



VILLAGE OF MERRICKVILLE-WOLFORD

**Agenda for Council
Council Chambers**

Regular Council Meeting 7:00 p.m.

Monday, August 14, 2023

IMPORTANT NOTICE: This meeting will be held in person and will be open to the public in the Council Chambers. It will also be recorded and livestreamed electronically on the “Village of Merrickville-Wolford” YouTube channel accessible by clicking [here](#).

1. **Call to Order**
2. **Disclosure of Pecuniary Interest and the general nature thereof**
3. **Approval of the Agenda**
4. **In-Camera**
 1. Advice that is subject to solicitor-client privilege, including communications necessary for that purpose.
 2. Personal matters about an identifiable individual, including municipal or local board employees.
5. **Minutes**

Approval of Minutes – special Council meeting of July 10, 2023
Approval of Minutes – regular Council meeting of July 10, 2023
Approval of Minutes – special Council meeting of July 25, 2023
Receipt of Library Board Minutes – meeting of March 8, 2023
Receipt of Library Board Minutes – meeting of June 6, 2023
Receipt of Library Board Minutes – meeting of June 27, 2023
6. **Planning**

Report – Comments on Draft Plan of Subdivision (Carley’s Corners)
Report – Consent Application B-60-23 (Turgeon)
STP Capacity Consultant Verbal Update – Jp2g Consultants Inc.
7. **Public Works**

2023 Gravel Roads Needs Study
Report PW-06-2023: Paving of Read Street
Report PW-05-2023: 1st & 2nd Quarter Operations Department Report
8. **Delegations**

Dr. Linna Li – Leeds, Grenville & Lanark District Health Unit
Tina Stevens - Valley Heartland CFDC
9. **Fire Department**

Report FD-01-2023: 1st & 2nd Quarter Fire Department Report
10. **Finance**

Report FIN-08-2023: 1st and 2nd Quarter Finance Department Report
11. **CBO**

Report CBO-02-2023: 1st and 2nd Quarter Building Department Report
12. **Correspondence**

Merrickville European Classic Car Show - Fee Waiver Request Letter
Merrickville Artists’ Guild - Signage By-law Exemption Request
TNIM – Community Centre Boxcar Request Letter
13. **CAO**

By-law 41-2023: Establishment of Blockhouse Museum Board
14. **Notices of Motion**

Pride Month (Deputy Mayor Barr)
Replacement of Baseball Diamond Lights (Mayor Cameron)

Municipal Wide Garbage and Recycling Service (Mayor Cameron)
Request RFQ to Improve Road Infrastructure (Mayor Cameron)
Committee of the Whole (Councillor Ireland)

15. **Deferred Items** Formation of Finance Committee (Councillor Ireland)

16. **Public Question Period to Council**

17. **Next meeting of Council:** Monday, September 11, 2023 at 7:00 p.m.

18. **Confirming By-Law:** 40-2023 re: Confirm Proceedings of Council meeting of August 14, 2023

19. **Adjournment**

For Clerk's use only, if required:

Recorded Vote Requested By:

Barr	Y	N
Cameron	Y	N
Gural	Y	N
Ireland	Y	N
Maitland	Y	N

Resolution Number: R - - 23

Date: August 14, 2023

Moved by: Barr Gural Ireland Maitland

Seconded by: Barr Gural Ireland Maitland

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby approve the agenda of the regular Council meeting of August 14, 2023 as:

___ circulated.

___ amended.

Carried / Defeated

Michael Cameron, Mayor

For Clerk's use only, if required:

Recorded Vote Requested By:

Barr	Y	N
Cameron	Y	N
Gural	Y	N
Ireland	Y	N
Maitland	Y	N

Resolution Number: R - - 23

Date: August 14, 2023

Moved by: Barr Gural Ireland Maitland

Seconded by: Barr Gural Ireland Maitland

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby move to an "In-Camera" session at _____p.m. under Section 239 (2) of the *Municipal Act, 2001*, as amended, to address matters pertaining to:

1. Advice that is subject to solicitor-client privilege, including communications necessary for that purpose.
2. Personal matters about an identifiable individual, including municipal or local board employees.

Carried / Defeated

Michael Cameron, Mayor

For Clerk's use only, if required:

Recorded Vote Requested By:

Barr	Y	N
Cameron	Y	N
Gural	Y	N
Ireland	Y	N
Maitland	Y	N

Resolution Number: R - - 23

Date: August 14, 2023

Moved by: Barr Gural Ireland Maitland

Seconded by: Barr Gural Ireland Maitland

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby rise and report from the "In Camera" session of the regular Council meeting, with staff being given direction, at _____ p.m.

Carried / Defeated

Michael Cameron, Mayor

For Clerk's use only, if required:

Recorded Vote Requested By:

Barr	Y	N
Cameron	Y	N
Gural	Y	N
Ireland	Y	N
Maitland	Y	N

Resolution Number: R - - 23

Date: August 14, 2023

Moved by: Barr Gural Ireland Maitland

Seconded by: Barr Gural Ireland Maitland

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby approve the Minutes of the special Council meeting of July 10, 2023, as

_____ circulated.

_____ amended.

Carried / Defeated

Michael Cameron, Mayor

The Corporation of the Village of Merrickville-Wolford

Monday, July 10, 2023, 6:00 p.m.

Chaired by: Mayor Michael Cameron
Members of Council: Deputy Mayor Anne Barr
Councillor Margaret Gural
Councillor Stephen Ireland
Councillor Ronnie Maitland

Staff in Attendance: Doug Robertson, CAO/Clerk
Julia McCaugherty-Jansman, Deputy Clerk
Forbes Symon, Senior Planner, Jp2g Consultants

Guests: Kate Folk, Applicant
Marilou Arends, Applicant

IMPORTANT NOTICE: This meeting was held in person and was open to the public in the Council Chambers. It was recorded and livestreamed electronically on the “Village of Merrickville-Wolford” YouTube Channel accessible by clicking [here](#).

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

Approval of Agenda

R-213-23 Moved by Councillor Ireland, Seconded by Councillor Gural

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 July 10, 2023, as circulated.

Carried.

Move to Public Meeting

R-214-23 Moved by Deputy Mayor Barr, Seconded by Councillor Maitland

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby move to a Public Meeting under Section 34 of the *Planning Act*, as amended.

Carried.

Michael Friend, 136 Rideau Street, provided comment pertaining to the ZBA-02-2023 file. He submitted written correspondence for Council consideration, as well as provided comments verbally during the public meeting expressing opposition of the application and encouraged Council to defer the application.

Return to Special Meeting of Council

R-215-23 Moved by Deputy Mayor Barr, Seconded by Councillor Ireland

Be it hereby resolved that:

Whereas the Council of the Corporation of the Village of Merrickville-Wolford now closed the statutory public meeting held this 10th day of July, 2023, under Section 34 of the Planning Act to consider zoning by-law amendment applications for lands described as:

205 Mill Street, Village of Merrickville-Wolford, described as Plan 6 Lot 2 Lot 3 Pt Lot 1; Pt Lot 4 in the Village of Merrickville-Wolford.

and now returns to the special meeting of Council.

Carried.

By-Laws

R-216-23 Moved by Deputy Mayor Barr, Seconded by Councillor Ireland

Be it hereby resolved that:

By-law 36-2023, being a by-law to rezone:

205 Mill Street, Village of Merrickville-Wolford, described as Plan 6 Lot 2 Lot 3 Pt Lot 1; Pt Lot 4 in the Village of Merrickville-Wolford

be read a first and second time, and that By-law 36-2023 be read a third and final time and passed.

Carried.

Confirming By-Law

R-217-23

Moved by Councillor Ireland, Seconded by Councillor Maitland

Be it hereby resolved that:

By-law 37-2023, being a by-law to confirm the proceedings of the special Council meeting of July 10, 2023, be read a first and second time, and that By-law 37-2023 be read a third and final time and passed.

Carried.

Adjournment

R-218-23

Moved by Councillor Gural, Seconded by Councillor Maitland

Be it hereby resolved that:

This special meeting of the Council of the Corporation of the Village of Merrickville-Wolford does now adjourn at 6:52 p.m. until the call of the Mayor subject to need.

Carried.

Michael Cameron, Mayor

Doug Robertson, CAO/Clerk

For Clerk's use only, if required:

Recorded Vote Requested By:

Barr	Y	N
Cameron	Y	N
Gural	Y	N
Ireland	Y	N
Maitland	Y	N

Resolution Number: R - - 23

Date: August 14, 2023

Moved by: Barr Gural Ireland Maitland

Seconded by: Barr Gural Ireland Maitland

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby approve the Minutes of the regular Council meeting of July 10, 2023, as

_____ circulated.

_____ amended.

Carried / Defeated

Michael Cameron, Mayor

The Corporation of the Village of Merrickville-Wolford

Monday, July 10, 2023, 7:00 p.m.

Chaired by: Mayor Michael Cameron
Members of Council: Deputy Mayor Anne Barr
Councillor Margaret Gural
Councillor Stephen Ireland
Councillor Ronnie Maitland

Staff in Attendance: Doug Robertson, CAO/Clerk
Julia McCaugherty-Jansman, Deputy Clerk
Kirsten Rahm, Treasurer/ Manager, Finance

Guests: Forbes Symon, Senior Planner, Jp2g Consultants
Jamie Pollock, Auditor, MNP
Jacob Hanlon, Food Cycle Science
Jacqueline Johnston, Forbes Bros Group

IMPORTANT NOTICE: This meeting was held in person and was open to the public in the Council Chambers. It was recorded and livestreamed electronically on the “Village of Merrickville-Wolford” YouTube Channel accessible by clicking [here](#).

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

Approval of Agenda

R-219-23 Moved by Deputy Mayor Barr, Seconded by Councillor Ireland

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby approve the agenda of the regular Council meeting of July 10, 2023, as amended.

(Note: The agenda was amended to include a motion regarding a donation to the Merrickville Legion brought forward by Mayor Cameron to be placed prior to the Notice of Motion section. The agenda was also amended to include a Notice of Motion from Deputy Mayor Barr pertaining to the declaration of June as Pride Month beginning in 2024 to be brought to the August 14 regular meeting.)

Carried as amended.

Minutes

R-220-23 Moved by Councillor Gural, Seconded by Councillor Maitland

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby approve the Minutes of the regular Council meeting of June 12, 2023, as amended.

(Note: The minutes were amended to change the wording on Councillor Gural’s Notice of Motion from ‘Carried’ to ‘Received’).

Carried as amended.

R-221-23 Moved by Deputy Mayor Barr, Seconded by Councillor Gural

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby approve the Minutes of the special Council meeting of June 20, 2023.

Carried.

Planning

R-222-23 Moved by Councillor Gural, Seconded by Councillor Maitland

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby receive the report submitted by Forbes Symon, Senior Planner for Jp2g Consultants, dated June 14, 2023 regarding the Review of Changes to the Planning Act as a result of Bill 97, for information purposes.

Carried.

R-223-23 Moved by Councillor Gural, Seconded by Councillor Maitland
Be it hereby resolved that:
The Council of the Corporation of the Village of Merrickville-Wolford does hereby receive draft comments from Rideau Valley Conservation Authority regarding the proposed Provincial Planning Statement, for information purposes.

Carried.

Finance

R-224-23 Moved by Councillor Ireland, Seconded by Deputy Mayor Barr
Be it hereby resolved that:
The Council of the Corporation of the Village of Merrickville-Wolford does hereby receive and approve the draft Financial Statements as prepared by MNP LLP, for the year ending December 31, 2022.

Carried.

R-225-23 Moved by Councillor Gural, Seconded by Councillor Maitland
Be it hereby resolved that:
The Council of the Corporation of the Village of Merrickville-Wolford does hereby receive Report FIN-07-2023 for information purposes; and
That Council adopt the report reflecting the 2023 budget as adjusted to reflect the PSAB expenses as required under Ontario Regulation 284/09.

Carried.

Delegations

R-226-23 Moved by Deputy Mayor Barr, Seconded by Councillor Gural
Be it hereby resolved that:
The Council of the Corporation of the Village of Merrickville-Wolford does hereby receive the delegation of Jacob Hanlon, Food Cycle Science, regarding the Municipal Food Waste Diversion Program, for information purposes.

Carried.

Correspondence

R-227-23 Moved by Councillor Gural, Seconded by Councillor Maitland
Be it hereby resolved that:
WHEREAS at the regular meeting on June 12, 2023, the Council of the Corporation of the Village of Merrickville-Wolford received a delegation presentation from Arie Hoogenboom, Mayor of Rideau Lakes, regarding the funding opportunities and process for Maple View Landings Long-Term Care Home;
AND WHEREAS Council does hereby receive correspondence from Lesley Todd, Long-Term Care Fundraising Coordinator, dated June 13, 2023, regarding the funding options that are available to support the fundraising efforts;
NOW THEREFORE BE IT RESOLVED THAT Council does hereby approve and direct staff to provide a donation to the funding of Maple View Landings Long-Term Care Home on behalf of the Village of Merrickville-Wolford in the amount of \$9300 for the purposes of \$3100 per year starting in 2024.

Carried.

CBO

R-228-23 Moved by Deputy Mayor Barr, Seconded by Councillor Maitland
Be it hereby resolved that:
The Council of the Corporation of the Village of Merrickville-Wolford does hereby receive Report CBO-01-2023; and
That Council does hereby approve the application process for Heritage Property Tax Relief for the property at 206 Colborne Street East, Merrickville, Ontario, in the amount of \$524.00 for this fiscal year for this property.

Carried.

CAO

R-229-23

Moved by Councillor Ireland, Seconded by Councillor Gural

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby receive the report from Andrew MacDonald, Mechanical Engineer for Jp2g consultants Inc., dated July 4, 2023 regarding the Merrickville STP Capacity Calculation, for information purposes.

Carried.

R-230-23

Moved by Councillor Maitland, Seconded by Deputy Mayor Barr

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby receive the report from Andrew MacDonald, Mechanical Engineer for Jp2g consultants Inc., dated June 27, 2023 regarding a summary of the Merrickville STP overflow event on April 5, 2023, for information purposes.

Carried.

R-231-23

Moved by Deputy Mayor Barr, Seconded by Councillor Gural

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby receive the report from Neil Caldwell, Consulting Engineer for Jp2g consultants Inc., dated July 5, 2023 regarding a review of a funding opportunity for the Disaster Mitigation and Adaptation Fund, for information purposes.

Carried.

R-232-23

Moved by Deputy Mayor Barr, Seconded by Councillor Gural

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby receive the provided documents pertaining to the Blockhouse Museum Board as drafted by the Village's lawyer, for information purposes; and

That Council does hereby direct staff to bring back an appropriate by-law to pursue the formation of a Blockhouse Museum Board.

Carried.

R-233-23

Moved by Councillor Gural, Seconded by Deputy Mayor Barr

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby receive report CAO-04-2023, being a report to update Council on the grant applications that have been sought out and applied for by Village staff from 2018 until June 2023, for information purposes.

Carried.

Councillor Maitland excused himself from the meeting at 8:56 p.m. due to a pecuniary interest for the Xplore Inc. Telecommunications Tower Application item.

R-234-23

Moved by Councillor Ireland, Seconded by Councillor Gural

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby receive the correspondence dated June 8, 2023 from Xplore Inc. regarding a proposed telecommunication tower application number ON 8472 for information purposes; and

That Council does hereby direct the CAO/Clerk to require the applicant to issue public communications as required in legislation and to hold a public meeting should any interested parties register for the public meeting; and

That Council does hereby direct the CAO/Clerk to cause a report to be brought back to Council at a future meeting for Council consideration.

Carried.

Councillor Maitland returned to the meeting at 9:01 p.m.

R-235-23

Moved by Mayor Cameron, Seconded by Councillor Ireland

Be it hereby resolved that:

WHEREAS it is important for a Council to support its community;

AND WHEREAS the Merrickville Legion is one of those that is deserving of that support;

AND WHEREAS the Canada Day budget included \$600.00 to feed the RCMP Pipe Band and the funds were not used;

AND WHEREAS the Merrickville Legion welcomed and fed the RCMP Pipe Band at no cost to the Municipality;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Village of Merrickville-Wolford does hereby direct the funds to feed the RCMP Pipe Band in the Canada Day budget, and that amount be donated to the Merrickville Legion's fundraiser in support of Veteran's House in the amount of \$600.00.

Carried.

Notices of Motion

R-236-23

Moved by Councillor Gural, Seconded by Councillor Maitland

Be it hereby resolved that:

WHEREAS the goal of increasing housing supply and reducing barriers in planning processes as set out in the recent legislative, regulatory, and policy changes, including new provisions from Bill 23, More Homes Built Faster Act is welcomed; and

WHEREAS the proposed Provincial Planning Statement (sections 2.6 and 4.3) would dramatically remove municipal power and render aspects of the Village of Merrickville-Wolford Official Plan and other official plans throughout Ontario inoperative, terminate some local planning autonomy, and directly interfere with municipalities' ability to meet local variation and unique community needs; and

WHEREAS the proposed PPS changes that would allow proliferation of lots with protection restricted to specialty crop areas only diminishes the purpose, use and integrity of rural and agricultural lands, thereby removing protection and restricting future uses of those lands; and

WHEREAS the proposed PPS changes encourage sprawl and rural roadway strip development, rather than more fiscally and environmentally sustainable practices like intensification in established settlement areas; and

WHEREAS the Rideau Valley Conservation Authority has played a crucial role in providing planning input and reviewing services and environmentally sustainable practices like intensification in established settlement areas; and

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Village of Merrickville-Wolford urges the province to:

- Pause proposed changes to the PPS, particularly regarding natural heritage (section 4.1) and agricultural lands (section 2.6 and 4.3)
- Reinvest trust in the local planning authority of all 444 municipalities, recognizing that each one has unique landscapes, housing needs and visions for local planning matters
- Follow the recommendations provided by the Rideau Valley Conservation Authority

AND THAT our fellow municipalities be urged to voice their concerns regarding the proposed undermining of local planning authority;

AND FURTHER THAT a copy of this resolution be sent to all 444 municipalities, The Hon. Doug Ford, Premier of Ontario, The Hon. Steve Clark, Minister of Municipal Affairs and Housing and MPP for Leeds-Grenville-Thousand Islands and Rideau Lakes, The Hon. Lisa Thompson, Minister of Agriculture, Food and Rural Affairs, The Hon. David Piccini, Minister of Environment, Conservation and Parks, the Association of Municipalities of Ontario, the Rural Ontario Municipal Association and the Federation of Canadian Municipalities.

(Note: The motion was amended with proposed amendments from Councillor Gural to include the following statement: "WHEREAS the Rideau Valley Conservation Authority has played a crucial role in providing planning input and reviewing services and environmentally sustainable practices like intensification in established settlement areas", and to include the following statement in the first 'Therefore' clause: "Follow the recommendations provided by the Rideau Valley Conservation Authority").

Carried as amended.

Mayor Cameron stated that he would bring a Notice of Motion to the August 14th regular meeting pertaining to the formation of a Public Works Committee.

R-237-23 Moved by Councillor Ireland, Seconded by Councillor Maitland

Be it hereby resolved that:

WHEREAS the municipality will benefit from sharing financial information with Council throughout the year, facilitating a streamlined budget approval process and ensuring opportunities for infrastructure grants are not missed. Inclusion of designated Council and community members in a collaborative budget development process will balance operational needs against benefit to taxpayers. This will result in earlier approval of annual operating and capital budgets, ensuring projects and initiatives can move forward without delay;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Village of Merrickville-Wolford does hereby create a Finance Committee having the following guiding principles:

1. Ensure draft operations and capital budgets are ready for presentation to Council by the 4th Monday of January each year.
2. Review quarterly financial results and year-end forecasts during the months of April, July and October each year to understand challenges and opportunities.
3. Review and pursue grant opportunities for infrastructure improvements.
4. Provide guidance to staff in meeting the vision of Council for financial diligence.

AND THAT the Finance Committee be comprised of the following members:

1. The Manager of Finance plus optionally one additional staff member from the Finance Department.
2. Two Councillors to be named each term who will fill the roles of Committee Chair and Note-Taker. For the 2022-2026 term, Deputy Mayor Barr and Councillor Ireland are named with roles yet to be decided.
3. One or two residents having demonstrated financial acumen.

AND FURTHER that Council directs staff to:

1. Advertise for residents to fill the two committee positions and have candidates for appointment ready for the regular September Council meeting.
2. Be prepared for the first Finance Committee meeting in October with the 3rd quarter actuals, year-end forecasts, and long list of potential 2023 capital items for each department.

Deferred.

(Note: Moved by Councillor Maitland, seconded by Deputy Mayor Barr to defer the Notice of Motion until the August 14th regular meeting for Councillor Ireland to bring back alternative wording).

A Notice of Motion was provided by Deputy Mayor Barr pertaining to declaring June as Pride Month beginning in 2024 to be placed on the August 14th regular meeting agenda.

Deferred Items

None.

Public Question Period to Council

Donna Daw, 406 Brock Street East, expressed disappointment that immediate direction was not given to staff regarding the Municipal Food Waste Diversion Program as presented in the delegation. She

acknowledged Deputy Mayor Barr's Pride Month Notice of Motion and noted that there was a committee motion brought forward in 2021 for this and expressed disappointment that this still needs to be a recommendation. She questioned when the Committees will begin meeting.

Confirming By-Law

R-238-23 Moved by Deputy Mayor Barr, Seconded by Councillor Ireland

Be it hereby resolved that:

By-law 38-2023, being a by-law to confirm the proceedings of the regular Council meeting of July 10, 2023, be read a first and second time, and that By-law 38-2023 be read a third and final time and passed.

Carried.

Adjournment

R-239-23 Moved by Councillor Gural, Seconded by Councillor Maitland

Be it hereby resolved that:

This regular meeting of the Council of the Corporation of the Village of Merrickville-Wolford does now adjourn at 9:45 p.m. until the next meeting of Council on Monday, August 14, 2023 or until the call of the Mayor subject to need.

Carried.

Michael Cameron, Mayor

Doug Robertson, CAO/Clerk

For Clerk's use only, if required:

Recorded Vote Requested By:

Barr	Y	N
Cameron	Y	N
Gural	Y	N
Ireland	Y	N
Maitland	Y	N

Resolution Number: R - - 23

Date: August 14, 2023

Moved by: Barr Gural Ireland Maitland

Seconded by: Barr Gural Ireland Maitland

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby approve the Minutes of the special Council meeting of July 25, 2023, as

_____ circulated.

_____ amended.

Carried / Defeated

Michael Cameron, Mayor

The Corporation of the Village of Merrickville-Wolford

Tuesday, July 25, 2023, 2:30 p.m.

