



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.*
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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 **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 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

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 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:

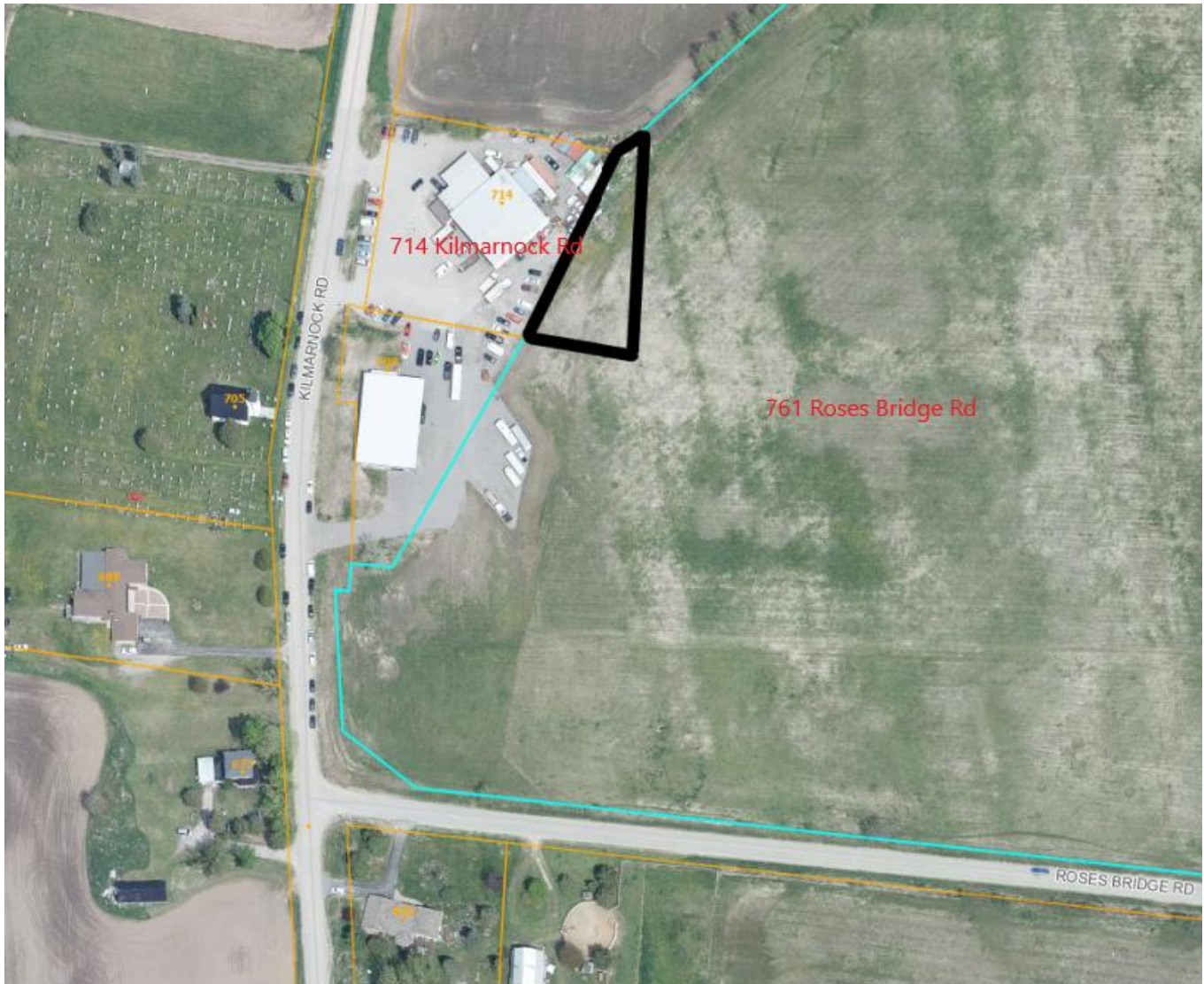
Village of Merrickville-Wolford
Attention: Clerk
P.O. Box 340
317 Brock Street West
Merrickville, ON, K0G 1N0

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 19th day of December 2022.

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