

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

Tuesday, November 17, 2020

A special meeting of the Council of the Corporation of the Village of Merrickville-Wolford was held at 7:30 p.m. on Tuesday, November 17, 2020 at the Merrickville Community Centre, 106 Read Street, Merrickville.

**Chaired by:**

Mayor J. Douglas Struthers

**Members of Council:**

Deputy Mayor Michael Cameron  
Councillor Don Halpenny  
Councillor Bob Foster  
Councillor Timothy Molloy

**Staff in Attendance:**

Doug Robertson, CAO/Clerk  
Christina Conklin, Deputy Clerk

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

**Approval of Agenda**

**R-283-20** Moved by Councillor Foster, Seconded by Councillor Molloy

**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 November 17, 2020, as circulated.

Carried.

**Public Meeting:**

**R-284-20** Moved by Deputy Mayor Cameron, Seconded by Councillor Halpenny

**Be it hereby resolved that:** The Council of the Corporation of the Village of Merrickville-Wolford does hereby move to a Public Meeting under Sections 51 (20) and (21) and Section 34 of the *Planning Act*, as amended.

Carried.

**Note:** Council moved to the public meeting at 7:35 p.m.

Mayor Struthers stated "As required under Sections 51(20) and 34 (12) of the Planning Act R.S.O. 1990, this public meeting is being held for the purpose of providing the public with information and material related to the proposed draft plan of subdivision and draft zoning by-law amendment. This is the public's opportunity to provide comments on the proposed development applications, prior to the United Counties of Leeds and Grenville making a decision on the draft plan of subdivision and the Village Council making a decision on the proposed Zoning By-law Amendment.

The proposed residential plan of subdivision consists of forty-three (43) lots, thirty-eight (38) to be developed with single detached dwellings and five (5) to be developed with semi-detached dwellings for a total of forty-eight (48) residential unites planned for the site. The lots are to be serviced by municipal water and sewer.

The corresponding zoning by-law amendment is to rezone the 3.54 hectare property from Development (D) to Residential Two – Exception (R2-EX) to permit the development of the 48 residential unites. All provisions of the R2 zone will apply to the R2-EX zone except for lot frontage which is requested to be reduced from 18 metres to 12 metres. All other provisions of the Village's Zoning By-law #23-08 shall apply."

Mayor Struthers introduced himself and members of Council, as well as staff present at the meeting. Mayor Struthers indicated that the Planner retained by the Village, Forbes Symon of Jp2g Consultants Inc. was also in attendance.

Mayor Struthers further stated "This public meeting is intended to provide the public with information and material related to the proposed subdivision and to give the public an opportunity to make presentation to the Council regarding their thoughts on both the draft plan of subdivision and proposed Zoning By-law Amendment. It is the Council's responsibility to consider all the facts and deliberate on the merits of both applications. At anytime during the

proceedings Council members may ask questions through the Chair to obtain information or seek clarification of statements.

Those members of the public who wish to be heard on this matter will be asked to make a statement to the proposed draft plan of subdivision and zoning by-law amendment. If the member of the public wishes to ask questions or seek clarification they will ask their questions through the Chair, who will direct the question to the appropriate person.”

Mayor Struthers asked Village staff to provide confirmation on how notice of the public meeting was provided. Ms. Conklin indicated that notice of the meeting was given through an advertisement in the Kemptville Advance, through regular mail to residents within 120 meters of the subject lands, on the Village’s website, and through signage placed on the subject lands. Mayor Struthers outlined the order of proceedings of the public meeting and indicated that any person who has attended this public meeting would be provided with an opportunity to comment on the proposed development applications, and that the applicant would be provided an opportunity to respect to comments or questions from the public.