Chaired by: Mayor Michael Cameron
Members of Council: Deputy Mayor Anne Barr
Councillor Margaret Gural
Councillor Stephen Ireland
Councillor Ronnie Maitland

Staff in Attendance: Doug Robertson, CAO/Clerk

IMPORTANT NOTICE: This meeting was held in person and was open to the public in the Council Chambers. However, there were no open session reports for this special Council meeting and the in-camera session of the meeting was closed to the public.

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

Approval of Agenda

R-240-23 Moved by Councillor Ireland, Seconded by Deputy Mayor Barr

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 July 25, 2023, as circulated.

Carried.

In-Camera

R-241-23 Moved by Councillor Gural, Seconded by Councillor Maitland

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby move to an "In-Camera" session at 2:43 p.m. under Section 239 (2) of the Municipal Act, 2001, as amended, to address matters pertaining to:

1. Personal matters about an identifiable individual, including municipal or local board employees.

Carried.

Rise and Report

R-242-23 Moved by Councillor Maitland, Seconded by Deputy Mayor Barr

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby rise and report from the "In-Camera" session of the special Council meeting, with staff being given direction at 3:39 p.m.

Carried.

R-243-23 Moved by Deputy Mayor Barr, Seconded by Councillor Ireland

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby direct the Village's lawyer to confirm procurement of the services of E. Dean & Associates to conduct the organizational review discussed in-camera on July 25, 2023.

Carried.

Notices of Motion

None.

Confirming By-Law

R-244-23 Moved by Councillor Maitland, Seconded by Deputy Mayor Barr

Be it hereby resolved that:

By-law 39-2023, being a by-law to confirm the proceedings of the special Council meeting of July 25, 2023, be read a first and second time, and that By-law 39-2023 be read a third and final time and passed.

Carried.

Adjournment

R-245-23 Moved by Councillor Ireland, Seconded by Councillor Maitland

Be it hereby resolved that:

This special meeting of the Council of the Corporation of the Village of Merrickville-Wolford does now adjourn at 4:04 p.m. until the next meeting of Council on Monday, August 14, 2023 or until the call of the Mayor subject to need.

Carried.

Michael Cameron, Mayor

Doug Robertson, CAO/Clerk

For Clerk's use only, if required:

Recorded Vote Requested By:

Barr	Y	N
Cameron	Y	N
Gural	Y	N
Ireland	Y	N
Maitland	Y	N

Resolution Number: R - - 23

Date: August 14, 2023

Moved by: Barr Gural Ireland Maitland

Seconded by: Barr Gural Ireland Maitland

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby receive the Minutes from the Merrickville Public Library Board meeting held on March 8, 2023, for information purposes.

Carried / Defeated

Michael Cameron, Mayor

MERRICKVILLE PUBLIC LIBRARY

Merrickville Public Library Board's meeting was held on March 8, 2023 at 7:30 pm via Zoom.

Present: M-W: Carole Roberts, Brian Reid,

Montague: Olivia Enns

and Mary Kate Laphen (Librarian)

Other: Chris Eyton (Friends of the Library)

1. Meeting called to order at 7:30 pm.

2. **Declaration of Pecuniary Interest:** None.

3. **Adoption of Agenda:** Moved by Brian; seconded by Olivia. **ADOPTED.**

4. **Approval of Minutes:**

- Feb 9/23 board meeting – Moved by Olivia; seconded by Brian. **APPROVED** (with typos corrected).

5. **Correspondence:** None.

6. **Questions/ Presentations from Public:**

- Request from Trails Society: The Trails Society would like to relocate their display case to the north wall of the building for better visibility. Mary Kate will double-check to ensure that the case hasn't left any marks or damage to the walls.

Motion to approve request: moved by Brain, seconded by Olivia. **APPROVED.**

- Chris Eyton suggested the Library consider adding digital conversion equipment for converting old media (slides, VHS). This will be referred to the new Board, possibly as part of strategic planning.

7. **Friends of the Library Report:** Cheryl Geeson is the new Chair of the Friends. Chris Eyton will be the deputy chair and secretary. Kirsten Finstad will continue as treasurer. The group is planning their usual 2 fundraisers for May: the garage sale and the plant sale.

8. **Report from Council:** N/A

9. **Librarian's Report:** see below.

10. **Other Business:**

a) **Updates re: Budget 2023:** Mary Kate presented the library budget to Council.

b) **State of the Building:**

i. **Furnace:** no further problems with the furnace

ii. **Mice:** have trapped more mice

iii. **Water Unit:** the unit is still working, so this is waiting until the budget is finalized.

iv. **Roof:** still pending.

v. **Exterior:** it has been suggested it might be a good idea to move ahead with restraining the walls – possibly ahead of working on the deck.

c) **Year End:**

i. **Use Statistics:** reviewed summary (for information).

ii. **Year End Financials:** reviewed updated year end numbers from municipal Treasurer, however, these numbers are not yet final.

iii. **Draft Annual Report 2022:** Reviewed report. Financial data may need to be revised slightly – Mary Kate has contacted the municipal Treasurer for any year end updates as of the end of Feb. Mary Kate will use this update to revise the Annual Report and to complete the Annual Survey (to be submitted to the provincial government).

Motion to approve the Annual Report (financials to be updated): Moved by Brian, seconded by Olivia. **APPROVED.**

Mary Kate will complete this and post to the website and have printed. Will arrange to present to Merrickville-Wolford and Montague Councils.

Next meeting: tentatively scheduled for Wed, April 12, 2022 at 7:30 pm on Zoom. Note: this may change depending on when the new Board is appointed.

11. **Next meeting:** tentatively scheduled for Wed, April 12, 2022 at 7:30 pm on Zoom. Note: this may change depending on when the new Board is appointed.

12. Meeting adjourned..

Librarian _____

Chairperson _____

Librarian's Report:
Statistics

February	Feb 2023	Jan 2023	Feb 2022	Feb 2021	Feb 2020
Patrons	915 (incl. mtgs) [includes 206 from Snowflake Festival] 106 OverDrive users:	956 (incl. mtgs) +9 (Zoom) 107 OverDrive usrs	590 101 OverDrive users (unique)	405 111 OverDrive users (unique)	1058 w/mtgs 1103 +9%
(Kids/Youth)	269 (101k / 168y)	240 (76k / 164y)	69 (22 k / 47 y)	38 (12k / 26y)	315 (65 / 250)
(Progs)	105- at lib (16 prgs) + 206 (Snowflake Fest) 58 – out of lib (5 prgs) Class Visits: 24 (2 CVs @ lib) 43 (2 CVs to School)	130- at lib (21 prgs) 13 – out of lib (2 prgs) Class Visits: 72 (4 CVs @ lib)	0 – in liby (0 progs) 17 - Zoom programs (4 progs) 20 – Vax QR codes	In Library – 22 (4prg + 1 take home) Virtual Programs 40 (3 progs) 33 views (YouTube)	80-in (10 prgs, 1-CV) 59-out of Lib, (5 prgs)
Mtg Rm users	96 – in lib (13 mtg) 21 – Zoom (3 mtgs)	42 – in lib (8 mtg) 9 – Zoom (1 mtg)	0 – in liby (0 mtg) 46 – Zoom (7 mtg)	0 in liby (0 mtgs) 17 Zoom (2 mtgs)	45 (10 mtgs)
Circulation	TOTAL: 2636 Lib: 1593 (A-943, J/T – 647) OverDrive: 899 (circ) Kanopy 144 (plays)	TOTAL: 2702 Lib: 1682 (A-966, J/T – 716) OverDrive: 902 (circ) Kanopy 118 (plays)	Total: 2286 Lib: 1444 (A-943, J/T-501) OverDrive: 672 (circ) Kanopy 170 (plays)	TOTAL: 1863 Lib: 1120 (A-761, J&T-359) OverDrive: 660 (circ) Kanopy 83 (plays)	TOTAL 2413 -3% Library: 1882 (A-1273, J-609) OverDrive: 513 (circ) Kanopy: 18 (credits)
Computer / Internet use (+wireless):	153 (59 / 90 wif / 4 ipad)	121 (42 / 69 wif / 10 ipad)	74 33 / 41 wifi)	64 (23 / 41 wifi)	354 (205 / 138w / 11 Tab)
ILL borrowed/lent:	50 in / 41 out	50 in / 48 out	52 in / 44 out	63 in / 47 out	77 / 70

February saw a lot of very slow days and cancelled or rescheduled programs and class visits because of the weather (lots of snow days) and sickness. So regular use was rather low; however this was offset by the Snowflake Festival (on Family Day). There were over 200 visitors in and most stayed for a significant amount of time playing with the toys, etc. There were also a lot of meetings in Feb and computer use was up.

Programs & Services:

Children's Programs:

StoryTime, French StoryTime, Saturday Play Days, Class visits, and Playgroup and Daycare visits continue to run. They were irregular in Feb because of weather and illness.

Valentines program (for preschoolers & primary grades) – attendance was lower than I'd hoped, but everyone had a good time.

Snowflake Festival (on Family Day): had 206 people in, 100 were kids/youth. Had out many different toy/activity stations (LEGO, trains, cars, kitchen, puppet theatre, board games, craft, etc) and most people stayed to play with some or all of them (several children did not want to leave. It was an enhancement of the Snowflake Festival, as well as bringing some new people into the Library (win-win). It is well worth continuing to participate in this event (even though it is on a statutory holiday). Also need to factor in set-up and clean-up time (not inconsiderable).

March Break activities are planned & publicity is underway. There are activities scheduled for each day of the Break: 2 staff-led craft sessions and several drop-in 'DIY' activities. An **Art4Youth workshop** was tentatively planned, but had logistical problems, so we'll try that later on. There has also been a lot of advance interest in the museum passes.

Group Visits: continuing to make story visits to PlayGroup (most weeks) and Daycare (monthly). Again, there were cancellations because of illness.

Class Visits: continuing to get visits to the Library from 3 Ste-Marguerite classes, 1 Merrickville school class, and some Merrick Prep students, although many of these were cancelled in Feb because of the many snow

days. One class will be spending an afternoon (Mar 9) of reading at the Library (a class reward). Did a librarian visit to 2 Merrickville classes for Valentines Day.

Eco-Champions Have started to publicize this again in the Library and with the schools. Have also updated the website.

Adult Programs:

Currently running: **Off the Shelf, Library Book Club, Fitness for your Aging Brain, the Meditation drop-in (Health Centre) and the Hospice Satellite Office (Beth Donovan Hospice)**, and the new **Knitting Group**.

There were a couple of cancellations, but most sessions ran. The Meditation Group has ended one series, but is about to start another. The new Art Group will start this month (Feb session cancelled due to illness). The **Seed Library** has been open since the Snowflake Festival. Seedy Saturday is scheduled for Apr 22 – the committee is working on plans for this.

Internet/Computers: use levels have been up a bit.

InterLibrary Loans: use levels remain consistent.

Meeting Room: Is being used quite regularly for programs and meetings.

Collection: Winter bestsellers are coming in. Working on the Spring-Summer bestseller order. We have recently added 3 Radon Detectors (for loan) and there is a lot of interest in them.

Volunteers: All is good on this front. The volunteers do shelving, processing new books, packaging ILLs, and working on the genealogy collection. A member of the Seed Library committee sorted and set this up..

Facilities: See Other Business (10b). Am doubling down on the peppermint oil.

Accessibility Plan: Have been advised to just proceed with re: grab rail.

Publicity/Outreach: March Phoenix, webpage and social media. Am reaching out to the schools re: ECO-Champions, and am working with the committee to publicize the Seed Library.

Partnerships/Outreach: The Library is running programs with or hosting meetings for: the Merrickville Ladies Club, Beth Donovan Hospice, Trails Society, Health Centre, Sustainable Merrickville-Wolford, Eco-Champions, Chamber of Commerce, Fair Board, schools, daycare, Playgroup. The Chamber has another person who has taken over much of the social media, although I am still involved.

Professional Development, Meetings, etc: Attended a virtual FOPL meeting. There are CEO meetings coming up in April (in person) & May (virtual). Will be doing a presentation on the Seed Library at a small libraries conference in Arnprior in May.

Donations: n/a.

Grants, etc: Will update the financial data and submit our Annual Survey this month.

Plans for month: finishing/printing/posting Annual Report and submitting Annual Survey data, schedule Annual Report presentations to Council, work on conference presentation, planning for Seedy Saturday, Art4Youth workshop, working with partners, more weeding (has been on hold), and the usual library business.

For Clerk's use only, if required:

Recorded Vote Requested By:

Barr	Y	N
Cameron	Y	N
Gural	Y	N
Ireland	Y	N
Maitland	Y	N

Resolution Number: R - - 23

Date: August 14, 2023

Moved by: Barr Gural Ireland Maitland

Seconded by: Barr Gural Ireland Maitland

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby receive the Minutes from the Merrickville Public Library Board meeting held on June 6, 2023, for information purposes.

Carried / Defeated

Michael Cameron, Mayor

MERRICKVILLE PUBLIC LIBRARY

Merrickville Public Library Board's meeting was held on June 6, 2023 at 7:00 pm at the Merrickville Public Library.

Note: there were no Board meetings in April or May 2023.

Present: M-W: Kait Brady, Jane Coghlan, Chris Eyton, Charles Merredew, Margaret Gural (Council Rep)
Montague: Olivia Enns
and Mary Kate Laphen (CEO)

1. Meeting called to order at 7:02 pm.
 2. **Declaration of Pecuniary Interest:** None.
 3. **Adoption of Agenda:** Moved by Chris; seconded by Olivia. **ADOPTED.**
 4. **Introductions:** The Board and CEO did a round of introductions. All Board members also consented to sharing their email addresses for Board purposes and provided required personal information for the Library's Charitable Tax Returns.
 5. **Board Orientation:** Overview of relevant governance topics and library background information for the Board, covering: relevant legislation, board by-laws, duties of the board, roles and responsibilities, the library in relation to provincial and municipal governments and other agencies, library funding/, and an overview of the current Merrickville Library situation and pending and upcoming issues.
Mary Kate to forward links for AODA training and an index of the Board's policies.
Library Tour deferred due to time considerations.
 6. **Selection of Board Chair and Signing Authorities:**
MOTION: Chris Eyton nominated to be Board Chair, Jane Coghlan to be additional Board signing authority – nominated by: Olivia, seconded by Margaret. **CARRIED.**
 7. **Selection of Meeting Dates:** The third Tuesday evening of the month at 6:30 pm was selected as the regular Board meeting date.
- Note:** Charles left the meeting.
8. **Correspondence:** None
 9. **Questions and Presentations from Public:** None
 10. **Closed Session:**
Motion to close meeting for the following reasons:
 - PLA 16.1(4) (b) Personal matters concerning an identifiable individual(s)
Moved by: Kait, seconded by Chris. **APPROVED****Motion to return to open meeting**, no direction being given. Moved by: Olivia, seconded by: Kait. **APPROVED.**
 11. Meeting adjourned. Next regular meeting: Tues, July 18, 6:30 pm

Librarian _____

Chairperson _____

For Clerk's use only, if required:

Recorded Vote Requested By:

Barr	Y	N
Cameron	Y	N
Gural	Y	N
Ireland	Y	N
Maitland	Y	N

Resolution Number: R - - 23

Date: August 14, 2023

Moved by: Barr Gural Ireland Maitland

Seconded by: Barr Gural Ireland Maitland

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby receive the Minutes from the Merrickville Public Library Board special meeting held on June 27, 2023, for information purposes.

Carried / Defeated

Michael Cameron, Mayor

MERRICKVILLE PUBLIC LIBRARY

Merrickville Public Library Board's special meeting was held on June 27, 2023 at 6:30 pm at the Merrickville Public Library.

Present: M-W: Jane Coghlan, Chris Eyton, Charles Merredew, Margaret Gural (Council Rep)

Montague: Olivia Enns

and Mary Kate Laphen (CEO)

Absent: Kait Brady,

1. Meeting called to order at 6:35 pm.

2. **Declaration of Pecuniary Interest:** None.

3. **Adoption of Agenda:** Moved by Jane; seconded by Olivia. **ADOPTED.**

4. **Correspondence:** None.

5. **Other Business:**

- a. **Revised 2023 Budget and Salary Grid:** Reviewed the updated 2023 Budget and Salary Grid revised to include the 2023 municipal library levy and cost of living increase approved by in the Merrickville-Wolford budget.

MOTION: To approve the budget as presented using funds from the Library Surplus to cover the projected revenue shortfall. Moved by: Olivia; seconded by: Margaret. **APPROVED.**

MOTION: Resolution 2023-JUN-01 To approve the 2023 Library Salary Grid as presented with the cost of living increase approved by Council. Moved by: Margaret; seconded by: Chris. **APPROVED.** Mary Kate will forward the budget and salary grid to the municipal Treasurer.

- b. **Building / Lease:** Reviewed the proposed lease from the municipal law firm and related correspondence.

MOTION: Mary Kate will draft a letter of response to be reviewed next board meeting. Moved by: Charles; seconded by: Jane. **APPROVED**

The Board requested additional information about the Library's insurance coverage. Mary Kate to contact the municipal office for a copy of the policy.

c. **Building Work:**

- i. **Water treatment unit:** Reviewed correspondence with OCWA and Public Works re: the needed replacement of the water unit.

MOTION: that Mary Kate contact the head of Public Works about proceeding with the replacement of the unit, and that the remaining building grant funds from 2022 be redirected to cover the cost of the unit. Moved by: Margaret; seconded by: Charles. **APPROVED.**

- ii. **Work still pending:** Discussed the remaining work re: the roof and crawl space (quote accepted, but no date for the work).

6. Meeting adjourned. Next regular meeting: Tues, July 18, **6:30 pm**

Librarian _____

Chairperson _____

For Clerk's use only, if required:

Recorded Vote Requested By:

Barr	Y	N
Cameron	Y	N
Gural	Y	N
Ireland	Y	N
Maitland	Y	N

Resolution Number: R - - 23

Date: August 14, 2023

Moved by: Barr Gural Ireland Maitland

Seconded by: Barr Gural Ireland Maitland

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby receive Planning report from Forbes Symon of Jp2g Consultants Inc. regarding Planning comments on the application for Draft Plan of Subdivision 07-T-20234, for information purposes.

Carried / Defeated

Michael Cameron, Mayor

Village of Merrickville-Wolford 317 Brock Street West
P.O. Box 340
Merrickville, ON K0G 1N0
Jp2g Consultants Inc.

Attention: Doug Robertson,

CAO/Clerk Dear Mr. Robertson:

**Re: Planning Comments on Application for Draft Plan of
Subdivision 07-T-20234
Part of Lot 13, Concession 4, Geographic Township of
Wolford, Village of Merrickville-Wolford, Our File No. 19-
7059N**

We have prepared this letter to provide planning comments on our initial review of applications for approval of a draft plan of subdivision and zoning by-law amendment filed by Arcadis IBI Group. on behalf of Rob Thompson Construction Ltd.

The subject lands are located in the southwest corner of the Hamlet of Carleys Corners fronting on County Road #15 on lands described as Part of Lot 13, Concession 4, Geographic Township of Wolford, not the Village of Merrickville-Wolford. The subject property is approximately 16.04 ha (39.6 ac) of land with a combined 360 m of frontage on County Road #15 (road frontage is in two sections). The land is vacant and generally described as a hay field.

The proposed development consists of 32 residential lot ranging in size from 0.38 ha (0.94 ac) to 0.7 ha (1.73 ac). The housing form is to be single detached residential dwellings. The access to the proposed lots will be via an internal crescent 20 m wide roadway. There are no other blocks or features identified in the subdivision.

The surrounding land uses consist of a mix of residential development and rural and agricultural land uses. The land are within 120 m of the Wolford Bog which is a provincially signification wetland. The applicant has provided and EIS to address the proximity to the wetland.

The lands are currently zoned "Hamlet (H)" in the Village's Zoning By-law 23-08 and designated as Hamlet in the Village's Official Plan. The Hamlet zone references the standards of the "Residential Type Two (R2)" which in turn references the "Residential Type One (R1)" zoning standards for single detached dwellings. The R1 zone standards establish a 2000 m² (0.5 ac) minimum lot size and a 30 m (98.4 foot) minimum lot frontage. The Planning Justification Report submitted by the applicant indicates that all lots will meet the minimum lot size requirements of the R1 zone. The report also indicates that there are three lots that will not meet the minimum lot frontage of 30 metres. The report acknowledged that a zoning by-law amendment would be required as a condition of the subdivision to address the lots with deficient frontages.

The planning assessment within the Planning Justification Report regarding compliance with the Provincial Policy Statement (2020) is accepted at face value and is found to be an accurate assessment of the development proposal.

The proposed development does well to represent and meet the objectives of the Village's Official Plan regarding development within Hamlets. Hamlets are identified in the Official Plan as forming part of the urban land use designation within the OP. Hamlet lands are anticipated to be developed on private services with an internal road system and avoiding direct access onto a County Road. The Official Plan policies do reference the Special Heritage Policy Area 2 as applying to future development and specifically references the need for street trees, building designs reflective of pre-

World War II architectural style and promoting two storey buildings over bungalows.

The proposed subdivision also appears to meet the minimum lot size of 0.4 ha (1ac) set out in Section 9.3.1 and restricts direct access onto the County Road as required in Section 7.2.

As required under Section 9.3.3. the applicant has provided a Planning Rationale, a Hydrogeology and Terrain Analysis, a preliminary stormwater management study, a Phase 2 Archeology Study, a Traffic Study, an Environmental Impact Assessment and an Environmental Site Assessment.

In general, the proposed development conforms to the policies of the Official Plan. There are a few points of clarification noted below that should be received prior to Council considering conditions of draft approval.

Planning Comments: Application for Draft Plan of Subdivision Approval

Based on our initial review of the subdivision application, we offer the following planning comments:

1. Council should be aware that the development does not propose to include any affordable housing. Section 3.10 of the Official Plan requires new development to include 25% of the housing units as affordable. The policies do indicate that this provision is to generally applied. Council should consider the matter of affordability and determine if they wish to see more effort by the applicant in this regard.
2. The Planning Justification Report indicated that Special Heritage Policy Area #2 does not apply to the property. However, Section 6.2.1.4(3) clearly states that “the applicable Design Guidelines contained in Appendix A apply to future development in the Hamlet designation.” This relates to the design of the buildings – establishment of trees along the street, discourage modern design, discourage bungalows, promotes two stories and traditional (pre WWII) design features. Council should determine if these policies shall apply to the proposed development.
3. It should be noted that only single detached dwellings are being proposed and no multiple dwellings are being proposed. The Planning Justification Report does not mention “additional residential units” which can be as-a-right intensification of the development of the properties. Clarification of whether this form of development is anticipated, especially in the servicing report is required. Should ARUs not be anticipated, zoning may be required to ensure this does not take place.
4. There are three lots being proposed at 0.38 ha in size, less than the 0.4 ha required in the Official Plan. The OP policies state that lot sizes shall not be less than those stated in the Zoning By-law. The minimum lot size in the Hamlet zone for a single detached dwelling is 0.2 ha (0.5 ac). The smaller lot sizes are supported by the hydrogeological and terrain analysis assessment.
5. There is a portion of the development within 120 m of a provincially significant wetland. The applicant has submitted and EIS to support development within 120 m of the wetland.

