-12249;PART 1 and 714 Kilmarnock Road, described as Wolford Concession A, Pt Lot 26 and: RP 15R-11094 PART 2 , 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 **January 9, 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, or by email to [cao@merrickville-wolford.ca](mailto:cao@merrickville-wolford.ca) **no later than 12:00 p.m., noon, on January 6, 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 “**714 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 January 9, 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](mailto:cao@merrickville-wolford.ca) or mail to P.O. Box 340, Merrickville, ON, K0G 1N0 to be received **no later than noon on January 9, 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](https://www.youtube.com/channel/UC_OEkw3yIMarGSHGeNecrQg)

#### **Purpose and Effect**

The proposed application for rezoning relates to Consent Application B-11-22 (McGrath/Ogilvie), which requested a lot addition to an existing commercial property located at 714 Kilmarnock Road. The noted consent application proposed to sever approximately 0.23 ha (0.5 acre) of land from the abutting 32.77 ha (81 acre) agricultural parcel located at 761 Roses Bridge Rd and add the lands to the rear of the existing commercial lot. 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 to:

- 1) Rezone the lands to be added to the existing highway commercial property to Highway Commercial (C3) so that the entire new lot is appropriately zoned (714 Kilmarnock Rd).
- 2) Rezone the remaining agricultural holding to recognize the 32 ha (80.5 ac) lot size which is less than the minimum 40 ha (99 ac) lot size set out in the Agricultural (A) zone (761 Roses Bridge Rd)

### **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](http://www.merrickville-wolford.ca) or by email request to [cao@merrickville-wolford.ca](mailto: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 19<sup>th</sup> day of December 2022.

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Douglas Robertson, CAO/Clerk

# VILLAGE OF MERRICKVILLE-WOLFORD KEY MAP



**SUBJECT PARCELS, 761 Roses Bridge Rd and 714 Kilmarnock Rd, MERRICKVILLE-WOLFORD, with proposed lot addition to 714 Kilmarnock Rd HIGHLIGHTED IN BLACK**



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 <b>APPLICANT</b> <u>Earl McOmth</u>	Name of <b>AGENT</b> (if the applicant is an agent authorized by the Owner) <input type="checkbox"/> Not applicable <u>Vicki Ogilvie</u>
Mailing address <u>761 Roses Bridge Rd</u> <u>Jasper, Ont.</u>	Mailing address <u>689 Kilmarnoch Rd</u> <u>Jasper, Ont.</u>
Telephone <span style="background-color: black; color: black;">[REDACTED]</span>	Telephone <span style="background-color: black; color: black;">[REDACTED]</span>
Cell <span style="background-color: black; color: black;">[REDACTED]</span>	Cell <span style="background-color: black; color: black;">[REDACTED]</span>
email <span style="background-color: black; color: black;">[REDACTED]</span>	email <span style="background-color: black; color: black;">[REDACTED]</span>
If known, name of <b>HOLDER</b> of mortgage, charge or encumbrance <u>Parcel #1 - none</u>	If known, name of <b>HOLDER</b> of mortgage, charge or encumbrance <u>Parcel #2 - Royal Bank</u>
Mailing address _____	Mailing address <u>31 Bedwith St. N.</u> <u>Smiths Falls</u>

<b>OFFICIAL PLAN:</b> <u>Parcel #1 Agriculture</u> Current designation <u>Parcel #2 Commercial C3</u>	<b>ZONING:</b> <u>Parcel #1 Agriculture</u> Current designation <u>Parcel #2 - Commercial C3</u>
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<b>DIMENSIONS OF SUBJECT LAND:</b>		
Parcel #2 Frontage <u>174 ft</u>	Depth <u>131 ft</u>	Area <u>22,794 sq. ft.</u>

<b>REZONING</b> - Nature and extent of rezoning requested: <u>a Hatched.</u>	<b>REZONING</b> - Reason why rezoning is requested: <u>condition of Severance application B-11-22</u>
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<b>DATE</b> - If known, date subject land was acquired by current owner: <u>unknown</u>
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<b>LEGAL DESCRIPTION</b> 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 - Lot 26, Conc A, Merrickville</u> <u>Parcel #2 - Pt Lot 26, Conc A, Pt 1, Plan 1SR-12249.</u>
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<b>ACCESS</b> - 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): _____