Mayor Struthers gave notice of appeal rights, and stated “Please be cautioned that the public only have a right of appeal on the proposed zoning by-law amendment application. Recent changes to the *Planning Act* under Bill 108 have removed the public’s rights to appeal decisions on draft plans of subdivision. Regarding rights of appeal on the proposed zoning by-law amendment, only those persons who make oral submissions at this public meeting or make written submissions to the Village of Merrickville Wolford before a decision is made by Council will have a right of appeal to the Local Planning Appeal Tribunal (LPAT). Notwithstanding the recent changes to the Planning Act regarding subdivision appeal rights, public comments are important and valued by Council and will be given careful consideration by Council in terms of its recommendations and actions.”

Mayor Struthers invited the Applicant to present the Planning Justification Report. Mr. James Ireland of Novatech made a presentation with respect to the nature and effect of the plan of subdivision and zoning by-law amendment.

Mayor Struthers invited members of the public to make oral submissions.

**Mike Venables (171 County Road 23)** inquired as to whether there would be two families living on each of the 5 or 6 lots that may be developed as semi-detached housing. Mr. Venables inquired whether the total of 48 or 49 houses would represent between 58 or 60 houses for families. Mr. Sheets responded that there are 43 lots, of which 6 can be developed with semi-detached housing. Mr. Sheets further provided that there are 37 lots which could be developed as single detached dwellings with an additional 6 lots that could be developed as semi-detached dwellings, however, the developer could choose to develop single detached dwellings on those 6 lots as opposed to semi-detached. Mr. Sheets indicated that the 6 lots are the only lots that have the potential of being developed as semi-detached.

**Bill McMullen (511 St. Lawrence Street)** inquired why the developer would want to develop lots that are only 12 meters in lot frontage and how close together would those houses be. Mr. McMullen commented that he does not think this is conducive to the way the Village looks now and does not think this proposal will fit well having so many houses in a space that is not designed for such close development.

Mr. Ireland indicated that if the lots have frontages of 18 meters, the potential number of houses may be reduced.

**Nick Previsich (517 Elgin Street)** inquired whether development charges are being charged to the developer. Mayor Struthers indicated that the Village does not have development charges implemented. CAO Robertson indicated that there are development charges and development fees and that the Village has development fees and not development charges. Mr. Previsich asked for confirmation that no development charges were being collected. Mayor Struthers and CAO Robertson reiterated that the Village does not have development charges in place and, as such, confirmed that development charges are not being collected. Mr. Previsich commented that all surrounding municipalities were charging development charges and inquired why this municipality was not. Mayor Struthers responded that the Village has chosen development fees as opposed to development charges but indicated that it is a tool that the municipality could consider. Mr. Previsich indicated that every other municipality imposes development charges in order to offset the impact that the development has on the community such as recreation, library charges, health

services, and that this community is not utilizing development charges not only for this development but for Merrickville Grove as well. Mayor Struthers indicated that, conversely, development charges would be recovered through an increase in the cost of housing. Mr. Previsich commented that they should be added to the cost of housing. Mayor Struthers indicated that an issue that many communities who have implemented development charges are facing is the inability to provide affordable housing.

Mr. Previsich expressed his concern with respect to the density of this development in addition to the density of Merrickville Grove citing that it places an impact on transportation and quality of life and inquired as to how that is being addressed as a cumulative effect. Mayor Struthers indicated that those issues are addressed through traffic studies and other studies throughout the process. Mayor Struthers indicated that the Official Plan encourages growth and the municipality can handle this type of growth. Mayor Struthers provided an example of Merrickville Estates, Phase I, Phase II and Phase III, which is approximately 70 houses which has been incorporated in terms of the viability of growth in the municipality, however, Mayor Struthers reiterated that this is a special meeting specifically with respect to Phase II of McLean Landing. Mr. Previsich again inquired with respect to the cumulative impact of this development and the Merrickville Grove development and whether an analysis has been completed. Mr. Sheets clarified that he has not made any presentation with respect to Merrickville Grove and that he is not a consultant associated with Merrickville Grove, he represents McLean Landing Phase II. Mr. Sheets indicated that a serviceability report has been completed for the site which addresses the impacts on the water and wastewater systems, as well as a traffic study and an environmental impact statement. Mr. Previsich inquired as to whether these studies also took into account the impacts of Merrickville Grove. Mr. Sheets indicated that no, they did not.