Council should deliberate these issues and request clarification or more information should they see fit. Items 1, 2 and 3 should be addressed prior to the development proceeding to draft plan approval.

Engineering Comments – Stormwater Management

As part of our review we also conducted an assessment of the Storm Drainage and Stormwater Management Report. There were a number of points of clarification which were identified in our review. These comments should be addressed prior to the development proceeding to draft plan approval. The engineering comments are attached as Appendix A to this report.

Agency and Public Comments

At the time of the writing of this report, we are aware of comments received from the RVCA (Appendix B). Their comments highlighted the need for a 30 m setback for the dug pond in the northwest corner of the property. They also recommended a 30 m setback from a small creek that is in the vicinity of Lots 25-31. The RVCA comments also included a number of questions and suggestions regarding the stormwater management report that need to be addressed prior to the development proceeding to draft plan approval.

We have also been provided comments from WSP who conducted the peer review of the Hydrogeological Assessment. In general they found the report acceptable and supportive of the proposed development on private services.

We are aware of one comment from a member of the public which is attached as Appendix C. These comments contain a number of suggestions which should be considered and addressed by the applicant.

Summary

The proposed Carleys Corners Subdivision is seen to have merit and represents good land use planning. The proposed development is generally in conformity with the various planning documents. There are points of clarification on housing affordability, impact of ARUs and the application of Special Heritage Policy Area 2 that should be requested prior to consideration of recommended conditions of draft approval. There are also questions from the peer review engineer and RVCA regarding the stormwater management plan that should be addressed prior to Council considering conditions of draft approval to recommend to the United Counties.

Once the comments have been addressed to Council's satisfaction, we would be happy to bring forward a supplemental report outlining recommended conditions of draft approval.

Should you have any questions regarding the comments please do not hesitate to contact the

undersigned. Sincerely,

Jp2g Consultants Inc.

ENGINEERS • PLANNERS • PROJECT MANAGERS



Forbes Symon, MCIP, RPP
Senior Planner | Planning Services

July 20, 2023

Appendix A – Jp2g Comments on Stormwater Management Report

Jp2g No. 19-5031AA

July 17, 2023

Village of Village of Merrickville-Wolford
317 Brock St W, Box 340
Merrickville ON K0G 1N0
Phone (613) 269-4791 Ext 242

Attn Mr. Doug Robertson, MBA
CAO/Clerk/Director, Economic Development

**Re Carley's Corners Proposed Subdivision (Rob Thompson Construction)
Stormwater Management Review**

Dear Mr. Robertson,

The following provides a general review of the plans and reports noted below, submitted as part of the Carley's Corners Subdivision Application for the provided on June 19, 2023.

List of Drawings Reviewed:

1. **Rob Thompson Developments, Carley's Corners, Civil Services for Draft Plan of Subdivision, Leeds and Grenville**, prepared by IBI Group, dated February 6, 2023.

List of Reports Reviewed:

2. **Carley's Corners Development Storm Drainage and Stormwater Management Report - Conceptual**, prepared by IBI Group dated August 11, 2022.
3. **Notes From Pre-Consultation Meeting (Teams Call) Tuesday November 10 @ 10:30am**

Comments recommended to be implemented prior to implementing the Conditions of Final Plan Approval:

Stormwater Management Report

Section 1

1. Based on the drawings, it appears that the Wolford Bog Part 1 is a low-lying area at the north corner of the property. Provide sufficient geotechnical infiltration parameters that confirm that the Wolford Bog Part 1 is a good and sufficient outlet to accept and drain the flows. If it is not, then identify specifically how the bog drains northeast (i.e. confirm which watercourse and/or properties that it drains through, and that the municipality will have easements to the outlet).

Section 2

2. Provide targets for quality control (e.g. enhanced level of protection, normal level of protection, etc). We recommend you contact the RVCA for target requirements.

3. Provide a plan of how the ditches will meet the quality control target include ditch sizing, sediment deposition design requirements, etc.
4. Identify which LID's will be investigated in detailed design and what the intended benefit for them is (i.e. are they intended to help meet targets for quality/quantity control or are they an added benefit).

Section 3

5. Provide discussion on the geotechnical investigation required in detailed design to determine the infiltration rates.

Section 4.1

6. House area and driveway width are small. 112m² is equivalent to a 1205ft² house which is small for the lot size. In addition, a 5m width driveway doesn't allow for much room for two cars to be parked beside each other without door issues. Consider using larger values for impervious areas.

Section 4.2

7. Chicago is appropriate with higher impervious areas. Complete an additional analysis using the SCS storms to confirm storage quantities. Provide storage requirements from the analysis.

Section 4.3

8. Quality Control – Identify how the design will meet targets identified in Section 2.
9. Quantity Control – Provide a description of the storage required, storage available, major flow routing, etc. Provide description of maximum storage height, roadway overtopping, and hydraulic gradeline with respect to house services.
10. Provide clarification on table 4.3 that the total flows leaving the site (in all directions) is not greater than the existing flows.

Section 7.0

11. For the detailed design, a more developed monitoring and maintenance plan is required to consider all outlets.

Pre-Development Drainage Area Plan

12. Provide clear boundaries showing all area going to each outlet location.
13. Existing contours end at the property limit. Update the contours/drainage boundaries to capture all the water directed to the low-lying area from off-site and where the water leaves the site (if not infiltration). Illustrate the full path of the water to a municipal outlet of the Rideau River.

Post-Development Drainage Area Plan

14. Update post-development drainage plan to reflect ditching shown in drawing package. There appears to be a very different idea about ditching/storage.
15. Confirm that the storage shown on the plan is available when this plan matches drawing package.
16. Pipes in weir sections are small and would be very susceptible to clogging by rodents or natural debris. Provide an outlet that can be constructed and does not require regular inspections/maintenance.
17. Identify what material the weir will be constructed out of (i.e. earth berm, rock, concrete, etc).

Missing from the Stormwater Report based on Pre-consultation Meeting

18. Provide a drawing showing the Wolford Bog and wetlands along with setbacks of a 120m.
19. Show 30m setback from the watercourse along the northwest lot line.

20. Provide discussion in the report confirming if a headwater drainage feature report is required.
21. Other reports potentially missing prior to obtaining the draft conditions (i.e. not provided to Jp2g for review in this submission):
 - Planning Rationale
 - Hydrogeology and Terrain Analysis
 - Archaeology Study – Phase 2 (Due to proximity to water and historic community)
 - Traffic Study
 - Environmental Impact Assessment
 - Environmental Site Assessment
22. Include a specific section on the quantity of water being discharged into road allowance during normal flows (5-year storm) and further discussion that Counties infrastructure (including culverts) will not be negatively impacted based on accepted design standards.

Drawing Package

General

23. Provide an overall plan that shows existing details in the area of the development to show separation distances, site lines, and any other impact on the area
24. Indicate the cul-de-sac radius
25. Indicate connection angle of new streets to county road

Grading Plan

26. See comment #14 in Post Development Drainage Area Plan.
27. Missing grades along the property limits confirming post matches pre-development.
28. For detailed design, an analysis for the existing drainage ditch along the north limit will be required to ensure it is not over capacity/erode.
29. Detail 2 and 3 should show maintenance roads for municipal use.
30. Illustrate where side yard swales are required to ensure drainage does not cross property limits.
31. Revise grading on the two southeast lots that direct drainage off-site to private property.
32. Provide approximate location of septic, well, and driveways and houses.
33. Provide house top of foundation and underside of footings. Ensure USF is a minimum of 0.30m above roadside ditch or 0.3m above a low-lying area in the lot.
34. Note any lots designed for walkouts.
35. Show weirs/storage areas in the ditch as well as 5 and 100-year storage levels.
36. Add location of utilities to the road x-section

Plan and Profiles

37. Add ditching (both sides of the road) on the profiles and the ditch slopes.
38. Ensure ditches have a minimum depth of 0.85m and 0.5% slope.
39. Confirm minimum culvert sizing for road crossings with the County. Provide material type and thickness (if CSP) and ensure minimum cover. For detailed design, provide full standard culvert design analysis per MTO Highway Drainage Design Standards.
40. Provide confirmation of suitable subgrade material in fill areas. Include subdrain under the shoulder of the road if fill is expected to be submerged.

Yours truly,

Jp2g Consultants Inc.

A handwritten signature in blue ink, appearing to read "Stephen Arends". The signature is stylized with a large, sweeping initial "S" and a long horizontal stroke extending to the right.

Stephen Arends, P.Eng.
Manager – Civil Engineering | Senior Civil Engineer

cc Neil Caldwell, P.Eng.



3889 Rideau Valley Drive
PO Box 599, Manotick ON K4M 1A5
T 613-692-3571 | 1-800-267-3504
F 613-692-0831 | www.rvca.ca

May 31, 2023
File: 23-MWO-SUB-0013 (Wolford) 07-T-20234

United Counties of Leeds and Grenville Consent
Granting Authority
25 Central Ave., Suite 100. Brockville, ON
K6V 4N6

Attention: Cherie Mills & Elaine Mallory

Subject: **Application for a Plan of Subdivision**
File: 07-T-20234 – Carleys Corner Subdivision
Part Lot 13 Concession 4
Geographic Wolford
Village of Merrickville-Wolford

Dear Ms. Mills & Ms. Mallory,

The Rideau Valley Conservation Authority (RVCA) has reviewed the subject application in the context of the following:

- Section 1.6 Stormwater (from a Natural Hazard standpoint), 2.2 Water and 3.1 Natural Hazards of the Provincial Policy Statement under Section 3 of the Planning Act;
- The Rideau Valley Conservation Authority (“Development, Interference with Wetlands and Alteration to Shorelines and Watercourses” regulation 174-06 under Section 28 of the Conservation Authorities Act;
- The Mississippi-Rideau Source Protection Plan;
- The Middle Rideau River Subwatershed Report, 2015 – Dales Creek Catchment Report

1 The Proposal

The RVCA understands this to be for the creation of a residential subdivision. The proposed subdivision would create 32 residential lots ranging from 0.38 hectares to 0.70 hectares in size, as well as two public streets. The subject lands are currently designated as “hamlet” in the geographic township of Wolford. The subdivision will be on private septic system servicing and private wells.

2 The Property

The subject property is approximately 16 hectares in size. It is located on the west side of County Road 15 and south of Kerford Road in the Hamlet of Carleys Corners in the Village of Merrickville Wolford. A review of our regulatory mapping and site visit to the subject property reveal the presence of a watercourse that runs along the northern property line. There is

unevaluated wetland and an excavated pond along the western corner of the property. The Wolford Bog Provincially Significant Wetland (PSW) is approximately 26 metres from the western property line. The property is relatively flat and open agricultural lands with some hedgerows along the watercourse and bisecting the northern half of the property. A review of our mapping did not reveal the presence unstable slopes or organic soils. Floodplain may exist in the western corner on the lots closest to the wetlands and along the watercourse. It should be noted that the PSW boundary has been incorrectly labeled as floodplain.

3 The Submission

The reviewing planner has reviewed the following information in relation to the subject application:

- *Planning Justification Report – Carleys Corners Subdivision – Draft Plan of Subdivision – prepared by IBI Group, dated February 6, 2023*
- *Carleys Corners Development – Storm Drainage and Stormwater Management Report – Conceptual – prepared by IBI Group, dated August 11, 2022.*
- *Notice of Complete Application for a Plan of Subdivision – completed by the staff at the United Counties of Leeds and Grenville, dated April 12, 2023.*
- *Draft Plan of Subdivision Carleys Corners– prepared by Emmett Ketchum, OLS, IBI Group, dated March 23, 2023.*
- *Cover Letter to RVCA Re: Application for a Plan of Subdivision, 07-T-20234 – Carleys Corners (Rob Thompson Construction Ltd.), dated April 12, 2023.*
- *Application for Approval of a Plan of Subdivision or Condominium Description, submitted by Rob Thompson, dated January 26, 2023.*

Review of the above submissions was circulated to technical review staff in our office, where appropriate, to gather comments outside of the scope of the reviewing planner's expertise.

4 Review Comments

Provincial Policy Statement

Planning for stormwater management shall minimize, or, where possible, prevent increases in contaminant loads. It shall also minimize changes in water balance and erosion, not increase risks to human health and safety and property damage, maximize the extent and function of vegetative and pervious surfaces and promote stormwater management best practices including stormwater attenuation and re-use and low impact development (Section 1.6).

Planning authorities shall protect, improve or restore the quality and quantity of water by using the watershed as the ecologically meaningful scale for integrated and long-term planning; minimizing potential negative impacts; identifying water resource systems; maintaining linkages and related functions among features, functions and areas; implementing necessary restrictions on development and site alteration to protect all municipal drinking water supplies and designated vulnerable areas and protect, improve or restore vulnerable water features and their functions; ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces (Section 2.2).

Development and site alteration shall not be permitted within areas that would be rendered inaccessible to people and vehicles during times of flooding hazards or erosion hazards unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard (Section 3.1).

Ontario Regulation 174/06

The applicant is aware that the subject property is located within areas regulated by RVCA in accordance with Ontario Regulation 174/06. This regulation is titled “Development, Interference with Wetlands, Alterations to Shoreline and Watercourses” and is made under Section 28 of the *Conservation Authorities Act*. Based on our review of the draft plan and submitted reports and drawings, it appears that permits will be required for Lots 31 and 32, and possibly a small part of Lot 30 along the western property line (for interference to a wetland). It is proposed by the applicant that obstructions will be removed from the identified watercourse within the subject property to allow for better water flow into the provincially significant wetland (PSW).

Permission to alter the watercourse under Section 28 of the *Conservation Authorities Act* will be required.

RVCA agrees with the proposal that dug pond at the north-western corner of the property (Lot 32) should be afforded a 30 metre “no development, no site alteration” buffer.

RVCA would further recommend that a 30 metre “no development, no site alteration” buffer from the watercourse be applied for lots 25 to 31. The rationale is that a 30 metre setback from the watercourse will reduce the potential flood risk hazard to any future development. Lot 32 may require a further setback from the PSW and unevaluated wetlands for this reason stated above along the western lot line.

The Middle Rideau River Subwatershed Report – Dales Creek

This report identifies opportunities and actions within the Middle Rideau River Subwatershed Report – Dales Creek Catchment Report where the Village of Merrickville Wolford and RVCA can work together to improve catchment health. These include working to minimize the effects on surface water quality and quantity from stormwater runoff; protecting water resources that are vital to watershed, ecological and economic health of the region; and protecting naturally vegetated areas, natural features and their corridors and ecological functions and their connections to other natural heritage areas.

Source Water Protection

The Dales Creek drainage catchment is considered to have a Highly Vulnerable Aquifer. This means that the nature of the overburden (thin soils, fractured bedrock) does not provide a high level of protection for the underlying groundwater making the aquifer more vulnerable to contaminants released on the surface. The Mississippi-Rideau Source Protection Plan includes policies that focus on the protection of groundwater region-wide due to the fact that most of the region, which encompasses the Mississippi and Rideau watersheds, is considered Highly Vulnerable Aquifer. For detailed maps and policies that have been developed to protect drinking water sources, please go to the Mississippi-Rideau Source Protection Region website at www.mrsourcewater.ca to view the Mississippi-Rideau Source Protection Plan.

A smart salt policy should be considered in future winter maintenance of subdivision roads.

5 Review of submitted information

Stormwater Management

The Stormwater Management Report submitted with this application has stated this development will not require municipal water or sanitary sewers but a municipal ditch system with culverts is proposed with an outlet directly to an existing outlet originating from the Wolford Bog Part 1 PSW.

- Quality control will be provided with the proposed ditching within the site which will aid in filtration of the stormwater. In addition, Best Management Practices (BMP) such as discharging roof leaders to rear yards, reduced lot grading, and grass swales will be implemented.
- Quantity control of stormwater will be provided with the restriction of flows within the roadside ditches at the outlets and a weir will be constructed within the outlet ditch at the northwest corner of the site and within the roadside ditches.
- A preliminary water balance calculation indicates that although the volume of runoff from the project site will increase due to the proposed development, infiltration volumes will remain within acceptable levels.
- Sediment and Erosion Control Measures will be shown on the grading plans at the detailed design stage.

The Stormwater Management Report further states that there is a lower overall imperviousness at this site than a typical subdivision and therefore increased opportunity to promote infiltration of runoff from impervious surfaces, and discharge foundation drains to the ground via sump pumps. Infiltration will be further promoted through the use of grassed rear yard and side yard swales where appropriate. Roadside ditches will provide further infiltration/filtration benefits.

During the detailed design stage further low impact development measures will be investigated to determine their feasibility.

RVCA technical review staff reviewed the report titled "Carley's Corners Development Storm Drainage and Stormwater Management Report -Conceptual", prepared by S. Hayman, P.Eng. of IBI Group, dated August 11, 2022. The report stated that post-development storm runoff from the site is controlled to pre-development levels for all design events including the 100-year storm. Quantity control will be provided with the proposed ditches. A weir with pipe will be constructed with the outlet ditch for quantity control.

RVCA comments are as follows regarding stormwater management from natural hazard perspective:

1. The report indicated that there are 3 sub catchments in the report. There are 5 sub catchments shown in the pre-development area (101, 102,103, 110 and 111). Please label the external drainage in the drawing.
2. LID features stormwater management measures are encouraged in the site if applicable.
3. Please refine the external drainage area.

4. The location of the proposed 20 m wide Ditch is not clear. Is it within the regulated area of the Wolford Bog Part 1 or one of the lots? Please provide more details regarding the features and grading of the Ditch and verify the width of the Ditch.
5. Table 4-3 is confusing. Please show the flow for pre-development and post-development clearly.

6 Recommendations and Conclusions

Although our office is not able to recommend draft approval of the subdivision at this time, we remain confident that the applicant will be able to be consistent with sections 1.6 Stormwater (from a Natural Hazard standpoint), 2.2 Water and 3.1 Natural Hazards of the Provincial Policy Statement under Section 3 of the Planning Act through updated information.

Once these matters have been demonstrated and agreed to in principle, our office will be able to provide draft conditions.

Please continue to keep our office informed regarding the status of the proposed subdivision. Should you have any questions, please do not hesitate to contact the undersigned.


Yours truly,



Michael Yee
Environmental Planner & Biologist
Rideau Valley Conservation Authority
3889 Rideau Valley Drive Box 599
Manotick, Ontario
K4M 1A5
Phone: 613-692-3571 ext 1176

cc. - Rob Thompson Construction Limited
Doug Robertson & Nicklaus Gibson(Village of Merrickville-Wolford) Tess
Gilchrist (IBI Group)
Evelyn Lui (RVCA)

Appendix C – Public Comments

Rec'd May 16/23


Ian and Lorna Carley
13614 Country Road 15
Merrickville, ON L0G
1N0

May 03, 2023

Ms. Elaine Mallory
Planner 1
Planning Services and Consent Granting Authority
United County of Leeds and Grenville
25 Central Avenue, Suite 200
Brockville, ON K6V 4N6

Dear Ms. Mallory

**RE: Notice of Complete Application for Draft Plan of Subdivision, Carleys Corners, County Road 15
File No. 07-T-20234**

We have reviewed the above noted Notice of Complete Application for a Draft Plan of Subdivision, and provide the following comments:

Maintaining Agricultural Activities - Lot 14 is used for agricultural purposes. Please ensure that the proposed subdivision will not impact the ability to continue agricultural activities on Lot 14, specifically as it relates to the **sights, sounds and smells** of agricultural activities.

Screening and buffers between existing agricultural and proposed residential subdivision -The existing unopened road allowance on the north side is 20 m wide, densely vegetated and provides screening between Lots 12 and 13. The existing trees and fence along the property line between Lots 13 and 14 need to remain to provide exiting screening between the existing agricultural land use and the proposed subdivision. Please ensure that a tree protection zone is established, a tree protection fence is installed, and that there are no impacts to the existing roots. Within the Civil drawing set, Grading Plan, Sheet 100 shows that the centreline of the road is up to 1 m higher than existing grades. Based on the typical cross section provided the south limit of grading would be within the treeline between 13 and 14. To minimize impacts and preserve the existing treeline, please provide a landscape/tree protection buffer in addition to the 20 m right of way.

Road A/ County Road 15 Intersection - Road A and County Road 15 are not perpendicular. The Civil drawings shows that Road A horizontal alignment is adjusted to provide a short straight perpendicular section. The



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Ottawa@jp2g.com

Pembroke
12 International Dr.
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T: 613-735-2507
Pembroke@jp2g.com

Arnprior
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Arnprior, ON, K7S 3W4
T: 613-828-7800
Arnprior@jp2g.com



radius was not labelled; however, if the radius needs to increase and/or a longer straight stretch is required, please ensure that the daylight triangle at the Road A intersection do not encroach on the adjacent property. We trust that all the radius for this intersection, and all roads will be reviewed by the Fire Department.

Natural Heritage Feature on Lot 32 -The Environmental Impact Statement (EIS) Section 7.1 notes that *"the dug pond at the west corner of the development should be included part of the PSW. It is effectively buffered by a 2 m high dry berm and surrounding dense vegetation, but a further 30 m naturalized buffer is recommended and It is our opinion that a 30 m naturalized buffer is sufficient for this SWD2*

habitat. Much of tree line buffer will fall within the 30 m pond buffering but will also result in a 25 m space off the tree line further to the southeast." The EIS also noted that this section of the subdivision is within the Rideau Conservation Authority Regulation limits. Has the local municipality considered designating this property as open space/park space recreational use to protect these natural heritage features?

Stormwater Management -With the increasing intensity of rain events, has a larger regional storm and/or snow melt event been considered? Will the ditches between the lots be municipally owned/maintained? Has the municipality commented on the proposed weirs within the ditches?

Utility Corridors - The preliminary cross section has tentative locations for future utilities. Has this preliminary plan been reviewed by the Utility Authorities, namely Hydro One, Telecommunications Providers, Future Energy Providers, and Canada Post.

Park Space/Recreation Use - Has the municipality designated minimum park space/recreational space for this subdivision and, if so where has it been identified?