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

<b>EXISTING USES</b> of the subject land: <u>Parcel #1 - Agriculture</u> <u>Parcel #2 - Commercial C3</u>	If known, length of time the existing uses of the subject land have continued: <u>40+ 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 _____	Front lot line setback _____	Height in metres _____
If known, date _____	Rear lot line setback _____	Dimensions _____
constructed: _____	Side lot setback _____	Floor area _____
	Side lot line setback _____	

*See attached sketch*

Type _____	Front lot line setback _____	Height in metres _____
If known, date _____	Rear lot line setback _____	Dimensions _____
constructed: _____	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 <u>none</u>	Height in metres _____
	Rear lot line setback _____	Dimensions _____
	Side lot setback _____	Floor area _____
	Side lot line setback _____	

Type <u>Parcel #2</u>	Front lot line setback _____	Height in metres _____
<u>addition</u>	Rear lot line setback <u>30m</u>	Dimensions _____
<u>to existing</u>	Side lot setback _____	Floor area _____
<u>garage</u>	Side lot line setback <u>23m</u>	

Attach additional page if necessary

**WATER** is provided to the subject land by:

- ☐ Publicly-owned/operated piped water system      ☐ Lake or other water body  
☒ Privately-owned/operated individual well      ☐ Other means  
☐ Privately-owned/operated communal well      (specify) \_\_\_\_\_

**SEWAGE DISPOSAL** is provided to the subject land by:

- ☐ Publicly-owned/operated sanitary sewage system      ☐ Other means (specify) \_\_\_\_\_  
☒ Privately-owned/operated individual septic system      ☐ Privy \_\_\_\_\_

**STORM DRAINAGE** is provided to the subject land by:

- ☐ Sewers      ☐ Ditches      ☐ Swales      ☐ Other means (specify) \_\_\_\_\_

**OTHER APPLICATIONS** – If known, indicate if the subject land is the subject of an application under the Act for:

- ☐ Approval of a plan of subdivision (under section 51) File # \_\_\_\_\_ Status \_\_\_\_\_  
☒ Consent (under section 53) File # B-11-22 Status \_\_\_\_\_  
☐ 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 \_\_\_\_\_  
to be the applicant in the submission of this application.

  
Signature of witness

  
Signature of owner  
SEP-14/22  
Date

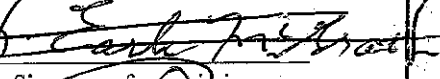
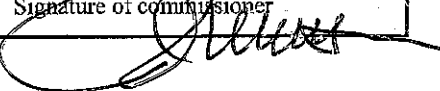
**DECLARATION OF APPLICANT**

I, \_\_\_\_\_, of the 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 Village of Merrickville-Wolford in the United Counties of Leeds-  
Grenville, this 14 day of SEP-2022, 2022

  
Signature of applicant

  
Signature of commissioner  


**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 \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Schedule to Application for Amendment to Merrickville-Wolford

Parcel #1 – earl mcgrath – Lot 26, conc. A, Village of Merrickville-Wolford

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Frontage 1740ft Depth 1806 ft Area 81 acres

Official Plan – Agricultural

Parcel #2 – Part Lot 26, conc. A, designated as part 1, Ref. Plan 15R-12249, Village of Merrickville-Wolford

Frontage 174ft Depth 131ft Area 22,794 square feet

Official Plan – commercial C3

Rezoning as per condition of Severance application B-11-22 attached

Parcel #1 - Rezone the remaining agricultural holding to recognize the 32 ha (80.5 ac) lot size which is less than the minimum 40 ha (99 ac) lot size set out in the "Agricultural (A)" zone (McGrath lands).

Parcel #2 - Rezone the lands to be added to the existing highway commercial property to "Highway Commercial (C3)" so that the entire new lot is appropriately zoned (Ogilvie lands).



**UNITED COUNTIES OF LEEDS AND GRENVILLE  
CONSENT GRANTING AUTHORITY**

**DECISION**

**APPLICATION B-11-22**

We the undersigned members of the Consent Granting Authority of the United Counties of Leeds and Grenville; do hereby certify that the following is a decision reached by us at a hearing held at the Counties Offices, 25 Central Avenue, Brockville, Ontario on **April 27, 2022**. The said decision was reached on the application of **Earl McGrath** to sever a parcel of land being; part of Lot 26, Concession A; **Village of Merrickville-Wolford** having dimensions of approximately 59 metres by 39 metres with an area of 0.2 hectares.