Mr. Previsich inquired whether Mr. McBane was the representative of Park View Homes to which the response was no. Mr. Previsich inquired as to whether any representatives of Park View Homes were in attendance. Mr. Sheets advised Mr. Previsich that this was not a Park View Homes meeting and that this meeting is in regard to McLean Landing Phase II. Mr. Previsich inquired whether Park View Homes was the developer of this subdivision application. Councillor Molloy indicated that no, Park View Homes is not the developer. Mr. Previsich apologized for his confusion.

With no further questions or comments being noted at this time, Mayor Struthers stated "As there are no further questions, this Public Meeting is now concluded. Following this public meeting, the Council will reconvene its regular session of the meeting. The meeting is open to the public and people who have participated in the public meeting are welcome to remain and observe the Council proceedings. However, the Council meeting is not open for comments or questions from the public and we request that people in attendance refrain from making comments or taking actions that could interrupt or interfere with the Council meeting.

Council may decide to defer the consideration of the applications to allow for further information or clarification. Council may also decide to recommend approval of the applications, with or without specific terms and conditions. Council may also decide to recommend that the applications be refused, stating the reasons why such action should be taken.

Following the public meeting, Council will be responsible for making a recommendation to the United Counties, the approval authority for plans of subdivision, including any conditions Council deems appropriate for the draft plan of subdivision. This will be done at a future Council meeting upon receipt of a final report from our consultant planner. Council will also be responsible for considering the approval of the proposed Zoning By-law Amendment intended to implement the subdivision."

**R-285-20** 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 return to the regular session of the special Council meeting.

Carried.

**R-286-20** Moved by Councillor Foster, Seconded by Councillor Molloy

**Be it hereby resolved that:** The Council of the Corporation of the Village of Merrickville-Wolford does hereby direct.Jp2g Consultants Inc. to bring forward a report to Council on December 14, 2020 with recommendations regarding how best to proceed with the consideration of the McLean Landing Phase II Subdivision and Zoning

By-law Amendment applications, as well as an assessment of public comments and written submissions received.

Carried.

CAO Robertson indicated that any written comments received before December 9, 2020 would be factored into the aforementioned report from Jp2g Consultants Inc.

**Confirming By-Law**

**R-287-20** Moved by Councillor Halpenny, Seconded by Councillor Molloy

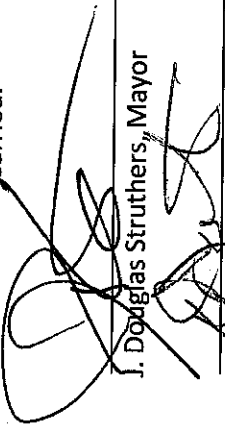
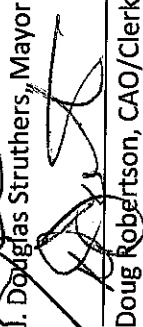
**Be it hereby resolved that:** By-law 61-2020, being a by-law to confirm the proceedings of the special Council meeting of November 17, 2020, be read a first and second time, and that By-law 61-2020 be read a third and final time and passed.  
Carried.

**Adjournment**

**R-288-20** Moved by Councillor Foster, Seconded by Councillor Molloy

**Be it hereby resolved that:** This special meeting of the Council of the Corporation of the Village of Merrickville-Wolford does now adjourn at 8:00 p.m. until the next regular meeting of Council on Monday, November 23, 2020 at 7:00 p.m., or until the call of the Mayor subject to need.

Carried.

  
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J. Douglas Struthers, Mayor  
  
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Doug Robertson, CAO/Clerk