



NOTICE OF DECISION FILE NO. ZBA-06-2022

TAKE NOTICE that the Council of the Corporation of the Village of Merrickville-Wolford passed By-law 01-2023 on the 9th day of January 2023, under Section 34 of the Planning Act.

AND TAKE NOTICE that any person or agency may appeal to the Ontario Land Tribunal in respect of the By-law by filing with the Clerk of the Corporation of the Village of Merrickville-Wolford no later than the 9th day of February 2023, a notice of appeal setting out the objection to the By-law and the reasons in support of the objection.

Only individuals, corporations and public bodies may appeal a zoning by-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf. No person or public body shall be added as a party to the hearing of the appeals unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

AND TAKE NOTICE that an appeal must be accompanied by the prescribed fee of \$300.00 and must be made payable to the Minister of Finance by certified cheque or money order.

An explanation of the purpose and effect of the By-law, describing the lands to which the Bylaw applies, is attached.

EXPLANATORY NOTE

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)

The lands affected by the amendment are located at 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

Dated at the Village of Merrickville-Wolford this 19th day of January 2023.

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

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