**DECISION:** **GRANTED** providing the conditions as stated below are met.

**REASONS:**

- (1) Subject land is being severed for the purpose of an addition to abutting land and no new lot is being created.
- (2) Division of land is compatible with the intent and purpose of the Official Plan and meets the criteria in Section 51(24) of the Planning Act.

**CONDITIONS:**

- (1) That all conditions imposed in the granting of this decision be met and **one (1)** original paper copy and **one (1)** digital copy of the deposited reference plan of the subject lands, which conforms substantially with the application as submitted, and the instrument relating to the transaction (deed/transfer, grant of right-of-way, etc.) be presented to the Secretary-Treasurer of the Consent Granting Authority for the Certificate of Consent no later than **April 28, 2024**.
- (2) That the severed land be registered on title in the exact same name in which the purchaser's abutting land is registered. A copy of the purchaser's registered deed for the abutting land is to be submitted to the Consent Granting Authority; prior to endorsement of consent on the deed for the severed land. Section 50(3) of the Planning Act shall apply to any subsequent conveyance or transaction involving the severed land.
- (3) That the lands to be added are rezoned to "Highway Commercial" (C3) and the remaining agricultural lands be rezoned to recognize their 32 ha minimum lot size (by way of a zoning by-law amendment application).
- (4) That the applicant deposit a copy of the registered reference plan with the Village Clerk.
- (5) That the applicant pay all outstanding taxes, if any, to the Village.
- (6) That written release of conditions 3, 4 and 5 from the Village be submitted to the Consent Granting Authority prior to endorsement of consent on the deed for the severed land.

**NOTES:**

- (1) The Village had no objection providing conditions 3, 4 and 5 are complied with.
- (2) Rideau Valley Conservation Authority had no objection.
  - The RVCA regulated 1:100 year floodplain is located to the eastern boundary of the retained lot along the shoreline of the Rideau River. Any future habitable development must be outside the floodplain.
  - There is a watercourse (Rideau River) along the eastern boundary of the retained lands. A minimum setback of 30 metres from the watercourse should be respected for future development of any new structures. Please note that any proposed alterations to watercourses/waterbodies requires a permit (with fees) from RVCA under Ontario Regulation 174/06.
  - The south-eastern corner of the retained lands is within the regulated 120 metre adjacent lands to Irish Lake and Creek Provincially Significant Wetland (PSW). These 120 metre adjacent lands to the PSW are regulated by the RVCA. The Regulation Limit is the area to which the Conservation Authority is required to review development and alteration applications under the Conservation Authorities Act (Ont. Reg. 174/06). An EIS may be required to identify areas where development will not interfere

15R10950  
0186 15R10991

68100

0153

0152  
15R7737

0151

0296

15R8431

0289

0285

Michael + Victoria Osilvie

0336 15R11094

0338

0286

Osilvie  
Auto

15R261 0293

68101

0339

East  
McIntosh  
Slacks

179ft  
171ft  
171ft  
171ft

Severina

275ft

174ft

196ft

09-024

Parcel 2  
Parcel 1

1806 ft

Service

PRINTED ON 27 JUN, 2  
FOR BRUCE

SCALE



PROPERTY IN  
GRENVILLE(N)

LEGEND

FREEHOLD PROPERTY  
LEASEHOLD PROPERTY  
LIMITED INTEREST PROPERTY  
CONDOMINIUM PROPERTY  
RETIRED PIN (MAP UPDATE)  
PROPERTY NUMBER  
BLOCK NUMBER  
GEOGRAPHIC FABRIC  
EASEMENT

THIS IS NOT A PLA

NOTE:

REVIEW THE TITLE RECORD  
PROPERTY INFORMATION /  
NOT REFLECT RECENT REG

THIS MAP WAS COMPILED FROM  
DOCUMENTS RECORDED IN THE  
REGISTRATION SYSTEM AND IS  
FOR PROPERTY INDEXING PURPOSES

FOR DIMENSIONS OF PROPER  
RECORDED PLANS AND DOCUMENTS  
ONLY MAJOR EASEMENTS ARE

REFERENCE PLANS UNDERLINED  
REFERENCE PLANS ARE NOT



**From:** Municipal Planning <[MunicipalPlanning@enbridge.com](mailto:MunicipalPlanning@enbridge.com)>  
**Sent:** Tuesday, December 6, 2022 9:52 AM  
**To:** Doug Robertson <[cao@Merrickville-wolford.ca](mailto:cao@Merrickville-wolford.ca)>  
**Subject:** RE: Notice of Zoning By-Law Amendment Application and Public Meeting ZBA-05-2022  
Merrickville-Wolford

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](mailto:MunicipalPlanning@Enbridge.com).