Thank you for providing the opportunity to comment on this application. Sincerely,

Ian Carley/Lorna Carley

Cc: Mayor of Merrickville-Wolford- Michael Cameron

Councillor- Ronnie Maitland

Councillor- Stephen Ireland

For Clerk's use only, if required:

Recorded Vote Requested By:

Barr	Y	N
Cameron	Y	N
Gural	Y	N
Ireland	Y	N
Maitland	Y	N

Resolution Number: R - - 23

Date: August 14, 2023

Moved by: Barr Gural Ireland Maitland

Seconded by: Barr Gural Ireland Maitland

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby receive Planning report from Forbes Symon of Jp2g Consultants Inc. dated July 21, 2023, with respect to Consent Application B-60-23 and Municipal Questionnaire Form, for information purposes;

Now Therefore Be It Resolved That Council does hereby recommend support of Consent Application B-60-23 to the Consent Granting Authority with the following standard conditions:

1. That the applicant provide the Village with a digital and paper copy of the registered Reference Plan.
2. That the applicant provide proof of payment of all outstanding taxes and fees owing to the Village, if any.
3. That the applicant provide payment of cash-in-lieu of parkland.
4. That the applicant obtain a rezoning of the severed parcel to recognize a reduced minimum lot size of 0.7 ha.

Carried / Defeated

Michael Cameron, Mayor

July 21, 2023

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

Attention: Doug Robertson, CAO/Clerk

Dear Mr. Robertson:

**Re: Planning Report – Consent Application B-60-23 (Turgeon)
Part Lot 16, Con. 2, Wolford, Village of Merrickville-Wolford**

I have now had an opportunity to review Consent Application B-60-23 as it relates to the Village of Merrickville Wolford Official Plan and Zoning By-law and the United Counties of Leeds and Grenville Official Plan and provide the following comments.

The proposal involves the creation of a residential building lot from land located at 2876 County Road #16. The proposal is to sever the existing property, placing the existing dwelling on the retained parcel and creating a new vacant building lot. The proposal is to create a new vacant lot with 156 m of frontage on County Road #16 and a minimum lot area of 0.7 ha (1.7 ac). The retained parcel is proposed with 105 m of frontage and a minimum lot area of 1.2 ha (3 ac). The existing house and proposed vacant lot is/will be serviced by private well and septic systems. (Attachment #1 – Location Map & Proposed Consents).

The subject lands are designated “Rural” in the Merrickville-Wolford Official Plan and zoned “Rural (RU)” and in the Merrickville-Wolford Zoning By-law 23-08. The existing dwelling is located along the northern boundary of the subject property. There are no identified natural or cultural constraints associated with the property. There are no identified natural hazards identified with the property.

The surrounding land uses consists primarily of agricultural lands to the west and with some scattered rural residential houses along the County Road.

Local Official Plan Policies

There are a number of policies of the Village Official Plan which are relevant to this application. Section 6.4.2.3, Rural Residential Development states that:

“Residential Development on flat, open land will be discouraged. Such development shall be encouraged to locate in areas having natural tree cover, scenic views and/or rolling terrain, subject to the natural heritage policies of Section 4.1 of this Plan, including the requirements for an Environmental Impact Statement. In designing residential subdivisions, attention should be given to the natural features, such as



mature forests, to ensure that the existing vegetation and terrain is disturbed as little as possible. In addition, the housing should be screened from view.”

It is the opinion that the proposed severed lot will generally comply with the policies. The lands appear to have been planted with coniferous trees.

Section 9.3.1 includes the general land division policies of the Village’s Official Plan. Specifically, the policies require a minimum lot area of 0.4 ha (1 ac) for lots on private services, safe access, avoid natural hazards, meet MDS, and not landlock parcels. The proposed lots satisfy the policies of 9.3.1 of the Village’s Official Plan.

Section 9.3.2 includes the consent policies of the Village’s Official Plan. These policies direct severances to lands of low agricultural potential, require compliance with MDS, not resulting in strip development, and be located in treed areas. The proposed lots satisfy the policies of 9.3.2 of the Village’s Official Plan. The proposed consents appear to be in conformity with the Village’s Official Plan.

United Counties Official Plan Policies

The Official Plan for the United Counties of Leeds and Grenville, Schedule A, designates the subject property as Rural Land.

Section 3.1 of the United Counties Official Plan contains the policies related to Rural Lands. The policies are intended to protect natural amenities and rural character. Specifically, Section 3.3 (e) states that the policies are intended to “promote limited development that is compatible with the rural landscape and character and can be sustained by rural services levels” which is generally private well and septic systems.

Section 3.3.2 states that term “limited residential development” will be defined in local Official Plans and requires “local municipalities will establish policies in their Official Plans related to rural residential development which may be accommodated on rural lands without compromising the rural character of the lands.”

Section 7.6.3.2 contains the United Counties consent policies and specifically states that the local Official Plans will contain consent policies directing development. The proposed consent appear to conform to the Official Plan for the United Counties of Leeds and Grenville.

Local Zoning By-law Regulations

The lands of the proposed severances are zoned “Rural (RU)”. The RU zone provisions establishes a minimum lot size for residential development at 1 ha (2.5 ac) and a minimum lot frontage of 40 m (131 ft). The proposed severed lot does not comply with the minimum lot size of the Village’s Zoning By-law No 23-08 but is consistent with the OP minimum lot size. A site-specific zoning by-law amendment will be required to recognize the proposed 0.7 ha lot size of the severed lot.



Village Comments

The consent application has been circulated internally to Village staff. The CBO had no objections. There were no other comments or concerns expressed at the time of the writing of this report.

Summary & Recommendations

The proposal involves the creation of a 0.7 ha vacant residential building lot from lands located at 2876 County Road #16. The proposed consent conforms to the Village's Official Plan, the United Counties of Leeds and Grenville Official Plan. There is a need for a condition of rezoning to ensure the proposed lot is in compliance with the Village's Zoning By-law.

It is recommended that Council support consent application B60-23 with the following conditions:

1. That the applicant provide the Village with a digital and paper copy of the registered Reference Plan.
2. That the applicant provide proof of payment of all outstanding taxes and fees owing to the Village, if any.
3. That the applicant provide payment of cash-in-lieu of parkland.
4. That the applicant obtain a rezoning of the severed parcel to recognize a reduced minimum lot size of 0.7 ha.

All of which is respectfully submitted.

Sincerely,
Jp2g Consultants Inc.
ENGINEERS ▪ PLANNERS ▪ PROJECT MANAGERS

A handwritten signature in black ink, appearing to read 'F. Symon', with a long horizontal flourish extending to the right.

Forbes Symon, MCIP, RPP
Senior Planner

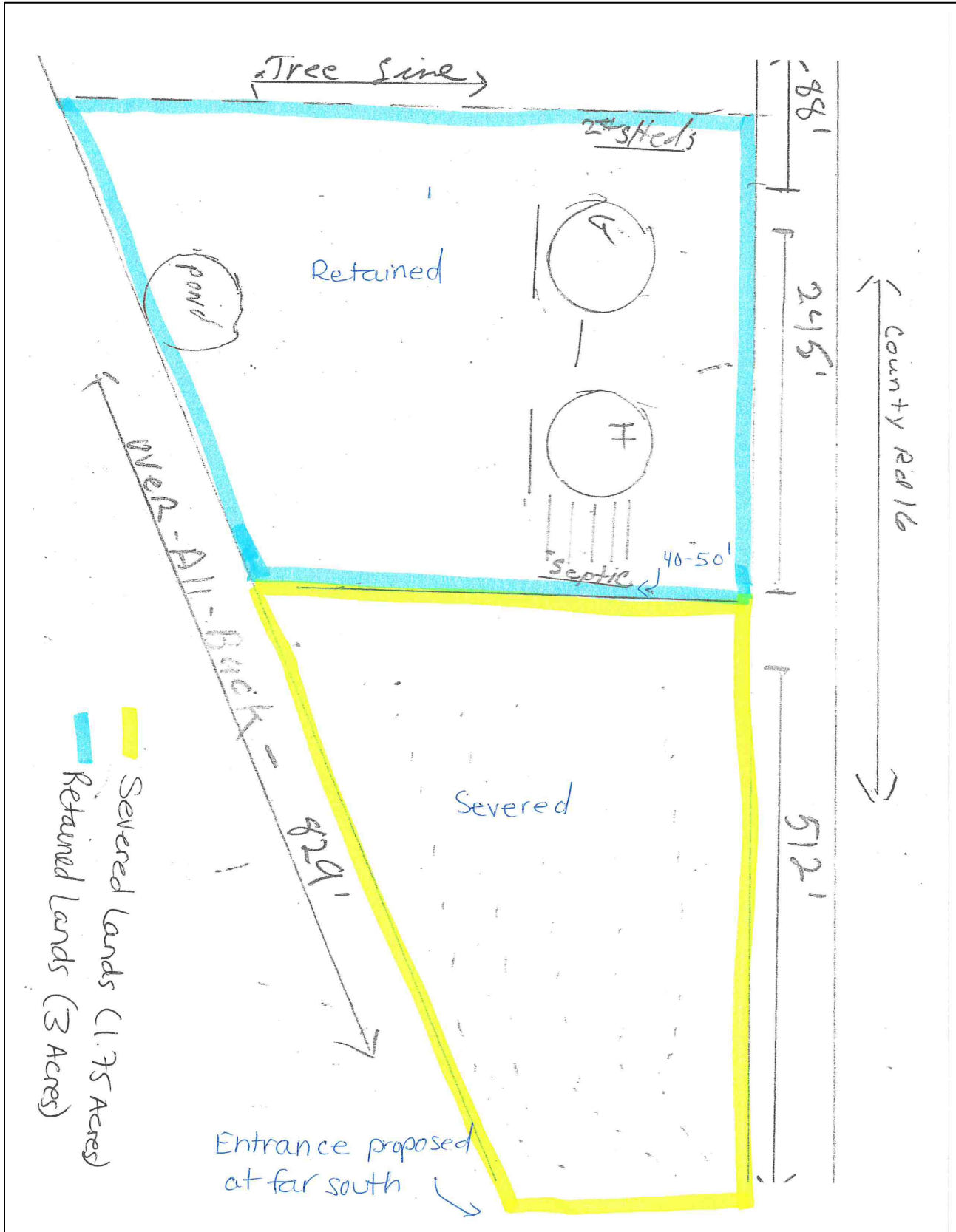
Attachment #1 – Location Map & Proposed Consents



Subject Property



Proposed Severance





Municipal Consent Application Form

Please complete and send to the Secretary-Treasurer (via email) within 30-days of receipt of an application to Krista.Weidenaar@uclg.on.ca

File:	
Municipality:	
Owner:	
Location:	

Municipal Responses	Yes or No?
----------------------------	-------------------

What is the local Official Plan designation of the land?

Does the application conform to the local Official Plan?

If not, please give relevant sections of the plan.

What is the land currently zoned in the Zoning By-Law?

Does the application comply with the municipal Zoning By-Law?

If not, please give relevant sections of the By-Law.

Are there any other relevant documents or other Municipal By-Laws which would affect the proposed consent?

Are there any additional applications on the subject lands (minor variance, Official Plan Amendment Zoning By-Law amendment, etc.)? If yes, what type?

Additional Information

Please check which of these municipal services are available for the subject lands?

Water	Sanitary Sewers	Access to a public and maintained road
Electricity	Garbage Collection	Name of public road _____

Municipal Consent Application Form

Recommendations	Yes or No?
<p>Does the Planning Committee, or Council, recommend approval be given to this application, and why?</p> <hr/> <hr/> <hr/>	
<p>Are there any issues the approval authority should be made aware of for the application lands (Site conditions, development history/activity, flooding, water quality and quantity concerns, etc.)?</p> <hr/> <hr/> <hr/>	
<p>If provisional approval is granted, what Conditions would the municipality wish to see attached? (Please attach Council's resolution, a Planning Report, list of conditions, or check below).</p> <hr/> <hr/> <hr/> <hr/>	
<p>Does the municipality require their own copy of the reference plan for the subject lands?</p>	
<p>Does the municipality require that the balance of any outstanding taxes, including penalties and interest, be paid to the municipality?</p>	
<p>Does the municipality require an Environmental Impact Study or other supporting studies? If yes, please describe. _____</p> <hr/>	
<p>Does the municipality require a road widening?</p>	
<p>Does the Planning Committee or Council wish to recommend that up to 5% of the land if residential, or 2% for commercial or industrial, be set aside as parkland dedication? Or does Council wish to accept cash to the value of 2% or 5% of the land? If Yes, please describe below.</p> <hr/> <hr/>	
Date: _____	Signed: <i>Forbes Symon</i>
Position: _____	Municipality of _____

For Clerk's use only, if required:

Recorded Vote Requested By:

Barr	Y	N
Cameron	Y	N
Gural	Y	N
Ireland	Y	N
Maitland	Y	N

Resolution Number: R - - 23

Date: August 14, 2023

Moved by: Barr Gural Ireland Maitland

Seconded by: Barr Gural Ireland Maitland

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby receive a verbal update from Neil Caldwell, Jp2g Consultants Inc. regarding the STP Capacity Calculation Memo dated July 4, 2023, and the Summary of Merrickville STP Overflow Event on April 5, 2023 dated June 27, 2023, for information purposes.

Carried / Defeated

Michael Cameron, Mayor



Jp2g No. 19-5031B

July 4th, 2023
Village of Merrickville-Wolford
Chief Building Official
317 Brock Street West
Merrickville, ON K0G 1N0

Attention: Mr. Doug Robertson, MBA
CAO/Clerk/Director, Economic Development
Village of Merrickville-Wolford

Re: Merrickville STP Capacity Calculation – R1

Jp2g has performed a review of the capacity of the Merrickville Wastewater Treatment Plant in accordance with MOE Procedure D-5-1 “*Calculating and Reporting Uncommitted Reserve Capacity at Sewage and Water Treatment Plants.*”

This procedure addresses how to determine the uncommitted capacity in municipal sewer and water plants for the purpose of approving new lots within settlement areas. The rationale is that an approved lot constitutes a commitment to provide municipal services and that approved future developments should not result in the depletion of the existing uncommitted hydraulic reserve capacity. The approval authority should ensure that appropriate services are available before approving new lots.

The reserve calculations can also provide a planning horizon for long term capital works upgrades, improvements, and/or replacement. Jp2g’s review has been restricted to the past reported flows and rated capacity of the plant and does not consider other factors identified in the procedure such as limitations in collection systems and pumping stations, condition of the plant systems, or strength of the plant influent.

The current average day flow of the plant is calculated as the average of the past 5 years as follows:

Year	Average Influent	Peak Influent
	(m3/day)	(m3/day)
2014	625	2706
2015	516	1403
2016	556	1783
2017	810	3058
2018	590	1830
2019	577	2257
2020	606	1724
2021	473	1635
2022	440	1692
5year Average	537.2	1827.6



The average flow of 537.2 m³/day is compared to the rated plant capacity of 800 m³/day to yield a hydraulic reserve capacity of **262.8 m³/day**.

Committed flows were determined on the basis of “connected” and “approved and/or unconnected” lots. “Approved” refers to lots within draft approved subdivisions that have not received final approval. “Unconnected” refers to lots that have private septic disposal services, but would be permitted to connect to municipal sewer services. “Connected” lot counts for each year were obtained from municipal counts of individuals receiving municipal sewer services. “Approved” lot counts were obtained from the Municipality.

Currently it is reported that:

- There are **397¹** municipal sewer connections
- There are **29** equivalent connections in draft approved subdivisions and/or unconnected lots, and lots that are currently on septic that are to be connected to sanitary per by-law. The Merrickville Grove Development will add 85 connections (84 Townhouses and 1 – 15 Unit Apartment, to this for a total of **114**.
- The current serviced population is **767**.
- Based on the current average flow rate of **537.2 m³/day**, the per capita flow rate is an average of **0.700 m³/day** (537.2/767=0.700).

Calculation of the total uncommitted hydraulic reserve capacity is as follows:

Calculation of Uncommitted Hydraulic Reserve Capacity

$$C_u = C_r - \left(\frac{L \times F_{STP} \times P}{H} \right)$$

$$C_u = 262.8 - \left(\frac{(114 \times 0.700 \times 767)}{397} \right) > 0$$

$$C_u = 109 \text{ m}^3/\text{day} > 0$$

Where:

F_{STP}	average daily flow (m ³ /day/capita)
L	number of unconnected and/or approved lots (dimensionless)
H	number of connected lots (dimensionless)
P	population (dimensionless)

Based on the above calculation the uncommitted hydraulic reserve capacity is **109 m³/day**. The average use per connection is 1.35 m³/day/connection (537.2 m³/day / 397 connections). An additional, (approximately) 80 connections could be supported by the plant, at the current water usage rate per lot, to fully commit all the plant capacity to existing and proposed lots.

It is noted that in 2017 very high infiltration and inflow occurred during wet weather periods, that raised the average day flow above the plant’s rated capacity. The May 15, 2018 MOE Plant Inspection Report # 1-196OE highlighted this issue and recommended “*that the Municipality of Merrickville-Wolford review and update any/all of it’s current Water and Sewer use by-laws to provide an enforceable prohibition of un-authorized connections to its sewage collection system.*” We understand the Municipality is acting on this recommendation. This action will assist with the reduction of long-term inflow due to illegal stormwater connections to the sanitary collection system. The Village also initiated a sanitary sewer grouting program in 2019 and has continued with further grouting in 2020 through 2022, with the aim to reduce direct infiltration into the sanitary sewer system.

¹ Existing population and approved lots and connections per discussions with Village and OCWA staff



In addition to the above actions, an Infiltration and Inflow (I&I) Study has been performed to establish flows in various catchment areas using flow monitors. The results of the individual wet weather and dry weather flow analysis in each catchment area has aided in quantifying and isolating infiltration and inflow and will provide supporting information for ongoing regular CCTV inspection, infrastructure repair prioritization, inspection of sump pump and roof drain connections to the system, and installation of stormwater collection infrastructure.

Sincerely,

Jp2g Consultants Inc.
ENGINEERS • PLANNERS • PROJECT MANAGERS

A handwritten signature in blue ink that reads 'A MacDonald'.

Andrew MacDonald, P.Eng.,
Mechanical Engineer
Jp2g Consultants Inc.

cc. Neil Caldwell, Jp2g Consultants Inc.



Jp2g Consultants Inc.

ENGINEERS • PLANNERS • PROJECT MANAGERS

1150 Morrison Drive, Suite 410

Ottawa, ON K2H 8S9

T 613-828-7800, F 613-828-2600, www.jp2g.com

Jp2g No. 19-5031B

June 27, 2023
Village of Merrickville-Wolford
Chief Building Official
317 Brock Street West
Merrickville, ON, K0G 1N0

Attention: Mr. Doug Robertson, MBA
CAO/Clerk/Director, Economic Development
Village of Merrickville-Wolford

Re: Summary of Merrickville STP Overflow Event April 5 2023

Jp2g has followed up with OCWA for more information on the performance of the plant and pump station during the overflow event of April 5, 2023.

As OCWA reported: "The evening of April 5th, 2023 high flows resulting from heavy rain caused the hydraulic overload of the sewage pumping station in Merrickville, which discharged to the Rideau River." The overflow amount was 360m³. Water samples of the overflow revealed very low BOD and TSS, indicating highly dilute sewage.

OCWA also explained that the pump station equipment functioned as designed, with all three pumps engaging to run when the high water level mark was exceeded. The influent water to the pump station was more than the pumping rate which resulted in the bypass. Despite the flows at the plant far in excess of the plant rated capacity of 800m³/day average flow, there were no effluent quality exceedances at the plant.

The high flow experienced on April 5th was 3129m³/day, far more than the previous three years, as shown in the graph below. The high flow corresponds with an intense rainfall event of 65mm, which followed a period of warm days at the end of March that reduced the snow depth on the ground from 24cm to 0cm. This represents a worst-case scenario of saturated ground that is unable to absorb water, and heavy rainfall combined with snow melt.

Sincerely,

Jp2g Consultants Inc.
ENGINEERS • PLANNERS • PROJECT MANAGERS

A handwritten signature in blue ink, appearing to read 'A MacDonald', is positioned above the typed name.

Andrew MacDonald, P.Eng.,
Mechanical Engineer
Jp2g Consultants Inc.

cc. Neil Caldwell, Jp2g Consultants Inc.



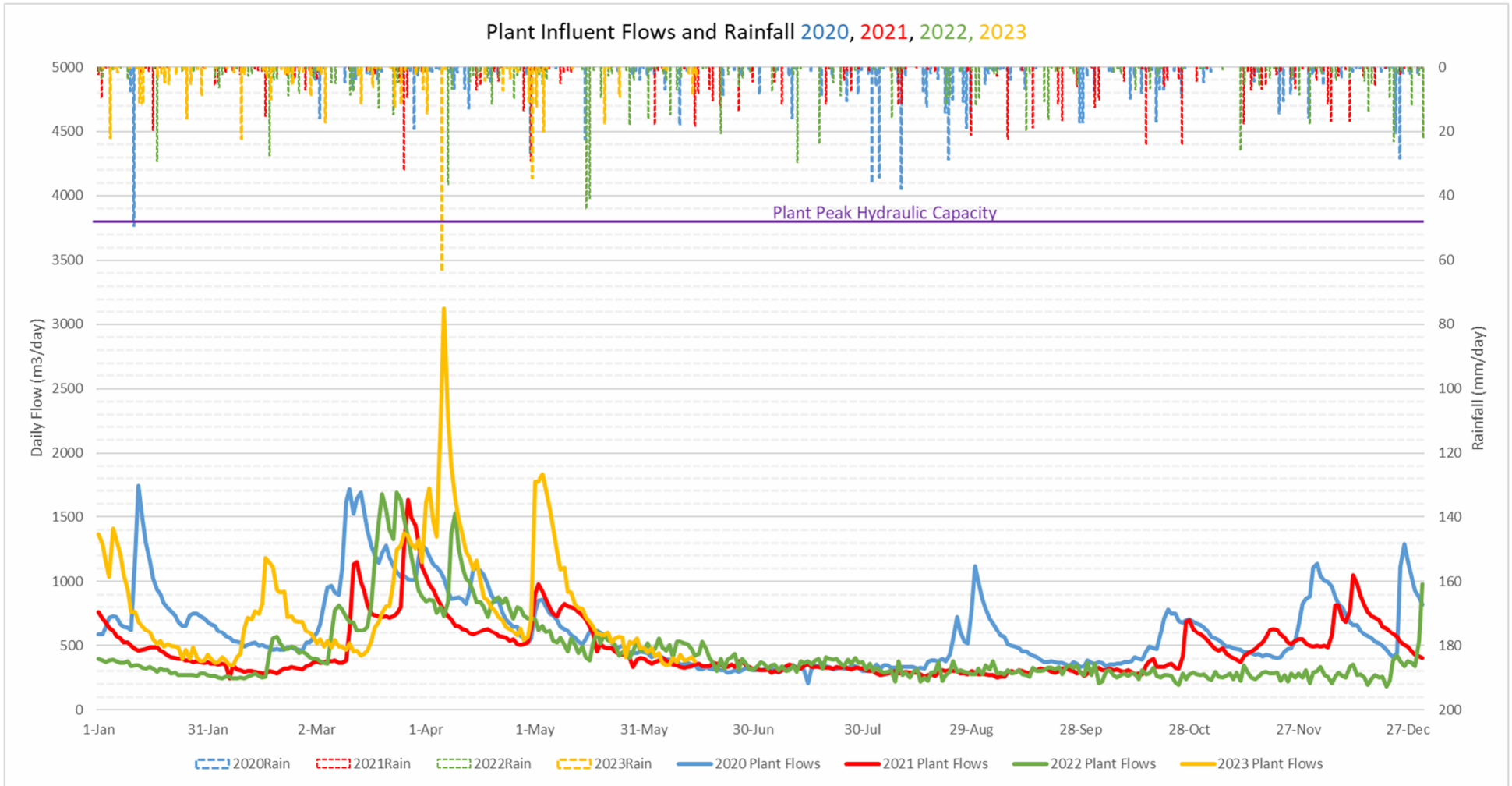
Jp2g Consultants Inc.

