

**The Corporation of the
Village of Merrickville-Wolford**

Tuesday, October 15, 2019

A Public Meeting regarding the Official Plan of the Council of the Corporation of the Village of Merrickville-Wolford was held at 6:00 p.m. on Tuesday, October 15, 2019.

Chaired by: Mayor J. Douglas Struthers
Members of Council: Deputy Mayor Michael Cameron
Councillor Bob Foster
Councillor Don Halpenny
Councillor Timothy Molloy

Staff in Attendance: Doug Robertson, CAO/Clerk
Christina Conklin, Deputy Clerk
Randy Wilkinson, Chief Building Official

Disclosure of Pecuniary Interest and the general nature thereof: None.

Approval of Agenda

R-330-19 Moved by Councillor Molloy, Seconded by Councillor Foster

Be it hereby resolved that: The Council of the Corporation of the Village of Merrickville-Wolford does hereby approve the agenda of the Public Meeting of Council regarding the Official Plan of October 15, 2019, as circulated.

Carried.

Mayor's Opening Address:

Mayor Struthers reminded the gallery of the sign-in sheets should anyone wish to receive information regarding Council's adoption of the new Official Plan. Mayor Struthers indicated that the *Planning Act* requires at least one open house be held not sooner than seven days before Council considers the adoption of a new Official Plan. The Village held two open houses, one on October 7th, 2019 in Merrickville and one in Eastons Corners on October 8th, 2019, both of which were well attended with over 100 attendees at the Merrickville Open House and over 25 attendees at the Eastons Corners Open House. The open houses were informal sessions where people could view the new Official Plan, ask questions of our Planner, and make written and oral submissions with respect to changes to the new Official Plan. The Village's Planning Consultant, Doug Grant, made notes of oral submissions and received written submissions. Additional written submissions were also received by the Village in the days following the open houses. The Village has also received additional written comments from public agencies since the proposed Official Plan was posted on the Village website. Mayor Struthers then asked the Planning Consultant to present his findings and any recommendations based on the oral and written submissions that have been received.

Planning:

Doug Grant, Planning Consultant, confirmed that the Village had received, just prior to the open houses, written submissions from public agencies. Additionally, Mr. Grant has notes from his discussions with people at the open houses if the questions or comments were specifically related to the Official Plan. Mr. Grant has reviewed the written submissions and stated that he has a good understanding of the general content contained in the submissions. There are a lot of suggestions but not all are related to the Official Plan as some are related to zoning and land development. Mr. Grant indicated the Village will be addressing all of the submissions that directly relate to the Official Plan, however, recommends at this time that the submissions be reviewed by the Planning Advisory Committee. Following this review, a final draft of the Official Plan would come to Council for approval.

Questions and Comments from Council: No questions or comments.

Questions and Comments from Public:

Jesse McPhail on behalf of Re: Public Urbanism, Tara Shields and Patricia Shields of 906 St. Lawrence Street clarified of item 3 of their written submission to recommend that Council and the

Planner to possibly implement further guidelines for architectural design or standards for higher density residential development that may be outside of special policy heritage areas such as semi-detached, townhouses or apartment walk-ups.

Mike Zaversenuke of 223 Main Street West indicated that he feels Appendix A of the Official Plan is very restrictive. Mr. Zaversenuke suggested changing the title of Appendix A to remove "and designated hamlets" as he feels this may discourage developers to invest in or around the hamlets. Mr. Zaversenuke commented with respect to "street trees along road allowances to provide a full canopy at maturity" that this would be impractical and the addition of trees should be encouraged but not mandatory. Mr. Zaversenuke commented with respect to "building parking should be on side or rear of homes" that most new homes in the urban area and hamlets typically have front garage parking for ease of access and to reduce the home footprint and that home design should not be restricted. With respect to the text "buildings should be reflective of pre WWII designs, Mr. Zaversenuke commented that this restriction should not be included as WWII designs are not definable or enforceable. With respect to the text "modern building designs and bungalows and split level homes should be avoided in favour of two storey buildings" Mr. Zaversenuke commented that new home development, especially for seniors and single level homes without stairs should be encouraged. Mr. Zaversenuke submitted his comments in writing.

Anne Barr of 322 Main Street West commented that special a heritage policy area is crucial to the continued preservation of the characteristics of downtown Merrickville and the hamlets and voiced her support for keeping that Annex and would like to see a more rigid definition as opposed to recommendations and suggestions.

Chuck Fournier of 7 Ash Lane inquired as to whether the Official Plan should address the concept of connectivity. Mr. Fournier commented that he has received feedback that broadband access is very important to attracting new residents and commented that there should be a policy in place for Council to make a concerted effort to get all of Merrickville connected to high speed broadband.

Ron Eagle of 912 St. Lawrence Street commented that new builds should not have to comply with heritage guidelines and that there should not be too much restriction on new developments.

Rod Fournier of 112 Aaron Merrick Drive commented that the new Official Plan does not look at the big picture for Merrickville and reflects Provincial and County requirements but does not reflect what the people of Merrickville would like their Village to be in 10 years.

Rod Fournier indicated he would like to hear a summary of the questions that have been asked, written or otherwise.

Jesse McPhail on behalf of Re: Public Urbanism, Tara Shields and Patricia Shields of 906 St. Lawrence Street inquired as to whether there are any site plan guidelines and whether there would be an option for an Official Plan to pursue architectural guidelines.

Mike Zaversenuke commented that the idea of modern development and historical development are not necessarily conflicting items and that the Village should look at what our Heritage 2 area really is and if there are streets that do not have heritage buildings should be removed as part of the Heritage 2 area.

Stu Hamill of 369 Walford Centre Road inquired as to where the Official Plan directs development, how much land is available for urban development and what does the Official Plan do to protect the rural areas?

Motion to Direct the Planning Advisory Committee:

R-331-19 Moved by Councillor Foster, Seconded by Councillor Halpenny

WHEREAS the Council of the Village of Merrickville-Wolford has advertised and held Open Houses to receive input into the proposed new Official Plan, as required under the *Planning Act*;

AND WHEREAS Council has advertised a Public Meeting to consider the proposed new Official Plan, as required under the *Planning Act*;

AND WHEREAS Council has received written and oral submissions with respect to the proposed new Official Plan;

AND WHEREAS Council deems it advisable that the written and oral submissions be referred to the Planning Advisory Committee, in consultation with the planning consultant, for review;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Village of Merrickville-Wolford does hereby direct the Planning Advisory Committee to consider the written and oral submissions with respect to the proposed new Official Plan for adoption by Council.

Carried.

Confirming By-Law

R-332-19 Moved by Councillor Foster, Seconded by Councillor Molloy

Be it hereby resolved that: By-law 56-2019, being a by-law to confirm the proceedings of the Public Meeting of Council regarding the Official Plan of October 15, 2019, be read a first and second time, and that By-law 56-2019 be read a third and final time and passed.

Carried.

Adjournment

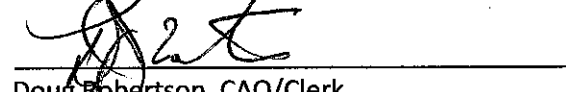
R-333-19 Moved by Councillor Halpenny, Seconded by Councillor Molloy

Be it hereby resolved that: This meeting of the Council of the Corporation of the Village of Merrickville-Wolford does now adjourn at 6:40 p.m. until the next regular meeting of Council on Monday, October 28, 2019 at 7:00 p.m., or until the call of the Mayor subject to need.

Carried.



J. Douglas Struthers, Mayor



Doug Robertson, CAO/Clerk