Regards,

**Jasleen Kaur**  
Municipal Planning Coordinator  
Engineering

ENBRIDGE  
TEL: 437-929-8083  
500 Consumers Rd, North York, ON M2J1P8  
[enbridge.com](http://enbridge.com)  
**Safety. Integrity. Respect. Inclusion.**

**From:** Economic Development Officer <[edo@Merrickville-wolford.ca](mailto:edo@Merrickville-wolford.ca)>  
**Sent:** Tuesday, November 22, 2022 7:10 PM  
**To:** [sheena.earl@uclg.on.ca](mailto:sheena.earl@uclg.on.ca); [krista.weidenaar@uclg.on.ca](mailto:krista.weidenaar@uclg.on.ca); Bonnie Norton <[bonnie.norton@cdsbeo.on.ca](mailto:bonnie.norton@cdsbeo.on.ca)>; [development@rvca.ca](mailto:development@rvca.ca); [landuseplanning@hydroone.com](mailto:landuseplanning@hydroone.com); [michael.yee@rvca.ca](mailto:michael.yee@rvca.ca); Municipal Planning <[MunicipalPlanning@enbridge.com](mailto:MunicipalPlanning@enbridge.com)>; [planification@ecolecatholique.ca](mailto:planification@ecolecatholique.ca); UCDSB Contact <[planning@ucdsb.on.ca](mailto:planning@ucdsb.on.ca)>; [executivevp.lawanddevelopment@opg.com](mailto:executivevp.lawanddevelopment@opg.com); Doug Robertson <[cao@Merrickville-wolford.ca](mailto:cao@Merrickville-wolford.ca)>; [susan.millar@pc.gc.ca](mailto:susan.millar@pc.gc.ca); Jonathan Proulx <[inspector@Merrickville-wolford.ca](mailto:inspector@Merrickville-wolford.ca)>; cbo <[cbo@Merrickville-wolford.ca](mailto:cbo@Merrickville-wolford.ca)>; Brad Cole - Public Works Department <[publicworks@Merrickville-wolford.ca](mailto:publicworks@Merrickville-wolford.ca)>; Carpenter, Nancy <[Nancy.carpenter@healthunit.org](mailto:Nancy.carpenter@healthunit.org)>; MacNeil, Ben <[Ben.MacNeil@healthunit.org](mailto:Ben.MacNeil@healthunit.org)>; cbo <[cbo@Merrickville-wolford.ca](mailto:cbo@Merrickville-wolford.ca)>; [development@rvca.ca](mailto:development@rvca.ca); [planification@ecolecatholique.ca](mailto:planification@ecolecatholique.ca); UCDSB Contact <[planning@ucdsb.on.ca](mailto:planning@ucdsb.on.ca)>; [planning@rvca.ca](mailto:planning@rvca.ca); [treasurer@township.montague.on.ca](mailto:treasurer@township.montague.on.ca); [admin@township.montague.on.ca](mailto:admin@township.montague.on.ca); [stephanie.keyes@cdsbeo.on.ca](mailto:stephanie.keyes@cdsbeo.on.ca); [consultations@metisnation.org](mailto:consultations@metisnation.org); [tparker@tanakiwin.com](mailto:tparker@tanakiwin.com); [algonquins@tanakiwin.com](mailto:algonquins@tanakiwin.com); [LindaN@metisnation.org](mailto:LindaN@metisnation.org); [general@northgrenville.on.ca](mailto:general@northgrenville.on.ca); Nicklaus Gibson <[planning@Merrickville-wolford.ca](mailto:planning@Merrickville-wolford.ca)>  
**Subject:** [External] Notice of Zoning By-Law Amendment Application and Public Meeting ZBA-05-2022  
Merrickville-Wolford



Good afternoon, Please see attached Notice of Zoning By-Law Amendment Application and Public Meeting regarding properties at 761 Roses Bridge Road and 714 Kilmarnock Road, both

in the Village of Merrickville-Wolford. A Public Meeting has been scheduled for December 12, 2022 at 6 pm in the Village Council Chambers.