ENGINEERS • PLANNERS • PROJECT MANAGERS

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For Clerk's use only, if required:

Recorded Vote Requested By:

Barr	Y	N
Cameron	Y	N
Gural	Y	N
Ireland	Y	N
Maitland	Y	N

Resolution Number: R - - 23

Date: August 14, 2023

Moved by: Barr Gural Ireland Maitland

Seconded by: Barr Gural Ireland Maitland

Be it hereby resolved that:

The Council of the Corporation of the Village of Merrickville-Wolford does hereby receive the 2023 Gravel Roads Needs Study from Jp2g Consultants Inc., for information purposes.

Carried / Defeated

Michael Cameron, Mayor

TOWNSHIP OF MERRICKVILLE-WOLFORD

GRAVEL ROAD NEEDS STUDY

2023

August 2023

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Village of Merrickville-Wolford
GRAVEL ROAD NEEDS STUDY
2023

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INTRODUCTION

A substantial portion of a rural Municipality’s annual budget is typically allocated to the road system for the purpose of maintenance and capital improvements. The current replacement value of the Village road system is on the order of \$54,310,000. Of the road system, the municipality has gravel roads totaling \$20,000,000 of replacement value. This is a significant investment to be maintained into the future. Roads, like equipment, wear out and must be maintained, rehabilitated, or replaced at predetermined intervals. Failure to properly maintain and rehabilitate at the appropriate time results in increasing costs and the risk of a more expensive replacement. To ensure that the Municipality is managing the road system effectively, Council must be aware of the condition of the present gravel road system in order to confirm future maintenance and capital works needs.

This Road Management Plan provides the following:

- a) A gravel road system inventory including all municipally maintained gravel roads where segments have been created by taking into account the road condition, geometric elements (road width) and surface type.
- b) Identifies those gravel road sections in need of improvement, the type of improvements, and an estimate of cost.
- c) A maintenance and construction program for the gravel road system.

THE VILLAGE ROAD SYSTEM

The Village had previously commissioned an Asset Management Plan in 2020 for O.REG. 588/17 compliance which included the compilation of relevant road segment information and forms the basis of this report, which was built upon with a field review of gravel road conditions in 2023.

In addition to the municipal maintained road network, there are privately maintained roads within the Village. The maintenance and upkeep of these roads is the responsibility of their respective owners. This report does not address the costs related to private roads.

The total gravel road lengths are as follows:

2023 Gravel Road Need Study (this report)	52.6	km
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The gravel road system distribution (urban, semi-urban, rural) is categorized as follows:

Rural, single lane	48.4	km
Rural, double lane	4.2	km

ROAD SYSTEM INVENTORY

Road Appraisal Forms have been prepared for each road in the road network and the forms contain information such as: geometry (length, width), surface type, condition rating, recommended improvements, and improvement costs based on estimated benchmark costs. A particular road may have one or a number of section numbers assigned to it to distinguish variations in geometrics or the condition rating. A sample Road Appraisal Form is included in Appendix A.

A map of the Village Road System is provided in Appendix B.

CONDITION RATINGS

A condition rating of good, fair, or poor is assigned to each road section. This assignment is based upon a visual assessment of the existing surface, the ride quality, and observable structural condition of the road. “Good” is the best condition (i.e. a newly constructed road or newly graveled and graded), “fair” is a road that is nearing scheduled maintenance/rehabilitation, and “poor” is a road that is past due for maintenance/rehabilitation and may require reconstruction.

For comparison with a numerical system rating: good, fair, and poor correspond with the following numerical ranges:

Good	8-10
Fair	5-7
Poor	Less than 5

Road reviews are normally conducted in the spring, when the frost is leaving the ground and the road base is soft. It is at this time when the structural performance of a road is most evident. In this case, the road system was travelled and each section was assessed for condition rating during April of 2023.

The Village Public Works employee Alec McGregor and Jp2g Civil staff Curtis Millar conducted the field review and agreed to the condition ratings and improvements required for each road section.

The gravel road conditions as reported this spring are:

Rating	2023 Assessment
Good	5%
Fair	49%
Poor	46%

This indicates that the municipal gravel roads fall between a fair and poor condition in 2023. Without continued investment, the roads in good and fair condition will deteriorate to a poor condition.

LIFE CYCLES AND MAINTENANCE

All roads surfaces have different life expectancies and should be resurfaced within their life cycles before the road base is allowed to deteriorate and suffer structural damage. Failure to resurface within the designated timelines can result in premature failure of the road base, and result in a need for reconstruction. The overall traffic volumes, percentage of truck traffic, the existing road base construction standards/condition, and roadside drainage will also impact the road life cycle.

Roads with condition ratings of poor are in need of immediate improvement. If roads rehabilitation does not occur, damage may become more severe and reconstruction may be necessary. The longer that scheduled rehabilitation is deferred, the greater the risk that reconstruction will be required instead, at a greater cost. Roads having a fair condition should typically be accorded to a higher priority for capital rehabilitation and maintenance works. If these rehabilitation works cannot be scheduled in a timely manner, the road should be closely monitored for evidence of safety concerns and issues remedied with appropriate spot maintenance.

Gravel road condition ratings noted on the breakdown sheets are considered a “snapshot” in time due to continued routine maintenance and ongoing upgrading of the granular top surface. A freshly graded road in late-summer might have a superior rating compared to during the spring. Any noted deficiencies that are not related to depth or width should be dealt with through spot improvements and maintenance items rather than

as a capital budgeting item. Upgrading a road surface from gravel to LCB (surface treatment) or HCB (asphalt surface) is always to be considered as a capital item.

Gravel road sections currently at a condition rating of fair or poor have been assigned costs on the Appraisal Sheets. Roads that are in good condition where surface upgrading is warranted have also been assigned costs on the appraisal sheets. Other spot maintenance requirements have also been identified.

ROAD AND DRAINAGE IMPROVEMENTS/BENCHMARK COSTS

Various road and drainage improvements (reconstruction and rehabilitation) have been recommended and costed in this study and are briefly described as follows below:

Rural Section /w Ditch - Reconstruction: Gravel surface and base

- removal of existing gravel surface and base granulars
- excavation of existing road to depth
- replacement of granulars
- centerline and entrance culvert replacement

Rural Section /w Ditch – Upgrade: 1 lift pavement

- freshen granulars
- installation of asphalt – 1 lift
- gravel for shoulders and entrances

Rural Section /w Ditch – Upgrade: Double Surface Treatment (‘tar and chip’)

- freshen granulars
- installation of double surface treatment
- gravel for shoulders and entrances

The benchmark costs are our opinion of the average costs to have a contractor undertake specific improvements. These costs have been developed based on recent construction costs in the Village area (as provided by Public Works), and also based on Jp2g’s experience tendering road projects in Eastern Ontario. These numbers are used to determine a budgetary estimate of costs for the road sections on a per kilometer basis. The benchmark costs used in this report have been included as Appendix E-1. In some situations, additional costs have been assigned to individual road sheets based on site specific features encountered during the road tour (rock, significant slopes, large diameter culverts). These are captured under the spot repairs. All costing is reported using present day values.

The benchmark road cross section is shown in Appendix E-2

GRAVEL NEEDS PROGRAM

Based on this Road Needs Study, the gravel roads will require \$9,000,000 in spot repairs and \$233,000 in widening costs to address deficiencies identified in the Spring 2023 review.

In terms of regular maintenance, it is understood that the municipality has historically allocated \$60,000 for gravel to be purchased and delivered, with municipal forces grading the material. The municipal staff have indicated that this material is spread across 50% of the roads each year. The municipality has 52.6km of road with an average surface width of 5.0m so approximately 131,440 sq.m. of surface area is being graded each year. Based on the results of staff discussions and the road review there is evidence that the road base material and organics are being graded and incorporated into the road surface. This strongly suggests that more gravel needs to be purchased and placed onto the driving surface.

Based upon a purchase price of \$12.45 per tonne, and \$60,000 this represents 4,820 tonnes that can be delivered and graded. A tonne of granular material represents 0.44 cu.m. of material to be spread. Therefore, given a grading lift of 75mm (3 in) of material, the municipality is purchasing enough to permit approximately 4.7 km of roadway per year to be maintained.

Thin lifts of placed granular material are not recommended when the existing granular surface is too thin, as there won't be sufficient material to grade and distribute.

The recommendation is that the municipality try and increase the amount of gravel placed and graded each year such that all the roads are addressed in a 3 year cycle. This should improve the surface riding quality and reduce the frequency of re-grading by ensuring the gravel surface materials are appropriate. The additional material will also make future years regrading easier to smooth out washboarding, fill in potholes, and ruts.

The average rural, single lane road has a surface width of 5.0m and the average rural, double lane road has a surface width of 5.6m. A minimum surface width of 6.0m is a normal standard for the purposes of maintaining access routes for emergency vehicles (fire and ambulance). Few roads, when measured during the field review, met a 6.0m surface width. In most cases the road platform is wide enough, but additional material to widen the driving surface is warranted. A cost for this widening is included in the assessment sheets on a road by road basis, the total cost is estimated to be \$233,000.

To apply 75mm of new gravel to 1/3rd of the gravel roads each year to a surface width of 6.0m is anticipated to require 7,890 cu.m. of granular material, or 17,750 tonnes. The total cost of this is estimated to be \$228,000 per year. Based on the \$20,000,000 replacement cost for gravel roads, this represents a maintenance cost of approximately 1% of the replacement valuation.

UPGRADING OF GRAVEL ROADS

Municipalities often desire to upgrade gravel roadways to surface treated (tar and chip) or asphalt to reduce maintenance and provide a better travelled surface among other reasons. From an engineering perspective, the road that is being upgraded needs to have sufficient strength (thickness) of the granular road base and granular subbase so that it can perform as expected. Many rural roads, due to how they were historically constructed, require work to improve the road base to an acceptable standard to support surface treatment (asphalt or ‘tar and chip’). Otherwise, the surface treatment breaks up quickly and the expensive surface doesn’t last. Engineering design of roadways would normally include a geotechnical assessment to confirm the pavement design including thickness of base and subbase. Drainage of the road base and subbase is also critical to long term performance of the surface and to avoid cracking and moisture intrusion. An engineering design process would address those matters and more.

The municipality should want to have a level of assurance that any money spent on upgrading a surfaced road will perform for years to come and meet ratepayer expectations.

As a rule of thumb, once a roadway is experiencing greater than 200 vehicles per day in traffic, some form of surface treatment can be explored to reduce maintenance costs. The upfront capital costs are higher, however the long term maintenance costs are lower. The lifecycle costs of upgraded roads are also higher than gravel roads, as when they do require rehabilitation a “shave and pave” for asphalt or reapplication of ‘tar and chip’ are both more expensive than additional gravel.

One additional consideration is that “tar and chip” surface treatments do not perform as well under heavy truck or farm equipment traffic loadings. Roads subject to heavy truck and farm traffic should be strongly considered for surfacing by one or two lifts of asphalt, depending on the volume of traffic.

Based upon our review of the current status of roads in the municipality, the only gravel road that could be considered for immediate upgrading is HF McLean Rd. The estimated cost of upgrading this road (including spot repairs) to asphalt is \$435,000.00.

Other gravel roads in the municipality are dead end, narrow travelled surface, low volume roads impacted by tight rock, experiencing ongoing drainage issues, have narrow rights of way, or a combination of these challenges. It is not advisable to consider surface treating these roads until the other challenges are addressed first.

REVIEW OF SELECTED ROADS FOR UPGRADING

Based on discussions with the municipality, it is understood that there is interest in reviewing several roads for upgrading. The municipality has requested that the following roads be reviewed for upgrading:

- Corktown,
- Yule,
- Pioneer,
- Land O'Nod, and
- Carley's Corner

Corktown Road, 4.6 km

Requires shouldering, culverts, grade raise and digouts, new ditching, ditching cleanouts, and allowance for rock removal. Half of road in fair condition, half in poor condition. Part of the road has a deficient ROW width making undertaking any works more challenging.

Spot Repairs Total \$1,058,000

In order to upgrade this road to asphalt, including other necessary spot repairs a total cost of \$2,656,000 is estimated.

Yule Road, 5.66 km

Requires shouldering, culverts, grade raise and digouts, new ditching, ditching cleanouts, and allowance for rock removal.

Spot Repairs Total \$1,219,000

In order to upgrade this road to asphalt, including other necessary spot repairs a total cost of \$3,242,000 is estimated.

Pioneer Road, 6.02 km

Requires shouldering, culverts, grade raise and digouts, new ditching, ditching cleanouts, and allowance for rock removal. The road has a deficient ROW width making undertaking any works more challenging.

Spot Repairs Total \$884,000

In order to upgrade this road to asphalt, including other necessary spot repairs a total cost of \$3,531,000 is estimated.

Land O'Nod Road, 6.38 km

Requires shouldering, culverts, grade raise and digouts, new ditching, ditching cleanouts, and allowance for rock removal. The road has a deficient ROW width making undertaking any works more challenging. Ends at boundary with Augusta Township, meaning that upgrade works may not be continued further down the road.

Spot Repairs Total \$684,000

In order to upgrade this road to asphalt, including other necessary spot repairs a total cost of \$3,936,000 is estimated.

Carley's Corners Road, 2.3 km

Requires grade raise, new ditching, ditching cleanouts, and allowance for roack removal.

Spot Repairs Total \$457,000

In order to upgrade this road to asphalt, including other necessary spot repairs a total cost of \$1,508,000 is estimated.

The total estimated cost to upgrade these 24.96km of road to asphalt is estimated to be \$12,217,000. Each of these road upgrades would be a significant capital project for the municipality. Based on the number of serviced lots in the area, existing ROW widths, traffic levels, and overall conditions of the roads, upgrades for these roads are not warranted at this time.

CONCLUSION

This report has been compiled to provide Council with a list of road improvements associated with the Village gravel road system. It should be used as a reference document to plan future road improvements, apply for available provincial dollars to ensure that the maximum benefit is being achieved from the roads budget funding.

APPENDIX A

SAMPLE ROAD APPRAISAL FORM

Village of Merrickville-Wolford - Road Appraisal Form

Road/Street Name		Length of Road (km)	
From		Platform Width (m)	
To		Surface Width (m)	
Roadside Environment		Shoulder Width (m)	
Surface Type	Gravel	Right of Way Width (m)	
Traffic Counts		Boundary Road (Yes/No)	
Ditching Type		Review Date:	
Original Condition Rating		Prepared By:	Curtis Millar
2023 Condition Rating		Reviewed By:	Michael Fadock

Road Improvements and Costs

Spot Improvement Works

	Cost	Description
Right of Way		
Culverts		
Ditching		
Grade Raise (Vertical Alignment Corrections)		
Spot Digouts or Improvements		
Shouldering Improvements		
Other Works (i.e. Guard Rails)		
Total Cost		

Ongoing Maintenance Works

	Cost	Description
Shouldering		
Ditching		
Annual Gravel Addition (Depth)		
Other Works (i.e. Guard Rail Repair)		
Total Cost		

Construction Works

	Cost	Description
Gravel Addition in Excess of Annual Addition		
Full Depth Reconstruction Back to Gravel Road		
Upgrade to Asphalt without Reconsturtion, Rural Section (Gravel Padding Only)		
Upgrade to Asphalt Full Depth Reconstruction, Rural Section		
Upgade to Asphalt Full Depth Reconstruction, Urban Section (Inc, Gutters and storm system)		

General Notes:	
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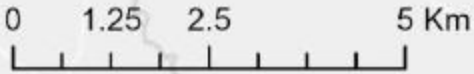
APPENDIX B

**VILLAGE ROAD SYSTEMS MAPS
ROAD SYSTEM INDEX MAP**



Merrickville
Wolford

Rideau River



APPENDIX C

**2023 GRAVEL ROAD NETWORK SUMMARY SHEET AND
INDIVIDUAL APPRAISAL SHEETS**

Village of Merrickville-Wolford - Road Appraisal Form

Road/Street Name	Barber Road	Length of Road (km)	1.61
From	Maitland Road	Platform Width (m)	5.4
To	County Road #41	Surface Width (m)	3.4
Roadside Environment	Rural, Single Lane	Shoulder Width (m)	1
Surface Type	Gravel	Right of Way Width (m)	20.1
Traffic Counts	N/A	Boundary Road (Yes/No)	No
Ditching Type	Open Ditch	Review Date:	2023-04-12
Original Condition Rating	Fair	Prepared By:	Curtis Millar
2023 Condition Rating	Poor	Reviewed By:	Michael Fadock

Road Improvements and Costs

Spot Improvement Works

	Cost	Description
Right of Way		
Culverts		
Ditching	\$ 96,000	-Rock is high is ditches in mulitple areas preventing them from being deeper and getting postive drainage to outlets. '-Between Carkner Road and County Road #41 the road is soft and wet with some water sitting in the ditches. It may require some ditch cleanout and some more material on the surface to build up road base.
Grade Raise (Vertical Alignment Corrections)		-In the Treed area between Maitland Road and Carkner Road water is siting in the ditches on both sides of the road. Road is wet and soft through this area. -North of the treed area the ditches are flowing or dry and they roadbase is still wet and soft. May require a digout and replacement of road subbase and base to allow water under road to drain away to ditches.
Spot Digouts or Improvements	\$ 370,000	1km of full depth digout required
Shouldering Improvements		
Other Works (i.e. Guard Rails)	\$ 75,000	- Rock Removal
Total Cost	\$ 541,000	

Ongoing Maintenance Works

	Cost	Description
Shouldering		
Ditching		
Gravel Addition (Depth)	\$ 20,000	Provide 75mm depth additional granulars
Other Works (i.e. Guard Rail Repair)		
Total Cost	\$ 20,000	

Construction Works

	Cost	Description
Road Widening	\$ 18,000	Widen road to 6.0m
Full Depth Reconstruction	\$ 225,700	Remaining length of road for full depth reconstruction
Upgrade Surface to "tar and chip"	\$ 400,000	Includes full depth reconstruction and widening
Upgrade Surface to Asphalt	\$ 695,000	Includes full depth reconstruction and widening

General Notes:	-Lack of material in areas to grade out a proper crown to drain water off road. Lots of coarse material on surface and has spilled off in ditches from plowing.
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Village of Merrickville-Wolford - Road Appraisal Form				
Road/Street Name	Barber Road		Length of Road (km)	1.06
From	County Road #41		Platform Width (m)	5.4
To	Dead End East		Surface Width (m)	3.4
Roadside Environment	Rural, Single Lane		Shoulder Width (m)	1
Surface Type	Gravel		Right of Way Width (m)	20.1
Traffic Counts	N/A		Boundary Road (Yes/No)	No
Ditching Type	Open Ditch		Review Date:	2023-04-12
Original Condition Rating	Fair		Prepared By:	Curtis Millar
2023 Condition Rating	Poor		Reviewed By:	Michael Fadock
Road Improvements and Costs				
Spot Improvement Works				
	Cost	Description		
Right of Way		-At county road #41 intersection there was a berm built up on the south side and it has been removed. Some ditching done but more required to get positive flow to county ditch and get bottom of ditch below subbase. -Grass growing into road surface in areas, shoulders could be rolled off to remove the grass and additional granular material added to build road up.		
Culverts	\$ 2,000			
Ditching	\$ 80,000	-Rock is high and visible in the ditches from county road #41 to bridge. Rock is high in road bed as well at crest of hill before bridge. Rock needs to be removed from road base or material added to be able to grade over rock. -Passed the bridge to th dead end there is not much of a ditch established but the sloping does slope away towards the fields. More Granular 'A' could be added to build road base up more to increase sloping.		
Grade Raise (Vertical Alignment Corrections)		-The interface between the asphalt and the gravel at the county road is potholed and rough, could use more material grade out a proper crown.		
Spot Digouts or Improvements		-#614 the laneway needs an entrance culvert, water is running down from the field and yard on the north side of the laneway and runs over the laneway and then down the side of the road		
Shouldering Improvements				
Other Works (i.e. Guard Rails)	\$ 112,500	rock removal		
Total Cost	\$ 194,500			
Ongoing Maintenance Works				
	Cost	Description		
Shouldering				
Ditching				
Gravel Addition (Depth)	\$ 13,000	Provide 75mm depth additional granulars		
Other Works (i.e. Guard Rail Repair)				
Total Cost	\$ 13,000			
Construction Works				
	Cost	Description		
Road Widening	\$ 12,000	Widen road to 6.0m		
Full Depth Reconstruction	\$ 392,200			
Upgrade Surface to "tar and chip"	\$ 507,000	Includes full depth reconstruction and widening		
Upgrade Surface to Asphalt	\$ 701,000	Includes full depth reconstruction and widening		
General Notes:	-Lack of material in areas to grade out a proper crown to drain water off road. Lots of coarse material on surface and has spilled off in ditches from plowing.			

