

**CORPORATION OF THE VILLAGE OF MERRICKVILLE-WOLFORD  
BY-LAW No. 24-17**

**Being a By-law to Amend Zoning By-law No. 23-08, as Amended**

**Charlotte Street  
Merrickville Ward**

**(Princiotta)**

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**WHEREAS** Section 34(1) of the *Planning Act*, R.S.O., 1990, Chapter P.13, authorizes Council to pass by-laws to regulate the use of lands and the character, location and use of buildings and structures within the Village of Merrickville-Wolford;

**AND WHEREAS** the Council of the Corporation of the Village of Merrickville-Wolford deems it advisable to amend Zoning By-law No. 23-08, as amended, as hereinafter set forth;

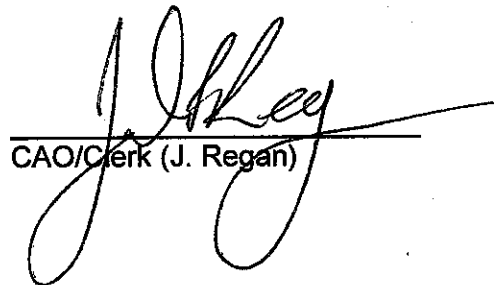
**NOW THEREFORE** the Council of the Corporation of the Village of Merrickville-Wolford enacts as follows:

1. The lands affected by this By-law are shown as outlined by heavy black lines on Schedule "A" which is attached hereto and forms part of this By-law.
2. Schedule "B" to Zoning By-law No. 23-08, as amended, is hereby further amended by changing the zoning of the lands affected by this By-law from "Residential Type 1" (R1) to "Residential Type 2" (R2).

This By-law given its first and second readings on this 24<sup>th</sup> day of April, 2017

This By-law given its third and final reading and passed under the Corporate Seal on this 24<sup>th</sup> day of April, 2017.

  
Mayor (D. Nash)

  
CAO/Clerk (J. Regan)

## Purpose and Effect of the By-law

### *Location and Site*

The Zoning By-law Amendment affects a property of approximately 8,890 m<sup>2</sup> (approximately 2.2 acres), located on the west side of Charlotte Street in Merrickville. It also affects the unopened Wellington Street East road allowance along the southern boundary of the property. The land is currently vacant.

### *Proposed Development*

The applicant is proposing to develop a plan of subdivision by extending Wellington Street East through the property to create 9 semi-detached lots (18 dwelling units) and potentially 1 single detached lot.

### *Zoning By-law Amendment*

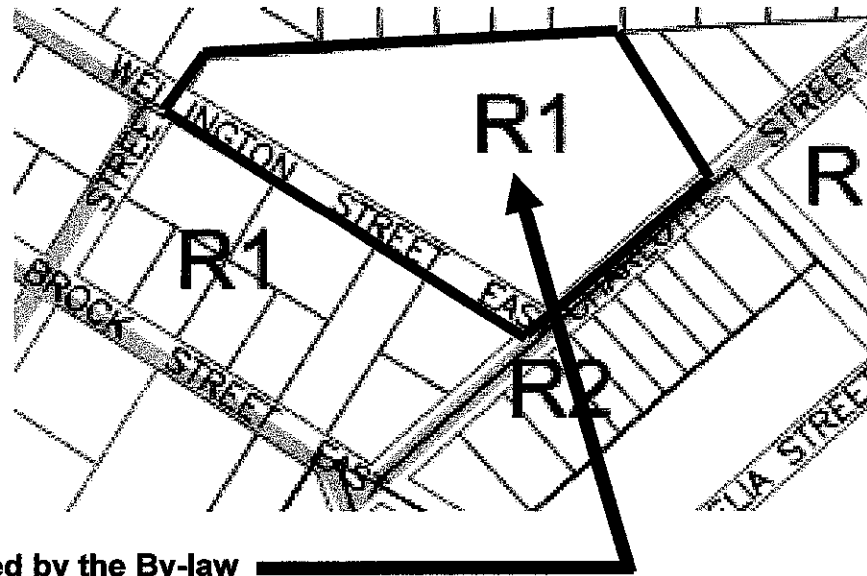
The subject property and the abutting unopened Wellington Street East road allowance were zoned *Residential Type 1 Zone (R1)*.

The Zoning By-law Amendment rezones the land to the *Residential Type 2 Zone (R2)* in order to permit the proposed semi-detached dwellings.

### *Future Plan of Subdivision*

A plan of subdivision application will be required in future, and will require another Public Meeting to consider the proposed subdivision.

### Key Map



**Area affected by the By-law**