Thank you

*Stacie*

Stacie Lloyd  
Manager, Community Development

Village of Merrickville-Wolford  
317 Brock St W, Box 340  
Merrickville ON K0G 1N0  
Phone (613) 269-4791 Ext 242  
[edo@merrickville-wolford.ca](mailto:edo@merrickville-wolford.ca)





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

December 9, 2022  
22-MWO-ZBA-0063  
ZBA-06-2022

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

Attention: Doug Robertson/Stacie Lloyd

**Subject:      Application for Zoning By-Law Amendment  
Earl McGrath (Owner) & Vicki Ogilvie (Agent)  
PT LOT 25 CON A Wolford  
Village of Merrickville-Wolford  
(Civic Address: 761 Roses Bridge Road)**

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Dear Mr. Robertson/Ms. Lloyd,

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

- Section 2.1 Natural Heritage, 2.2 Water 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

## **PROPOSAL**

The purpose of this zoning by-law amendment is to rezone a 32 hectares (80.5 acres) lot in the "Agriculture (A)" zone (McGrath lands) and rezone lands to be added to the existing highway commercial property "Highway Commercial (C3)" zone so that the entire lot is appropriately zoned (Ogilvie lands).

## **PROPERTY CHARACTERISTICS**

The subject property is approximately 32 hectares (80.5 acres) in size and square shaped. It is flat, agricultural land. The north and east boundaries are along the Rideau River. This is to meet a condition of severance application B-11-22

## **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. A minimum setback of 30 metres from the watercourse should be respected for future development of any new structures. Please note that any proposed alterations to watercourses/waterbodies requires a permit (with fees) from RVCA under Ontario Regulation 174/06.

### **Conclusion**

*In conclusion, the RVCA does not object to the approval of the Zoning By-Law 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,



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

Cc: Vicki Ogilvie (Agent)  
Emma Bennet, RVCA  
Nick Fritzsche, RVCA

December 7, 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 – Zoning By-law Amendment Application ZBA-06-2022 (McGrath)  
761 Ross Bridge Road, Concession A, Pt Lot 24, Wolford and 714 Kilmarnock Road, Concession A, Pt Lot 26 both in the Village of Merrickville-Wolford**

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I have now had an opportunity to review the ZBA Application ZBA-06-2022 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 B11-22 and is requesting site-specific zoning changes that have two effects:

1. Rezone the lands to be added to the existing highway commercial property to Highway Commercial (C3) so that the entire new lot is appropriately zoned.
2. Rezone the remaining agricultural holding to recognize the 32 hectare (80.5 acre) lot size, which is less than the minimum 40 hectare (99 acre) lot size set out in the Agricultural zone.

The consent application B11-22 removed approximately 0.23 ha (0.5 acre) of land from the abutting 32.77 ha (81 acre) agricultural parcel located at 761 Roses Bridge Rd and added these lands to an existing highway commercial operation at 714 Kilmarnock Road. The zoning amendment will place the to-be-enlarged highway commercial holding all within the C3 zone. The amendment will also recognize the reduced size of the agricultural holding at 32 ha (80 ac).

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 highway commercial business (local Napa Autopro centre) that has frontage on Kilmarnock Road. The abutting agricultural lands, from which the lot addition lands were obtain, has frontage on both Kilmarnock Road and Roses Bridge Road.

The surrounding properties consist of a collection of five (5) residential properties, a cemetery 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. The existing highway commercial operation is zoned “Highway Commercial (C3)”.



### **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 32.8 ha in size, less than the minimum lot area of 40 ha. The consent for the lot addition to the abutting commercial business was deemed minor but did require the reduced minimum lot size of the agricultural operation to be recognized.

The existing highway commercial business is deemed to be legal non-conforming in regards to the agricultural designation. The enlargement of the existing business 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 (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).

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 32 ha (80.5 ac).

The existing highway commercial business is zoned “Highway Commercial (C3)”. The intent of the zoning by-law amendment is to rezone the 0.23 ha (0.5 ac) lands to be added to the existing highway commercial business from “Agriculture (A)” to “Highway Commercial (C3)” zone so that the enlarge highway commercial property is all within the C3 zone.

### **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 highway commercial business and the reduced size of the abutting agricultural holding. The proposed zoning by-law amendment is intended to satisfy a condition of consent for B11-2022. 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 horizontal flourish extending to the right.