Village of Merrickville-Wolford - Road Appraisal Form

Road/Street Name	Bolton Road	Length of Road (km)	3.9
From	Harvey Road	Platform Width (m)	7.6
To	Pioneer Road	Surface Width (m)	5.6
Roadside Environment	Rural, Single Lane	Shoulder Width (m)	1
Surface Type	Gravel	Right of Way Width (m)	20.1
Traffic Counts	N/A	Boundary Road (Yes/No)	Yes
Ditching Type	Open Ditch	Review Date:	2023-04-12
Original Condition Rating	Poor	Prepared By:	Curtis Millar
2023 Condition Rating	Poor	Reviewed By:	Michael Fadock
Road Improvements and Costs			
Spot Improvement Works			
	Cost	Description	
Right of Way		-The ROW could be brushed back in areas to allow for the construction of ditches.	
Culverts			
Ditching	\$ 120,000	-Ditching is needed in many areas along the road where it is not present to convey drainage waters from the road. (3000m ditching) -At the hydro line crossing there is water sitting alongside the road and the road is wet, ditching required to drain water down road to	
Grade Raise (Vertical Alignment Corrections)	\$ 67,950	-The road is low throughout, with shallow ditches or none present. Grade needs to be raised to get base material above waterlines in ditches to keep the base material dry. -From #1278 north to the bridge before the Land O'Nod Road stones are being pulled up from the subbase material by the grader, more granular 'A' base material is needed to build road up. 755m of 150mm grade raise allowed	
Spot Digouts or Improvements			
Shouldering Improvements			
Other Works (i.e. Guard Rails)	\$ 43,300	-brushing	
Total Cost	\$ 231,250		
Ongoing Maintenance Works			
	Cost	Description	
Shouldering			
Ditching			
Gravel Addition (Depth)	\$ 49,000	Provide 75mm depth additional granulars	
Other Works (i.e. Guard Rail Repair)			
Total Cost	\$ 49,000		
Construction Works			
	Cost	Description	
Road Widening	\$ 7,000	Widen road to 6.0m	
Full Depth Reconstruction	\$ 1,443,000		
Upgrade Surface to "tar and chip"	\$ 1,828,000	Includes full depth reconstruction and widening	
Upgrade Surface to Asphalt	\$ 2,542,000	Includes full depth reconstruction and widening	
General Notes:	-Lack of material in areas to grade out a proper crown to drain water off road. Lots of coarse material on surface and has spilled off in ditches from plowing. Speed limit is 80km/h.		

Village of Merrickville-Wolford - Road Appraisal Form

Road/Street Name	Carkner Road S		Length of Road (km)	0.3
From	Weedmark Road		Platform Width (m)	5.5
To	Municipal Limit		Surface Width (m)	3.5
Roadside Environment	Rural, Single Lane		Shoulder Width (m)	1
Surface Type	Gravel		Right of Way Width (m)	12.3
Traffic Counts	N/A		Boundary Road (Yes/No)	No
Ditching Type	Open Ditch		Review Date:	2023-04-12
Original Condition Rating	Poor		Prepared By:	Curtis Millar
2023 Condition Rating	Poor		Reviewed By:	Michael Fadock
Road Improvements and Costs				
Spot Improvement Works				
	Cost	Description		
Right of Way				
Culverts				
Ditching	\$ 24,000	600m ditching		
Grade Raise (Vertical Alignment Corrections)		-Entire length of road from Weedmark road to municipal maintenance limit is soft and wet. Ditches established on either side are working but could use some cleanout to restore better flow to municipal drain in north. Not a lot of material on road to grade, stones from granular 'B' present on surface, could use some granular 'A' to build road up and re-establish crown.		
Spot Digouts or Improvements	\$ 111,000	300m full depth digout required		
Shouldering Improvements				
Other Works (i.e. Guard Rails)				
Total Cost	\$ 135,000			
Ongoing Maintenance Works				
	Cost	Description		
Shouldering				
Ditching				
Gravel Addition (Depth)	\$ 4,000	Provide 75mm depth additional granulars		
Other Works (i.e. Guard Rail Repair)				
Total Cost	\$ 4,000			
Construction Works				
	Cost	Description		
Road Widening	\$ 3,000	Widen road to 6.0m		
Full Depth Reconstruction	\$ -			
Upgrade Surface to "tar and chip"	\$ 32,000	Includes full depth reconstruction and widening		
Upgrade Surface to Asphalt	\$ 87,000	Includes full depth reconstruction and widening		
General Notes:	-Lots of coarse material on surface and has spilled off in ditches from plowing. Lack of material in areas to grade out a proper crown to drain water off road.			

Village of Merrickville-Wolford - Road Appraisal Form

Road/Street Name	Carkner Road N	Length of Road (km)	0.4
From	Barber Road	Platform Width (m)	5.5
To	Municipal Limit	Surface Width (m)	3.5
Roadside Environment	Rural, Single Lane	Shoulder Width (m)	1
Surface Type	Gravel	Right of Way Width (m)	12.3
Traffic Counts	N/A	Boundary Road (Yes/No)	No
Ditching Type	Open Ditch	Review Date:	2023-04-12
Original Condition Rating	Poor	Prepared By:	Curtis Millar
2023 Condition Rating	Poor	Reviewed By:	Michael Fadock

Road Improvements and Costs

Spot Improvement Works

	Cost	Description
Right of Way		-Trees need to be brushed and cut back on east side of road at #183, they are next to the roadway and are potential hazards for vehicles and make it hard to maintain road.
Culverts		
Ditching	\$ 32,000	-At the Barber Road end down to #163 ditch cleanout required to establish a ditch on both side of the road to get water to drain to outlet at #183. Mostly needed on the south side of the road along the field and there is no ditch present there.
Grade Raise (Vertical Alignment Corrections)		-Rough in areas where water cannot get off road or ditchin is required. Add material to build up road to provide drainage off the surface of the road.
Spot Digouts or Improvements		
Shouldering Improvements		
Other Works (i.e. Guard Rails)	\$ 1,900	95m brushing
Total Cost	\$ 33,900	

Ongoing Maintenance Works

	Cost	Description
Shouldering		
Ditching		
Gravel Addition (Depth)	\$ 5,000	Provide 75mm depth additional granulars
Other Works (i.e. Guard Rail Repair)		
Total Cost	\$ 5,000	

Construction Works

	Cost	Description
Road Widening	\$ 4,000	Widen road to 6.0m
Full Depth Reconstruction	\$ 148,000	
Upgrade Surface to "tar and chip"	\$ 191,000	Includes full depth reconstruction and widening
Upgrade Surface to Asphalt	\$ 264,000	Includes full depth reconstruction and widening

General Notes:	-Lots of coarse material on surface and has spilled off in ditches from plowing. Lack of material in areas to grade out a proper crown to drain water off road.
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Village of Merrickville-Wolford - Road Appraisal Form

Road/Street Name	Corkoran Road N		Length of Road (km)	0.6
From	County Road #16		Platform Width (m)	6.1
To	Dead End East		Surface Width (m)	4.1
Roadside Environment	Rural, Single Lane		Shoulder Width (m)	1
Surface Type	Gravel		Right of Way Width (m)	20.1
Traffic Counts	N/A		Boundary Road (Yes/No)	No
Ditching Type	Open Ditch		Review Date:	2023-04-12
Original Condition Rating	Poor		Prepared By:	Curtis Millar
2023 Condition Rating	Poor		Reviewed By:	Michael Fadock
Road Improvements and Costs				
Spot Improvement Works				
	Cost	Description		
Right of Way		-Some brushing completed in last year on road.		
Culverts				
Ditching	\$ 32,800	-At the dead end there is rock high in the ditches, water is slowly draining away but could be improved. -At intersection to end of yard of #118 on south side of road there is water sitting in shallow ditch. Could used to be ditched deeper to convey water to outlet at county road.		
Grade Raise (Vertical Alignment Corrections)		-Road profile is flat, needs some gravel to establish a proper crown.		
Spot Digouts or Improvements				
Shouldering Improvements				
Other Works (i.e. Guard Rails)	\$ 50,000	Rock removal		
Total Cost	\$ 82,800			
Ongoing Maintenance Works				
	Cost	Description		
Shouldering				
Ditching				
Gravel Addition (Depth)	\$ 8,000	Provide 75mm depth additional granulars		
Other Works (i.e. Guard Rail Repair)				
Total Cost	\$ 8,000			
Construction Works				
	Cost	Description		
Road Widening	\$ 5,000	Widen road to 6.0m		
Full Depth Reconstruction	\$ 222,000			
Upgrade Surface to "tar and chip"	\$ 285,000	Includes full depth reconstruction and widening		
Upgrade Surface to Asphalt	\$ 395,000	Includes full depth reconstruction and widening		
General Notes:	-Lack of material in areas to grade out a proper crown to drain water off road			

Village of Merrickville-Wolford - Road Appraisal Form				
Road/Street Name	Corktown Road		Length of Road (km)	2.3
From	Read Street		Platform Width (m)	8.5
To	Boyd Landing Lane		Surface Width (m)	6.5
Roadside Environment	Rural, Single Lane		Shoulder Width (m)	1.0
Surface Type	Gravel		Right of Way Width (m)	12.2
Traffic Counts	N/A		Boundary Road (Yes/No)	No
Ditching Type	Open Ditch		Review Date:	2023-04-12
Original Condition Rating	Good		Prepared By:	Curtis Millar
2023 Condition Rating	Fair		Reviewed By:	Michael Fadock
Road Improvements and Costs				
Spot Improvement Works				
	Cost	Description		
Right of Way				
Culverts				
Ditching	\$ 48,000	-#353 there is no ditching present or sloping to get water away from road. Shoulders are high and holding water on road. #459 road is soft and potholes present, water standing in ditches, no where for water to outlet easily.		
Grade Raise (Vertical Alignment Corrections)	\$ 207,000	-Rock high in the road, grader hits it when grading. Grade needs to be raised or rock removed. 150mm for 2300m of road		
Spot Digouts or Improvements	\$ 103,600	-Where the road is soft and wet at the dead end and other areas a diggout is suggested to install some geotextile cloth on the subgrade and granular 'B' material added to help keep the base material dry and add strength to the road subbase. - 280m allowance		
Shouldering Improvements				
Other Works (i.e. Guard Rails)	\$ 100,000	-Lots of coarse material sitting on roads, large amounts plowed off in the winter into the ditches and yards. Fine material not binding into road from Granular 'A' additions. - Rock removal		
Total Cost	\$ 458,600			
Ongoing Maintenance Works				
	Cost	Description		
Shouldering				
Ditching				
Gravel Addition (Depth)	\$ 31,000	Provide 75mm depth additional granulars		
Other Works (i.e. Guard Rail Repair)				
Total Cost	\$ 31,000			
Construction Works				
	Cost	Description		
Road Widening	\$ -			
Full Depth Reconstruction	\$ 747,400			
Upgrade Surface to "tar and chip"	\$ 971,000	Includes full depth reconstruction		
Upgrade Surface to Asphalt	\$ 1,391,000	Includes full depth reconstruction		
General Notes:	Lots of coarse material on surface and has spilled off in ditches from plowing. Lack of material in areas to grade out a proper crown to drain water off road.			

Village of Merrickville-Wolford - Road Appraisal Form				
Road/Street Name	Corktown Road		Length of Road (km)	2.3
From	Boyd Landing Lane		Platform Width (m)	7.3
To	Corktown Lane		Surface Width (m)	5.3
Roadside Environment	Rural, Double Lane		Shoulder Width (m)	1.0
Surface Type	Gravel		Right of Way Width (m)	20.1
Traffic Counts	N/A		Boundary Road (Yes/No)	No
Ditching Type	Open Ditch		Review Date:	2023-04-12
Original Condition Rating	Good		Prepared By:	Curtis Millar
2023 Condition Rating	Fair		Reviewed By:	Michael Fadock
Road Improvements and Costs				
Spot Improvement Works				
	Cost		Description	
Right of Way	\$ 12,000		-Cleared back for most part behind existing ditching, in some areas could use to be cleared back further to allow for ditching where none is present. 600m of brushing allowed for	
Culverts	\$ 19,000		- No entrance culverts or ditches at Cedar Gate Lane and Meadow Lane. Soft area of road and a significant amount of potholing	
Ditching	\$ 120,000		-Rock shallow in ditches in this section, solid rock observed in ditch between #932 and #973 on south side of road impeding flows and keeping water high at subbase material level. -North side of road has sections with no ditching. -Shallow, narrow ditches at #576, water sitting on edge of road as ditch has no positive slope to outlet.	
Grade Raise (Vertical Alignment Corrections)	\$ 63,000		150mm grade raise allowance for 700m	
Spot Digouts or Improvements	\$ 236,800		-#982 to dead end is very soft, visible deflection in surface when driving or walking on it, cracking in surface and wet. Requires a lot of maintenance to keep potholes out. 640m allowance	
Shouldering Improvements			-In some areas the road surface is lower then shoulders and water sits on road.	
Other Works (i.e. Guard Rails)	\$ 150,000		rock removal	
Total Cost	\$ 600,800			
Ongoing Maintenance Works				
	Cost		Description	
Shouldering				
Ditching			-Ditching completed on south side from #932 to dead end recently.	
Annual Gravel Addition (Depth)	\$ 29,000		Provide 75mm depth additional granulars	
Other Works (i.e. Guard Rail Repair)				
Total Cost	\$ 29,000			
Construction Works				
	Cost		Description	
Road Widening	\$ 7,000		Widen road to 6.0m	
Full Depth Reconstruction	\$ 614,200			
Upgrade Surface to "tar and chip"	\$ 844,000		Includes full depth reconstruction and widening	
Upgrade Surface to Asphalt	\$ 1,265,000		Includes full depth reconstruction and widening	
General Notes:	Rock is high in the ditches in areas where water is sitting preventing positive slope in the ditches to the desired outlets. This section was municipally assumed in the 70's. No proper road cross section was constructed, just granular 'A' material added at over the life of the road. Subbase is likely just clay, silt. Lots of coarse material on surface and has spilled off in ditches from plowing. Lack of material in areas to grade out a proper crown to drain water off road.			

Village of Merrickville-Wolford - Road Appraisal Form

Road/Street Name	Gardiner Road	Length of Road (km)	0.43
From	County Road #15	Platform Width (m)	6.4
To	Dead End East	Surface Width (m)	4.4
Roadside Environment	Rural, Single Lane	Shoulder Width (m)	1
Surface Type	Gravel	Right of Way Width (m)	12.2
Traffic Counts	N/A	Boundary Road (Yes/No)	No
Ditching Type	Open Ditch	Review Date:	2023-04-12
Original Condition Rating	Fair	Prepared By:	Curtis Millar
2023 Condition Rating	Fair	Reviewed By:	Michael Fadock

Road Improvements and Costs

Spot Improvement Works

	Cost	Description
Right of Way		-Right of Way was brushed last year to open the road up.
Culverts	\$ 9,000	
Ditching	\$ 34,400	-Ditching has limited outlets as the landscaping around is higher then the road holding water up to road base.
Grade Raise (Vertical Alignment Corrections)	\$ 38,400	-Landscaping along the road is higher then the road base, water stays on the road base and in ditches. 430m grade raise allowance of 150mm
Spot Digouts or Improvements		
Shouldering Improvements		-Shoulders are high along road holding water on road base. The edges of the road were soft when walking on them. No water present on the road during the investagtion but potholing was present indicating water was sitting on the road.
Other Works (i.e. Guard Rails)		
Total Cost	\$ 81,800	

Ongoing Maintenance Works

	Cost	Description
Shouldering		
Ditching		
Annual Gravel Addition (Depth)	\$ 5,000	Provide 75mm depth additional granulars
Other Works (i.e. Guard Rail Repair)		
Total Cost	\$ 5,000	

Construction Works

	Cost	Description
Road Widening	\$ 3,000	Widen road to 6.0m
Full Depth Reconstruction	\$ 159,100	
Upgrade Surface to "tar and chip"	\$ 204,000	Includes full depth reconstruction and widening
Upgrade Surface to Asphalt	\$ 283,000	Includes full depth reconstruction and widening
Upgade to Asphalt Full Depth Reconstruction, Urban Section (Inc, Gutters and storm system)		

General Notes:	-Lack of material in areas to grade out a proper crown to drain water off road. Ditching needed to help convey drainage waters to the limited outlets and gravel needed to raise the road base up above the surrounding landscape.
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Village of Merrickville-Wolford - Road Appraisal Form

Road/Street Name	Gemmell Road	Length of Road (km)	1.36
From	Roses Bridge Road	Platform Width (m)	7.3
To	Dead End North	Surface Width (m)	5.3
Roadside Environment	Rural, Single Lane	Shoulder Width (m)	1
Surface Type	Gravel	Right of Way Width (m)	12.2
Traffic Counts	N/A	Boundary Road (Yes/No)	No
Ditching Type	Open Ditch	Review Date:	2023-04-12
Original Condition Rating	Fair	Prepared By:	Curtis Millar
2023 Condition Rating	Fair	Reviewed By:	Michael Fadock

Road Improvements and Costs

Spot Improvement Works

	Cost	Description
Right of Way	\$ 5,000	-Some trees in right of way preventing proper ditching between the 90 degree turn and #253, could use to be removed.
Culverts		
Ditching	\$ 30,000	
Grade Raise (Vertical Alignment Corrections)	\$ 49,500	-Road is level with surroundings in from intersection to 90 turn, could use some grade raise and further ditching to help drain the area. Good outlet to the south at 90 degree turn. -At #253 the road base is soft and wet, ditched on both sides but it is shallow and could use to be deeper to get road base to drain. 550m grade raise allowance
Spot Digouts or Improvements	\$ 81,400	
Shouldering Improvements		-Shoulders are high from 315 to dead end causing water to sit and run down road to river. There are a few other spots between #315 and #253 where the shoulders are high holding water on the road as well. Potholing present at all locations.
Other Works (i.e. Guard Rails)		
Total Cost	\$ 165,900	

Ongoing Maintenance Works

	Cost	Description
Shouldering		
Ditching		-Ditched down to the 90 degree turn in 2017.
Annual Gravel Addition (Depth)	\$ 17,000	Provide 75mm depth additional granulars
Other Works (i.e. Guard Rail Repair)		
Total Cost	\$ 17,000	

Construction Works

	Cost	Description
Road Widening	\$ 4,000	Widen road to 6.0m
Full Depth Reconstruction	\$ 421,800	
Upgrade Surface to "tar and chip"	\$ 558,000	Includes full depth reconstruction and widening
Upgrade Surface to Asphalt	\$ 807,000	Includes full depth reconstruction and widening

General Notes:	-Lack of material in areas to grade out a proper crown to drain water off road. Coarse granular material present in the ditch from plowing operations.
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Village of Merrickville-Wolford - Road Appraisal Form

Road/Street Name	Hawley Road	Length of Road (km)	1.32
From	Dead End West	Platform Width (m)	6.5
To	Kilmarnock Road	Surface Width (m)	4.5
Roadside Environment	Rural, Single Lane	Shoulder Width (m)	1
Surface Type	Gravel	Right of Way Width (m)	18.4
Traffic Counts	N/A	Boundary Road (Yes/No)	No
Ditching Type	Open Ditch	Review Date:	2023-04-12
Original Condition Rating	Fair	Prepared By:	Curtis Millar
2023 Condition Rating	Fair	Reviewed By:	Michael Fadock

Road Improvements and Costs

Spot Improvement Works

	Cost	Description
Right of Way	\$ 4,000	-Some brushing needed between #259 and #333 on north side of road.
Culverts		
Ditching	\$ 20,000	
Grade Raise (Vertical Alignment Corrections)		-At the intersection the road is potholed and wet. Ditches are shallow and could be cleaned out.
Spot Digouts or Improvements	\$ 55,500	
Shouldering Improvements		
Other Works (i.e. Guard Rails)		
Total Cost	\$ 79,500	

Ongoing Maintenance Works

	Cost	Description
Shouldering		
Ditching		
Annual Gravel Addition (Depth)	\$ 17,000	Provide 75mm depth additional granulars
Other Works (i.e. Guard Rail Repair)		
Total Cost	\$ 17,000	

Construction Works

	Cost	Description
Road Widening	\$ 8,000	Widen road to 6.0m
Full Depth Reconstruction	\$ 432,900	
Upgrade Surface to "tar and chip"	\$ 569,000	Includes full depth reconstruction and widening
Upgrade Surface to Asphalt	\$ 811,000	Includes full depth reconstruction and widening

General Notes:	-Lack of material in areas to grade out a proper crown to drain water off road. Coarse gravel spilling off on shoulders from winter plowing operations.
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Village of Merrickville-Wolford - Road Appraisal Form			
Road/Street Name	HF Mclean Road		Length of Road (km) 0.96
From	County Road #15		Platform Width (m) 8.5
To	Collar Hill Road		Surface Width (m) 6.5
Roadside Environment	Rural, Double Lane		Shoulder Width (m) 1
Surface Type	Gravel		Right of Way Width (m) 20.1
Traffic Counts	N/A		Boundary Road (Yes/No) No
Ditching Type	Open Ditch		Review Date: 2023-04-12
Original Condition Rating	Good		Prepared By: Curtis Millar
2023 Condition Rating	Good		Reviewed By: Michael Fadock
Road Improvements and Costs			
Spot Improvement Works			
	Cost	Description	
Right of Way			
Culverts	\$ 12,000	-Culvert cleanout required at #170, full of silt and gravel.	
Ditching	\$ 36,000	-Water sitting in ditch at county road #15 end in low point between road and bottom of hill. Water is escaping slowly but outlet is in need of improvement to get water away. '-At Collarhill Road limit the ditching is shallow due to high rock in ditch. Some water sitting on north side but it does get away. Grade raise here or rock breaking would help to improve drainage. '-No ditch between #155 and #165. A ditch would help with drainage.	
Grade Raise (Vertical Alignment Corrections)	\$ 54,000	600m allowance for 150mm grade raise	
Spot Digouts or Improvements			
Shouldering Improvements			
Other Works (i.e. Guard Rails)	\$ 63,500	-The storm structures installed at the county road #15 end have perforated lids and gravel is falling into manholes. Should be replaced with sealed lids. - rock removal allowance	
Total Cost	\$ 165,500		
Ongoing Maintenance Works			
	Cost	Description	
Shouldering			
Ditching			
Annual Gravel Addition (Depth)	\$ 13,000	Provide 75mm depth additional granulars	
Other Works (i.e. Guard Rail Repair)			
Total Cost	\$ 13,000		
Construction Works			
	Cost	Description	
Road Widening	\$ -		
Full Depth Reconstruction	\$ -		
Upgrade Surface to "tar and chip"	\$ 93,000		
Upgrade Surface to Asphalt	\$ 269,000		
General Notes:	-Road surface is smooth, good blending of material, little bit of potholing. Coarse material has been plowed off into the ditch over the winter. Lots of people walking on road and lots of traffic, good candidate for a hard surface upgrade. In general some ditch cleanout and increase in depth in some areas needed to keep water flowing and out of subbase of road.		