Forbes Symon, MCIP, RPP  
Senior Planner

## Appendix A – Subject Property



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



Lands to be Rezoned “Highway Commercial (C3)”

For Clerk's use only, if required:

**Recorded Vote Requested By:**

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

Resolution Number: R - - 23

Date: January 9, 2023

Moved by: Gural Ireland Maitland Oldfield

Seconded by: Gural Ireland Maitland Oldfield

**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 9<sup>th</sup> day of January, 2023, under Section 34 of the *Planning Act* to consider zoning by-law amendment applications for lands described as:

761 Roses Bridge Road, described as Wolford Concession A, Pt Lot 24 to ;26 Pt Rd Allowance RP 15R-12249;PART 1, Village of Merrickville-Wolford; and

714 Kilmarnock Road, described as Wolford Concession A, Pt Lot 26 and: RP 15R-11094 PART 2, Village of Merrickville-Wolford;

and now returns to the special meeting of Council.

Carried / Defeated

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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
Oldfield	Y	N

Resolution Number: R - - 23

Date: January 9, 2023

Moved by: Gural Ireland Maitland Oldfield

Seconded by: Gural Ireland Maitland Oldfield

**Be it hereby resolved that:**

By-Law 01-2023, being a by-law to rezone:

The remaining agricultural lands at 761 Roses Bridge Road, described as Woford Concession A, Pt Lot 24 to ;26 Pt Rd Allowance RP 15R-12249;PART 1, Village of Merrickville-Woford; and

The lands to be added to 714 Kilmarnock Road, described as Woford Concession A, Pt Lot 26 and: RP 15R-11094 PART 2, Village of Merrickville-Woford.

be read a first and second time, and that By-law 01-2023 be read a third and final time and passed.

Carried / Defeated

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Michael Cameron, Mayor



**THE CORPORATION OF THE VILLAGE OF MERRICKVILLE-WOLFORD**

**BY-LAW 01-2023**

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

761 Roses Bridge Road/714 Kilmarnock Road, Part Lot 24 and 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 761 Roses Bridge Road, Concession A, Part Lot 24 Former Wolford Township, Now Village of Merrickville-Wolford, from "Agriculture (A)" to "Agriculture – Exception (A-6)" as shown on Schedule "A" attached hereto.
  - b) Schedule "A" to By-law 23-08 is amended by rezoning those lands described as 714 Kilmarnock Road, Concession A, Part Lot 26, Former Wolford Township, Now Village of Merrickville-Wolford, from "Agriculture (A)" to "Highway Commercial (C3)" as shown on Schedule "A" attached hereto.
  - c) Notwithstanding their "Agriculture (A)" zoning designation, those lands identified as "Agriculture – 6 (A-6)" 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:

"11.4.3 A-6 The minimum lot area for an agricultural holding shall be 32 ha (80.5ac)."
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 9th day of January 9 2023.

This By-law read a THIRD time and finally passed this 9th day of January 2023.

\_\_\_\_\_  
MAYOR

CORPORATE  
SEAL OF  
MUNICIPALITY

\_\_\_\_\_  
DOUG ROBERTSON, CAO/CLERK

# SCHEDULE A TO BY-LAW 01-2023



Lands to be rezoned from "Agriculture (A)" to  
"Highway Commercial (C3)"



Lands to be rezoned from "Agriculture (A)" to  
"Agriculture - Exception (A-6)"

Resolution Number: R - - 23

Date: January 9, 2023

Moved by: Gural Ireland Maitland Oldfield

Seconded by: Gural Ireland Maitland Oldfield

**Be it hereby resolved that:** By-law 02-2023, being a by-law to confirm the proceedings of the special Council meeting of January 9, 2023, be read a first and second time, and that By-law 02-2023 be read a third and final time and passed.

Carried / Defeated

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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
Oldfield	Y	N

**THE CORPORATION OF THE VILLAGE OF MERRICKVILLE-WOLFORD**

**BY-LAW 02-2023**

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 January 9, 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 January 9, 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 January 9, 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 9<sup>th</sup> day of January, 2023.

\_\_\_\_\_  
Michael Cameron, Mayor

\_\_\_\_\_  
Doug Robertson, CAO/Clerk

Resolution Number: R - - 23

Date: January 9, 2023

Moved by: Gural Ireland Maitland Oldfield

Seconded by: Gural Ireland Maitland Oldfield

**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
Oldfield	Y	N

Carried / Defeated

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Michael Cameron, Mayor