Village of Merrickville-Wolford - Road Appraisal Form			
Road/Street Name	Kerford Road	Length of Road (km)	2.57
From	County Road #15	Platform Width (m)	7.3
To	Snowdons Corners Road	Surface Width (m)	5.3
Roadside Environment	Rural, Single Lane	Shoulder Width (m)	1
Surface Type	Gravel	Right of Way Width (m)	20.1
Traffic Counts	N/A	Boundary Road (Yes/No)	No
Ditching Type	Open Ditch	Review Date:	2023-04-12
Original Condition Rating	Good	Prepared By:	Curtis Millar
2023 Condition Rating	Fair	Reviewed By:	Michael Fadock
Road Improvements and Costs			
Spot Improvement Works			
	Cost	Description	
Right of Way			
Culverts	\$ 5,000		
Ditching	\$ 120,000	<p>-Water sitting in ditch at county Road #15 and Snowdon's Corners intersection and potholing in the road. Some ditch cleanout to fix these issues.</p> <p>-#210 to #280 the road is soft and wet, there is water sitting in the ditch on the west side of the road but the east side is draining well to the outlet to the south. East side could use some cleanout as well to aide in the drainage. Ditch cleanout and possible cross culvert from the west side to the east.</p>	
Grade Raise (Vertical Alignment Corrections)		<p>-Rock is high in spots along the road causing shallow ditches and standing water in ditches. Grade raise may be required or some rock breaking to get the water to flow towards the outlet in the south.</p>	
Spot Digouts or Improvements	\$ 222,000	<p>-Where the road is soft between #210 and #280 a diggout is suggested to install some geotextile cloth on the subgrade and granular 'B' material to help keep the base material dry and add strength to the road subbase. Another area where this could be applied is at the 90 degree corner where water builds on both sides of the roads, also some cleanout at the outlet may help get the water away from the road faster.</p>	
Shouldering Improvements		600m full digout	
Other Works (i.e. Guard Rails)	\$ 225,000	rock removal	
Total Cost	\$ 572,000		
Ongoing Maintenance Works			
	Cost	Description	
Shouldering			
Ditching			
Gravel Addition (Depth)	\$ 32,000	Provide 75mm depth additional granulars	
Other Works (i.e. Guard Rail Repair)			
Total Cost	\$ 32,000		
Construction Works			
	Cost	Description	
Road Widening	\$ 8,000	Widen road to 6.0m	
Full Depth Reconstruction	\$ 728,900		
Upgrade Surface to "tar and chip"	\$ 986,000	Includes full depth reconstruction and widening	
Upgrade Surface to Asphalt	\$ 1,457,000	Includes full depth reconstruction and widening	
General Notes:	<p>-Rock is high in the ditches preventing positive drainage to outlets and standing water in the ditches. Lots of coarse material on surface and has spilled off in ditches from plowing. Lack of material in areas to grade out a proper crown to drain water off road.</p>		

Village of Merrickville-Wolford - Road Appraisal Form				
Road/Street Name	Land O'Nod Road		Length of Road (km)	6.38
From	Augusta Township Line		Platform Width (m)	7.6
To	Bolton Road		Surface Width (m)	5.6
Roadside Environment	Rural, Single Lane		Shoulder Width (m)	1
Surface Type	Gravel		Right of Way Width (m)	11.6
Traffic Counts	N/A		Boundary Road (Yes/No)	No
Ditching Type	Open Ditch		Review Date:	2023-004-12
Original Condition Rating	Good		Prepared By:	Curtis Millar
2023 Condition Rating	Fair		Reviewed By:	Michael Fadock
Road Improvements and Costs				
Spot Improvement Works				
	Cost	Description		
Right of Way	\$ 20,000	brushing allowance		
Culverts	\$ 12,000	-At 12866 the cross culverts have been replaced.		
Ditching	\$ 240,000	<p>-From township line in the south to Pioneer road intersection there is limited ditching present and road tends to pothole in areas lacking ditching. Some areas of note 12035, 12144, 12320, 12405.</p> <p>-At #12994 there are ditches but water sits in them because there are no grades to convey water away.</p>		
Grade Raise (Vertical Alignment Corrections)	\$ 117,000	<p>-At #12405 it tends to pothole lots, and is wet. Requires ditching.</p> <p>-At 12320 some ditching and granular material added but more is needed as road is still wet and potholes lots. More Granular material required to raise road bed and provide more material to grade a crown back in the road.</p> <p>-Swamp just north of 12641 the road is wet and potholed. Swamp on either side and there is issues with beaver blocking cross culvert.</p> <p>-At 12752 to 12906 through the swamp the road has had 200mm of Granular 'B' added and 100mm of Granular 'A'.</p> <p>-From the bridge at 13117 to 13152 the road is soft and wet. There is ditching present it just needs to be cleaned out to convey water and more material added to road base to build it up.</p> <p>- 1300m of grade raise allowance</p>		
Spot Digouts or Improvements	\$ 220,000	600m full digout		
Shouldering Improvements				
Other Works (i.e. Guard Rails)	\$ 75,000	rock removal		
Total Cost	\$ 684,000			
Ongoing Maintenance Works				
	Cost	Description		
Shouldering				
Ditching				
Gravel Addition (Depth)	\$ 80,000	Provide 75mm depth additional granulars		
Other Works (i.e. Guard Rail Repair)				
Total Cost	\$ 80,000			
Construction Works				
	Cost	Description		
Road Widening	\$ 11,000	Widen road to 6.0m		
Full Depth Reconstruction	\$ 2,138,600			
Upgrade Surface to "tar and chip"	\$ 2,768,000	Includes full depth reconstruction and widening		
Upgrade Surface to Asphalt	\$ 3,936,000	Includes full depth reconstruction and widening		
General Notes:	-Lack of material in areas to grade out a proper crown to drain water off road. Lots of coarse material on surface and has spilled off in ditches from plowing. North of Pioneer road there is rock high in the ditches preventing drainage.			

Village of Merrickville-Wolford - Road Appraisal Form				
Road/Street Name	Montague Road		Length of Road (km)	0.92
From	Gravel Start to South		Platform Width (m)	7.6
To	Municipal Limit at Burchill Road		Surface Width (m)	5.6
Roadside Environment	Rural, Double Lane		Shoulder Width (m)	1
Surface Type	Gravel		Right of Way Width (m)	20.1
Traffic Counts			Boundary Road (Yes/No)	No
Ditching Type	Open Ditch		Review Date:	2023-04-12
Original Condition Rating	Good		Prepared By:	Curtis Millar
2023 Condition Rating	Good		Reviewed By:	Michael Fadock
Road Improvements and Costs				
Spot Improvement Works				
	Cost	Description		
Right of Way				
Culverts				
Ditching	\$ 40,000	-At north township limit there is a low point in road and water is sitting in the ditch and has no where to escape. Significant potholing present. -Along length of road the rock is high in the ditch preventing positive drainage to outlets in areas and standing water in ditches. Ditches are shallow and in areas causing water to infiltrate the subbase.		
Grade Raise (Vertical Alignment Corrections)		-At top of the hill there is rock penetrating through the road base. Will require grade raise or rock removal.		
Spot Digouts or Improvements		-At pavement limit at south end significant potholing present. Ditches are shallow with rock preventing them from getting deeper and getting positive drainage to outlet. Shoulders and landscaping are higher then road west side forcing water to site on road.		
Shouldering Improvements				
Other Works (i.e. Guard Rails)	\$ 150,000	rock removal		
Total Cost	\$ 190,000			
Ongoing Maintenance Works				
	Cost	Description		
Shouldering				
Ditching		-Recent ditching along most of the road to improve drainage.		
Gravel Addition (Depth)	\$ 12,000	Provide 75mm depth additional granulars		
Other Works (i.e. Guard Rail Repair)				
Total Cost	\$ 12,000			
Construction Works				
	Cost	Description		
Road Widening	\$ 2,000	Widen road to 6.0m		
Full Depth Reconstruction	\$ -			
Upgrade Surface to "tar and chip"	\$ 91,000	Includes widening		
Upgrade Surface to Asphalt	\$ 260,000	Includes widening		
General Notes:	-Rock is high throughout the area preventing positive drainage to outlets in ditches and in some cases protruding through the road base. There is some crown present in the road but could use more granular 'A' to shape it better. Lots of coarse material on surface and has spilled off in ditches from plowing. Lack of material in areas to grade out a proper crown to drain water off road.			

Village of Merrickville-Wolford - Road Appraisal Form			
Road/Street Name	O'Brien Road	Length of Road (km)	1.29
From	Dead End North	Platform Width (m)	6.4
To	Burchill Road	Surface Width (m)	4.4
Roadside Environment	Rural, Single Lane	Shoulder Width (m)	1
Surface Type	Gravel	Right of Way Width (m)	20.1
Traffic Counts	N/A	Boundary Road (Yes/No)	No
Ditching Type	Open Ditch	Review Date:	2023-04-12
Original Condition Rating	Good	Prepared By:	Curtis Millar
2023 Condition Rating	Fair	Reviewed By:	Michael Fadock
Road Improvements and Costs			
Spot Improvement Works			
	Cost	Description	
Right of Way			
Culverts			
Ditching	\$ 52,000	-East side ditch is deep and works well, the west side ditch is shallow and does drain but the road would benefit from deeping the ditch to keep the road base dry.	
Grade Raise (Vertical Alignment Corrections)		-Fill Material was brought over and used on shoulders to build them out from the Putnam Road reconstruction. Shoulders are soft and some of the material is in the road way causing soft spots.	
Spot Digouts or Improvements	\$ 148,000	-At the dead and the road has frost boils and is soft, wet and has rutted some. Water sitting in the ditch on the west side at the dead end and close to the top of the road.	
Shouldering Improvements			
Other Works (i.e. Guard Rails)			
Total Cost	\$ 200,000		
Ongoing Maintenance Works			
	Cost	Description	
Shouldering			
Ditching			
Gravel Addition (Depth)	\$ 16,000	Provide 75mm depth additional granulars	
Other Works (i.e. Guard Rail Repair)			
Total Cost	\$ 16,000		
Construction Works			
	Cost	Description	
Road Widening	\$ 9,000	Widen road to 6.0m	
Full Depth Reconstruction	\$ 329,300		
Upgrade Surface to "tar and chip"	\$ 463,000	Includes full depth reconstruction and widening	
Upgrade Surface to Asphalt	\$ 700,000	Includes full depth reconstruction and widening	
General Notes:	-Lack of material in areas to grade out a proper crown to drain water off road.		

Village of Merrickville-Wolford - Road Appraisal Form				
Road/Street Name	Pioneer Road		Length of Road (km)	1.94
From	Land O'Nod Road		Platform Width (m)	7
To	Snowdons Corners Road		Surface Width (m)	5
Roadside Environment	Rural, Single Lane		Shoulder Width (m)	1
Surface Type	Gravel		Right of Way Width (m)	12.3
Traffic Counts	N/A		Boundary Road (Yes/No)	No
Ditching Type	Open Ditch		Review Date:	2023-04-12
Original Condition Rating	Poor		Prepared By:	Curtis Millar
2023 Condition Rating	Fair		Reviewed By:	Michael Fadock
Road Improvements and Costs				
Spot Improvement Works				
	Cost	Description		
Right of Way				
Culverts				
Ditching	\$ 60,000	<p>-From Snowdons Corners intersection to towards end of yard of #485 no ditching on either side of the road. Shoulders are high keeping water on road base and has potholed significantly. Ditching should be established to drain water to swamp and creek to the north.</p> <p>'-From #485 towards bridge, the west side of the road has a shallow ditch and the east either slopes down to fields or has no ditch and pushes water onto the road. Some ditching and cleanout to get the water away from the road base is required.</p>		
Grade Raise (Vertical Alignment Corrections)	\$ 81,000	<p>- In the early 90' approximately 200mm of Granular 'B' and 100mm of Granular 'A' was placed on road to raise it up. It flooded and had to be closed and a cross culvert popped out of the road. Grade raise has helped keep road base dry. There is the presence of some granular 'B' that was placed being pulled up through the road base by the grader. More Granular 'A' material needed to allow for grading of road surface. 900m grade raise allowance of 150mm</p>		
Spot Digouts or Improvements				
Shouldering Improvements		<p>-Multiple areas where shoulders are higher then the road surface and should be cut back or material added to correct it.</p>		
Other Works (i.e. Guard Rails)				
Total Cost	\$ 141,000			
Ongoing Maintenance Works				
	Cost	Description		
Shouldering				
Ditching				
Gravel Addition (Depth)	\$ 16,000	Provide 75mm depth additional granulars		
Other Works (i.e. Guard Rail Repair)				
Total Cost	\$ 16,000			
Construction Works				
	Cost	Description		
Road Widening	\$ 8,000	Widen road to 6.0m		
Full Depth Reconstruction	\$ 717,800			
Upgrade Surface to "tar and chip"	\$ 914,000	Includes full depth reconstruction and widening		
Upgrade Surface to Asphalt	\$ 1,269,000	Includes full depth reconstruction and widening		
General Notes:	<p>-Lots of coarse material on surface and has spilled off in ditches from plowing. Lack of material in areas to grade out a proper crown to drain water off road. From the bridge back north the road requires ditch cleanout and ditch establishment to keep water away from road base.</p>			

Village of Merrickville-Wolford - Road Appraisal Form				
Road/Street Name	Pioneer Road		Length of Road (km)	4.08
From	Bolton Road		Platform Width (m)	7
To	Snowdons Corners Road		Surface Width (m)	5
Roadside Environment	Rural, Single Lane		Shoulder Width (m)	1
Surface Type	Gravel		Right of Way Width (m)	12.3 but varies
Traffic Counts	N/A		Boundary Road (Yes/No)	No
Ditching Type	Open Ditch		Review Date:	2023-04-12
Original Condition Rating	Poor		Prepared By:	Curtis Millar
2023 Condition Rating	Poor		Reviewed By:	Michael Fadock
Road Improvements and Costs				
Spot Improvement Works				
	Cost		Description	
Right of Way				
Culverts			-There are 5 cross culverts at the swamp between #542 and #655, most are newer HDPE.	
Ditching	\$ 96,000		-At #1124 there is water sitting in the ditches and the road is soft and wet. Some ditching and road digout required. -At #1213 the road is wet, once frost is out the road grades well and doesn't pothole bad. Some material added to surface would help and some ditch cleanout. -#772 the road is soft at the entrance, ditching was completed and culvert lowered but it still requires more to get sitting water in ditch away. -North from swamp to #542 the road is soft and has no ditching. From #542 south to Snowdons Corners Road there is no ditching present.	
Grade Raise (Vertical Alignment Corrections)	\$ 27,000		-At the Bolton Road Intersection 200mm of Granular 'A' was added as it was soft, it firmed it up considerably. -At #1187 there is rock present in the road base, will require grade raise or rock removal. -From #843 to cross culvert in the south at swamp pit run was added due to soft road. There is some shallow ditching present but requires more to drain water down to swamp.	
Spot Digouts or Improvements	\$ 470,000		-On hill at #1227 there is rock sticking out of the road and should be removed our road built up. -At Snowdons Drive road is lower then shoulders and there is water standing in the ditches. Some ditch clean out required and grade raise in the road.	
Shouldering Improvements			-#722 the shoulders are higher then the road surface causing water to sit on the road and potholing to occur.	
Other Works (i.e. Guard Rails)	\$ 150,000		rock removal	
Total Cost	\$ 743,000			
Ongoing Maintenance Works				
	Cost		Description	
Shouldering				
Ditching				
Gravel Addition (Depth)	\$ 24,000		Provide 75mm depth additional granulars	
Other Works (i.e. Guard Rail Repair)				
Total Cost	\$ 24,000			
Construction Works				
	Cost		Description	
Road Widening	\$ 17,000		Widen road to 6.0m	
Full Depth Reconstruction	\$ 1,102,600			
Upgrade Surface to "tar and chip"	\$ 1,515,000		Includes full depth reconstruction and widening	
Upgrade Surface to Asphalt	\$ 2,262,000		Includes full depth reconstruction and widening	
General Notes:	-Lots of coarse material on surface and has spilled off in ditches from plowing. Lack of material in areas to grade out a proper crown to drain water off road. There is rock high in areas in the ditches and the road base throughout this section of the road preventing proper ditching and grading issues for the road. Many areas need ditches established or cleaned out so that water drains away from the roads.			

Village of Merrickville-Wolford - Road Appraisal Form

Road/Street Name	Snowdon Drive W	Length of Road (km)	0.57
From	Dead End West	Platform Width (m)	6
To	Snowdons Corners Road	Surface Width (m)	4
Roadside Environment	Rural, Single Lane	Shoulder Width (m)	1
Surface Type	Gravel	Right of Way Width (m)	20.1
Traffic Counts	N/A	Boundary Road (Yes/No)	No
Ditching Type	Open Ditch	Review Date:	2023-04-12
Original Condition Rating	Fair	Prepared By:	Curtis Millar
2023 Condition Rating	Poor	Reviewed By:	Michael Fadock

Road Improvements and Costs

Spot Improvement Works

	Cost	Description
Right of Way	\$ 12,000	-Small trees and shrubs in ditch and in ROW that should be brushed back.
Culverts		
Ditching	\$ 48,000	-Ditches are shallow or do not exist in most places along the road.
Grade Raise (Vertical Alignment Corrections)	\$ 36,000	-Very little granular material on road, at the dead end the base material has black organic material protruding through the surface. Very soft at dead end, swamp on both sides, shoulders are high holding water on road surface. 400m grade raise allowance 150mm
Spot Digouts or Improvements	\$ 74,000	200m full digout
Shouldering Improvements		
Other Works (i.e. Guard Rails)		
Total Cost	\$ 170,000	

Ongoing Maintenance Works

	Cost	Description
Shouldering		
Ditching		
Gravel Addition (Depth)	\$ 7,000	Provide 75mm depth additional granulars
Other Works (i.e. Guard Rail Repair)		
Total Cost	\$ 7,000	

Construction Works

	Cost	Description
Road Widening	\$ 5,000	Widen road to 6.0m
Full Depth Reconstruction	\$ 136,900	
Upgrade Surface to "tar and chip"	\$ 197,000	Includes full depth reconstruction and widening
Upgrade Surface to Asphalt	\$ 302,000	Includes full depth reconstruction and widening

General Notes: -Lack of material in areas to grade out a proper crown to drain water off road. Only a 2 homes on the road. Road needs granular material to build road up out of the swamp and allow for proper drainage.

Village of Merrickville-Wolford - Road Appraisal Form				
Road/Street Name	Snowdon Drive E		Length of Road (km)	1.17
From	Snowdons Corners Road		Platform Width (m)	6
To	Pioneer Road		Surface Width (m)	4
Roadside Environment	Rural, Single Lane		Shoulder Width (m)	1
Surface Type	Gravel		Right of Way Width (m)	20.1
Traffic Counts	N/A		Boundary Road (Yes/No)	No
Ditching Type	Open Ditch		Review Date:	2023-04-12
Original Condition Rating	Fair		Prepared By:	Curtis Millar
2023 Condition Rating	Fair		Reviewed By:	Michael Fadock
Road Improvements and Costs				
Spot Improvement Works				
	Cost	Description		
Right of Way				
Culverts	\$ 3,000			
Ditching	\$ 12,000	<p>-Little to no ditching from #127 to intersection at Pioneer road. Soft at the entrance to #127, water sitting on east side of entrance in landscaping. An entrance culvert to get the water from east to the west side of the lane would resolve this.</p> <p>-Recent ditching done at Snowdons Corners Road intersection down passed #285.</p> <p>-From #285 to #171 on north side of road there has been ditching completed and a berm built by landowner preventing water from the swamp and creek entering their lands.</p>		
Grade Raise (Vertical Alignment Corrections)		-Creek in middle section of road that runs along both sides, dries up some in the summer but still has water on either side of the road near #171.		
Spot Digouts or Improvements	\$ 55,500	150m full digout		
Shouldering Improvements				
Other Works (i.e. Guard Rails)				
Total Cost	\$ 70,500			
Ongoing Maintenance Works				
	Cost	Description		
Shouldering				
Ditching				
Gravel Addition (Depth)	\$ 15,000	Provide 75mm depth additional granulars		
Other Works (i.e. Guard Rail Repair)				
Total Cost	\$ 15,000			
Construction Works				
	Cost	Description		
Road Widening	\$ 10,000	Widen road to 6.0m		
Full Depth Reconstruction	\$ 377,400			
Upgrade Surface to "tar and chip"	\$ 501,000	Includes full depth reconstruction and widening		
Upgrade Surface to Asphalt	\$ 715,000	Includes full depth reconstruction and widening		
General Notes:	-Lack of material in areas to grade out a proper crown to drain water off road. Lots of coarse material on surface and has spilled off in ditches from plowing. Material on the surface is well blended together but more could still use more to raise the grade of the road and provide more crown.			

Village of Merrickville-Wolford - Road Appraisal Form			
Road/Street Name	Sturgess Road	Length of Road (km)	0.69
From	Dead End West	Platform Width (m)	6.1
To	Kilmarnock Road	Surface Width (m)	4.1
Roadside Environment	Rural, Single Lane	Shoulder Width (m)	1
Surface Type	Gravel	Right of Way Width (m)	15.4
Traffic Counts	N/A	Boundary Road (Yes/No)	No
Ditching Type	Open Ditch	Review Date:	2023-04-12
Original Condition Rating	Good	Prepared By:	Curtis Millar
2023 Condition Rating	Good	Reviewed By:	Michael Fadock
Road Improvements and Costs			
Spot Improvement Works			
	Cost	Description	
Right of Way			
Culverts	\$ 9,000		
Ditching	\$ 10,000	-Some ditching need at #221 on north side of road. Otherwise good ditching throughout.	
Grade Raise (Vertical Alignment Corrections)	\$ 63,000	-Road profile is flat, would benefit from some additional material to grade into a crown. 700m grade raise 150mm allowance	
Spot Digouts or Improvements			
Shouldering Improvements		-Shoulders are high in areas preventing water from running off the road causing potholing.	
Other Works (i.e. Guard Rails)			
Total Cost	\$ 82,000		
Ongoing Maintenance Works			
	Cost	Description	
Shouldering			
Ditching			
Gravel Addition (Depth)	\$ 9,000	Provide 75mm depth additional granulars	
Other Works (i.e. Guard Rail Repair)			
Total Cost	\$ 9,000		
Construction Works			
	Cost	Description	
Road Widening	\$ 6,000	Widen road to 6.0m	
Full Depth Reconstruction	\$ -		
Upgrade Surface to "tar and chip"	\$ 73,000	Includes widening	
Upgrade Surface to Asphalt	\$ 199,000	Includes widening	
General Notes:	-Lack of material in areas to grade out a proper crown to drain water off road. Lots of heavy farm equipment on the road and lots of mud dragged onto it when working in the fields.		

Village of Merrickville-Wolford - Road Appraisal Form			
Road/Street Name	Weedmark Road	Length of Road (km)	3.1
From	Willis Road	Platform Width (m)	6.1
To	Box Culvert West of Maitland Road	Surface Width (m)	4.1
Roadside Environment	Rural, Single Lane	Shoulder Width (m)	1
Surface Type	Gravel	Right of Way Width (m)	20.1
Traffic Counts	N/A	Boundary Road (Yes/No)	No
Ditching Type	Open Ditch	Review Date:	2023-04-12
Original Condition Rating	Poor	Prepared By:	Curtis Millar
2023 Condition Rating	Poor	Reviewed By:	Michael Fadock
Road Improvements and Costs			
Spot Improvement Works			
	Cost	Description	
Right of Way			
Culverts	\$ 12,000		
Ditching	\$ 64,000	<p>-At #1180 the road is wet and soft, shallow ditches.</p> <p>-East of #1180 the road is low and passes through a swamp with water sitting on either side of the road. Road was soft and potholed where it passed through the swamp.</p> <p>-At #1058 there is no ditching present, the rock is high in the ditches preventing them from being established. Roadside is higher then the road causing water to drain out onto the road and sit there.</p> <p>-At #846 the ditching is shallow and close to level with the road base preventing the base material from draining. There is rock high in the ditch preventing the ditch from being deeper. The road base should be raised up so it can drain to the ditch.</p>	
Grade Raise (Vertical Alignment Corrections)	\$ 81,000	<p>-#996 the road is wet and exceptionally soft. Provide some ditching on the north side of the road at this location and some grade raise to get road base up.</p> <p>-East of #996 through swamp to #864 the road had 100mm of granular 'B' added and was capped with Granular 'A' material in the early 90's. Area was potholed and rough to drive. Could use more material to raise the road base up higher out of the swamp to keep road base material dry.</p> <p>-From bridge West of Maitland road to #702 there was granular 'A' added and capped with Granular 'A' to raise road and provide more material for grading.</p> <p>- 900m grade raise allowance 150mm</p>	
Spot Digouts or Improvements	\$ 110,000	300m full digout	
Shouldering Improvements			
Other Works (i.e. Guard Rails)	\$ 100,000	rock removal	
Total Cost	\$ 367,000		
Ongoing Maintenance Works			
	Cost	Description	
Shouldering			
Ditching			
Gravel Addition (Depth)	\$ 39,000	Provide 75mm depth additional granulars	
Other Works (i.e. Guard Rail Repair)			
Total Cost	\$ 39,000		
Construction Works			
	Cost	Description	
Road Widening	\$ 25,000	Widen road to 6.0m	
Full Depth Reconstruction	\$ 1,036,000		
Upgrade Surface to "tar and chip"	\$ 1,362,000	Includes full depth reconstruction and widening	
Upgrade Surface to Asphalt	\$ 1,929,000	Includes full depth reconstruction and widening	
General Notes:	<p>-Lack of material in areas to grade out a proper crown to drain water off road.</p> <p>-Areas of the road are flat and hard to get water to flow to outlets. Rock is high preventing ditch excavation to get ditches low enough to drain the road base.</p>		

Village of Merrickville-Wolford - Road Appraisal Form				
Road/Street Name	Maitland Road		Length of Road (km)	1.55
From	Weedmark Road		Platform Width (m)	7
To	Barber Road		Surface Width (m)	5
Roadside Environment	Rural, Single Lane		Shoulder Width (m)	1
Surface Type	Gravel		Right of Way Width (m)	20.1
Traffic Counts	N/A		Boundary Road (Yes/No)	No
Ditching Type	Open Ditch		Review Date:	2023-04-12
Original Condition Rating	N/A		Prepared By:	Curtis Millar
2023 Condition Rating	Fair		Reviewed By:	Michael Fadock
Road Improvements and Costs				
Spot Improvement Works				
	Cost	Description		
Right of Way				
Culverts	\$ 12,000			
Ditching	\$ 40,000.00	-Good ditches from Weedmark Road to #661, some cleanout required to remove vegetation. Shoulders are narrow through this area.		
Grade Raise (Vertical Alignment Corrections)	\$ 18,000.00	-Low area after #595 gets soft and breaks up, could use some material to build up road base and some ditch cleanout to get water flowing to outlets in ditch. Road is also flat and needs a better crown established but more granular material required to accomplish this. -At both pavement limits the gravel is lower then the surface treatment and has potholed significantly. More granular material needed to raise grade, possibly a digout to reestablish road base.		
Spot Digouts or Improvements	\$ 185,000	200m grade raise allowance of 150mm 500m full digout		
Shouldering Improvements				
Other Works (i.e. Guard Rails)				
Total Cost	\$ 255,000			
Ongoing Maintenance Works				
	Cost	Description		
Shouldering				
Ditching				
Gravel Addition (Depth)	\$ 20,000	Provide 75mm depth additional granulars		
Other Works (i.e. Guard Rail Repair)				
Total Cost	\$ 20,000			
Construction Works				
	Cost	Description		
Road Widening	\$ 7,000	Widen road to 6.0m		
Full Depth Reconstruction	\$ 388,500			
Upgrade Surface to "tar and chip"	\$ 546,000	Includes full depth reconstruction and widening		
Upgrade Surface to Asphalt	\$ 830,000	Includes full depth reconstruction and widening		
General Notes:	-Lack of material in areas to grade out a proper crown to drain water off road.			

Village of Merrickville-Wolford - Road Appraisal Form				
Road/Street Name	Wolford Centre Road		Length of Road (km)	2.36
From	County Road #15		Platform Width (m)	6.4
To	Dead End East		Surface Width (m)	4.4
Roadside Environment	Rural, Single Lane		Shoulder Width (m)	1
Surface Type	Gravel		Right of Way Width (m)	20.1
Traffic Counts	N/A		Boundary Road (Yes/No)	No
Ditching Type	Open Ditch		Review Date:	2023-04-12
Original Condition Rating	Fair		Prepared By:	Curtis Millar
2023 Condition Rating	Fair		Reviewed By:	Michael Fadock
Road Improvements and Costs				
Spot Improvement Works				
	Cost		Description	
Right of Way			-Brushed the right of way last year.	
Culverts	\$ 8,000			
Ditching	\$ 80,000		-At swamp approximately 200m from intersection there is little ditching and water sits, could use some ditching to get water to drain away.	
Grade Raise (Vertical Alignment Corrections)	\$ 216,000		-#426 to dead end received 100mm of Granular 'B' and a capping of Granular 'A' 6-8 years ago to widen and eliminate some soft areas. Road is firm now but Granular 'B' being pulled up when grading, needs more Granular 'A' for road base. -At #146, water sitting on either side of ditch, has no where to drain to. Road is soft at times until water disappears. -At #269 soft road surface, could use some ditching and granular material. -From #269 to #426, there is no where for water to drain to on the north side of the road. Provide some cross culverts to water to south side of road. Potholed in this area. Area is flat as well making it hard to slope ditches and convey water to outlet areas. - 2400m of 150mm grade raise allowance	
Spot Digouts or Improvements				
Shouldering Improvements				
Other Works (i.e. Guard Rails)				
Total Cost	\$ 304,000			
Ongoing Maintenance Works				
	Cost		Description	
Shouldering				
Ditching				
Gravel Addition (Depth)	\$ 30,000		Provide 75mm depth additional granulars	
Other Works (i.e. Guard Rail Repair)				
Total Cost	\$ 30,000			
Construction Works				
	Cost		Description	
Road Widening	\$ 16,000		Widen road to 6.0m	
Full Depth Reconstruction	\$ 873,200			
Upgrade Surface to "tar and chip"	\$ 1,118,000		Includes full depth reconstruction and widening	
Upgrade Surface to Asphalt	\$ 1,550,000		Includes full depth reconstruction and widening	
General Notes:	-Lots of coarse material on surface and has spilled off in ditches from plowing			

Village of Merrickville-Wolford - Road Appraisal Form				
Road/Street Name	Yule Road		Length of Road (km)	5.66
From	Atkins Lake Road		Platform Width (m)	6.7
To	Weedmark Road		Surface Width (m)	5.7
Roadside Environment	Rural, Single Lane		Shoulder Width (m)	1
Surface Type	Gravel		Right of Way Width (m)	20.1
Traffic Counts	N/A		Boundary Road (Yes/No)	No
Ditching Type	Open Ditch		Review Date:	2023-04-12
Original Condition Rating	Fair		Prepared By:	Curtis Millar
2023 Condition Rating	Poor		Reviewed By:	Michael Fadock
Road Improvements and Costs				
Spot Improvement Works				
	Cost	Description		
Right of Way		-Brushed at Atkins lake Intersection to Railroad.		
Culverts	\$ 20,000	-Between #423 and #540 the road narrows as it approaches the the large cross culverts placed in the base of an old box culvert. The culverts are high on the south side of the road causing some ponding on there. If they were lowered on the south side it would reduce the amont of standing water.		
Ditching	\$ 240,000	<p>-From Weedmark Road to #224 the road is potholed and has frost boils present. Ditch cleanout to remove vegetation and regraded ditches to help get water flowing in spots where it is sitting. There was an excpetaionally soft area about mid-way between the Weedmark Road Intersection and #224.</p> <p>-South of #224 to #423, road is in good shape and has good ditches established, just needs some cleanout to prevent standing water.</p> <p>- From #540 to Atkins Lake Road there are large sections with no ditching and the road base is level with the surrounding landscape causing water to sit on the road and create potholes and soft road conditions at times. In some areas the shoulders are higher then the road surface as well having the same effect. There is rock visible in the ditch areas at their current elevations which has prevented proper ditches from being reestablished. Suggest adding more material to raise road grade above surroundings in areas where ditching is not possible.</p>		
Grade Raise (Vertical Alignment Corrections)	\$ 315,000	-At #423 on the corner the road is soft and wet and has some standing water on the east side of the road and on the road. Some ditching and grade raise needed to get water off the road and conveyed to an outlet in the ditches.		
Spot Digouts or Improvements	\$ 444,000	-3500m of 150mm grade raise allowance 1200m full digout		
Shouldering Improvements		-Shoulders in many areas between #540 and Atkins Lake Road are higher then the road surface and are holding water on the road causing soft road edges and shoulders, and potholed areas. Key areas where observed were the treed areas and next to fields.		
Other Works (i.e. Guard Rails)	\$ 200,000	rock removal		
Total Cost	\$ 1,219,000			
Ongoing Maintenance Works				
	Cost	Description		
Shouldering				
Ditching				
Gravel Addition (Depth)	\$ 71,000	Provide 75mm depth additional granulars		
Other Works (i.e. Guard Rail Repair)				
Total Cost	\$ 71,000			
Construction Works				
	Cost	Description		
Road Widening	\$ 7,000	Widen road to 6.0m		
Full Depth Reconstruction	\$ 1,650,200			
Upgrade Surface to "tar and chip"	\$ 2,206,000	Includes full depth reconstruction and widening		
Upgrade Surface to Asphalt	\$ 3,242,000	Includes full depth reconstruction and widening		
General Notes:		-Lack of material in areas to grade out a proper crown to drain water off road. Lots of coarse material on surface and has spilled off in ditches from plowing		

Village of Merrickville-Wolford - Road Appraisal Form

Road/Street Name	Carleys Corners Road		Length of Road (km)	2.3
From	Dead End		Platform Width (m)	6.7
To	Residence #329		Surface Width (m)	4.7
Roadside Environment	Rural, Single Lane		Shoulder Width (m)	1
Surface Type	Gravel		Right of Way Width (m)	20.1
Traffic Counts	N/A		Boundary Road (Yes/No)	No
Ditching Type	Open Ditch		Review Date:	2023-04-12
Original Condition Rating	N/A		Prepared By:	Curtis Millar
2023 Condition Rating	Poor		Reviewed By:	Michael Fadock
Road Improvements and Costs				
Spot Improvement Works				
	Cost	Description		
Right of Way	\$ 30,000	-Lots of growth in ditches, could used to be grubbed and brushed out.		
Culverts	\$ 12,000	-Cross Culvert just before #684 could be lowered on the inlet side to reduce some standing water.		
Ditching	\$ 80,000	-Areas where ditching is shallow or not present the road is soft and wet and is potholed. Ditching and grade raise would help eliminate some issues.		
Grade Raise (Vertical Alignment Corrections)	\$ 135,000	-Gravel this year to help fix potholes where the gravel portion of the road starts. Two loads over 300m to 400m. -Rock is high in the road and in the ditches along sections of the road preventing proper ditch construction and grading issues on the road. - 1500m of 150mm grade raise allowance		
Spot Digouts or Improvements				
Shouldering Improvements				
Other Works (i.e. Guard Rails)	\$ 200,000	rock removal		
Total Cost	\$ 457,000			
Ongoing Maintenance Works				
	Cost	Description		
Shouldering				
Ditching				
Gravel Addition (Depth)	\$ 29,000	Provide 75mm depth additional granulars		
Other Works (i.e. Guard Rail Repair)				
Total Cost	\$ 29,000			
Construction Works				
	Cost	Description		
Road Widening	\$ 13,000	Widen road to 6.0m		
Full Depth Reconstruction	\$ 851,000			
Upgrade Surface to "tar and chip"	\$ 1,087,000	Includes full depth reconstruction and widening		
Upgrade Surface to Asphalt	\$ 1,508,000	Includes full depth reconstruction and widening		
General Notes:	-Lack of material in areas to grade out a proper crown to drain water off road.			

Village of Merrickville-Wolford - Road Appraisal Form

Road/Street Name	Ogilvie Lane		Length of Road (km)	0.075
From	Kilmarnock Road		Platform Width (m)	7.2
To	Property Line		Surface Width (m)	5.2
Roadside Environment	Rural, Single Lane		Shoulder Width (m)	1
Surface Type	Gravel		Right of Way Width (m)	N/A
Traffic Counts	N/A		Boundary Road (Yes/No)	No
Ditching Type	Open Ditch		Review Date:	2023-04-12
Original Condition Rating	N/A		Prepared By:	Curtis Millar
2023 Condition Rating	Good		Reviewed By:	Michael Fadock
Road Improvements and Costs				
Spot Improvement Works				
	Cost	Description		
Right of Way		-Short L shaped section of road at entrance to trailer park.		
Culverts	\$ 4,000			
Ditching	\$ 1,200			
Grade Raise (Vertical Alignment Corrections)	\$ 6,750	-The road is lower then the landscaping causing water to sit on the road, additional material to build it up above the surrounding landscape and a cross culvet from the trianglular shaped grassed island to the east to drain it. 75m of grade raise required		
Spot Digouts or Improvements				
Shouldering Improvements				
Other Works (i.e. Guard Rails)				
Total Cost	\$ 11,950			
Ongoing Maintenance Works				
	Cost	Description		
Shouldering				
Ditching				
Gravel Addition (Depth)	\$ 1,000	Provide 75mm depth additional granulars		
Other Works (i.e. Guard Rail Repair)				
Total Cost	\$ 1,000			
Construction Works				
	Cost	Description		
Road Widening	\$ -	Widen road to 6.0m		
Full Depth Reconstruction	\$ -			
Upgrade Surface to "tar and chip"	\$ 7,000	Includes full depth reconstruction and widening		
Upgrade Surface to Asphalt	\$ 21,000	Includes full depth reconstruction and widening		
General Notes:	-Lack of material in areas to grade out a proper crown to drain water off road.			

Village of Merrickville-Wolford - Road Appraisal Form				
Road/Street Name	Eastons Corners Roads		Length of Road (km)	1.51
From	Henry Street, Park Street, Baldwin Street, Duncan Street		Platform Width (m)	6.8
To			Surface Width (m)	4.8
Roadside Environment	Rural, Single Lane		Shoulder Width (m)	1
Surface Type	Gravel		Right of Way Width (m)	12.2
Traffic Counts	N/A		Boundary Road (Yes/No)	No
Ditching Type	Open Ditch		Review Date:	2023-04-12
Original Condition Rating	N/A		Prepared By:	Curtis Millar
2023 Condition Rating	Fair		Reviewed By:	Michael Fadock
Road Improvements and Costs				
Spot Improvement Works				
	Cost		Description	
Right of Way			-Single lane gravel streets in a small hamlet.	
Culverts	\$ 16,000			
Ditching	\$ 80,000		-Very little ditching present but there is not enough room on some street to establish a ditch. There is a good outlet along the south side of Henry Street that drains to a field to the north. If ditching or a storm system was established this would be a good outlet.	
Grade Raise (Vertical Alignment Corrections)	\$ 135,000		-Roads in hamlet are low, shoulders and landscaping in most areas is higher then road surface causing water to sit on and run down the sides of the roads. Add more material to get road surface higher then shoulders and landscaping so water does not sit on the roads causing washouts or potholes. 1500m of 150mm grade raise allowance	
Spot Digouts or Improvements				
Shouldering Improvements				
Other Works (i.e. Guard Rails)				
Total Cost	\$ 231,000			
Ongoing Maintenance Works				
	Cost		Description	
Shouldering				
Ditching				
Gravel Addition (Depth)	\$ 19,000		Provide 75mm depth additional granulars	
Other Works (i.e. Guard Rail Repair)			-Lots of calcium used to keep dust levels down	
Total Cost	\$ 19,000			
Construction Works				
	Cost		Description	
Road Widening	\$ 8,000		Widen road to 6.0m	
Full Depth Reconstruction	\$ 558,700			
Upgrade Surface to "tar and chip"	\$ 713,000		Includes full depth reconstruction and widening	
Upgrade Surface to Asphalt	\$ 990,000		Includes full depth reconstruction and widening	
General Notes:	-Lack of material in areas to grade out a proper crown to drain water off road.			

Village of Merrickville-Wolford - Road Appraisal Form

Road/Street Name	Phillips Road	Length of Road (km)	0.58
From	Ireland Road	Platform Width (m)	6.1
To	Dead End	Surface Width (m)	4.1
Roadside Environment	Rural, Single Lane	Shoulder Width (m)	1
Surface Type	Gravel	Right of Way Width (m)	20.1
Traffic Counts	N/A	Boundary Road (Yes/No)	No
Ditching Type	Open Ditch	Review Date:	2023-04-12
Original Condition Rating	N/A	Prepared By:	Curtis Millar
2023 Condition Rating	Poor	Reviewed By:	Michael Fadock
Road Improvements and Costs			
Spot Improvement Works			
	Cost	Description	
Right of Way		-Brushed last year to edge of right of way.	
Culverts			
Ditching	\$ 48,000	-Ditch cleanout needed to regain positive drainage in ditches and remove vegetation so water flows to outlet in field approximately 100m from intersection and to an existing outlet at dead end. '-The rock is high in the ditches preventing positive drainage to existing outlets in areas.	
Grade Raise (Vertical Alignment Corrections)	\$ 54,000	-Material needed to shape road into a proper crown and to raise the road base up to keep it dry. 600m of 150mm grade raise	
Spot Digouts or Improvements			
Shouldering Improvements			
Other Works (i.e. Guard Rails)	\$ 150,000	rock removal	
Total Cost	\$ 252,000		
Ongoing Maintenance Works			
	Cost	Description	
Shouldering			
Ditching			
Gravel Addition (Depth)	\$ 7,000	Provide 75mm depth additional granulars	
Other Works (i.e. Guard Rail Repair)			
Total Cost	\$ 7,000		
Construction Works			
	Cost	Description	
Road Widening	\$ 5,000	Widen road to 6.0m	
Full Depth Reconstruction	\$ 214,600		
Upgrade Surface to "tar and chip"	\$ 276,000	Includes full depth reconstruction and widening	
Upgrade Surface to Asphalt	\$ 382,000	Includes full depth reconstruction and widening	
General Notes:	-Lack of material in areas to grade out a proper crown to drain water off road.		

Village of Merrickville-Wolford - Road Appraisal Form

Road/Street Name	Willis Road		Length of Road (km)	0.8
From	Crystal Road		Platform Width (m)	6.4
To	Dead End		Surface Width (m)	4.4
Roadside Environment	Rural, Single Lane		Shoulder Width (m)	1
Surface Type	Gravel		Right of Way Width (m)	20.1
Traffic Counts	N/A		Boundary Road (Yes/No)	No
Ditching Type	Open Ditch		Review Date:	2023-04-12
Original Condition Rating	N/A		Prepared By:	Curtis Millar
2023 Condition Rating	Fair		Reviewed By:	Michael Fadock

Road Improvements and Costs

Spot Improvement Works

	Cost	Description
Right of Way	\$ 4,000	-Dead end gets narrow and needs brushing to open up the sight lines.
Culverts	\$ 8,000	-Cross culvert before #16 has water sitting on either side of the road, flows to the south side of the road but landscaping on private lands prevents it from getting away.
Ditching	\$ 40,000	-Ditching is shallow or non-existent in areas along the road. Rock is visible in the ditches preventing them from being excavated deeper. Raise the road base to keep it dry and establish ditches.
Grade Raise (Vertical Alignment Corrections)	\$ 72,000	150mm grade raise for 800m
Spot Digouts or Improvements		-At intersection where it transitions from surface treatment to gravel there is potholing. Some material needed to shape the transition.
Shouldering Improvements		
Other Works (i.e. Guard Rails)	\$ 100,000	rock removal
Total Cost	\$ 224,000	

Ongoing Maintenance Works

	Cost	Description
Shouldering		
Ditching		
Gravel Addition (Depth)	\$ 10,000	Provide 75mm depth additional granulars
Other Works (i.e. Guard Rail Repair)		
Total Cost	\$ 10,000	

Construction Works

	Cost	Description
Road Widening	\$ 5,000	Widen road to 6.0m
Full Depth Reconstruction	\$ 296,000	
Upgrade Surface to "tar and chip"	\$ 379,000	Includes full depth reconstruction and widening
Upgrade Surface to Asphalt	\$ 525,000	Includes full depth reconstruction and widening

General Notes:	-Lack of material in areas to grade out a proper crown to drain water off road.
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APPENDIX D

ROAD IMPROVEMENT PROGRAM

GRAVEL ROADS

1. Widen all gravel roads to a minimum surface width of 6.0m. The total one-time cost is estimated to be \$233,000.
2. Apply 75mm of new gravel to 1/3rd of the gravel roads each year to a surface width of 6.0m is anticipated to require 7,890 cu.m. of granular material, or 17,750 tonnes per year. The total cost of this is estimated to be \$228,000 per year.
3. HF McLean Rd. is the only gravel road that is in a condition to be considered for upgrading to an asphalt surface at this time. The estimated cost of upgrading this road (including spot repairs) to asphalt is \$435,000.00.

Summary Table of Road Needs Study 2023 Findings

Prepared By: Curtis Millar
 Reviewed By: Michael Fadock
 Review Date: 2023-08-04
 Issue Date: 2023-08-04 Job No 23-5018A

Road/Street Name	Surface Type	Start location	End Location	Length (km)	2023 Condition Rating	Platform Width (m)	Surface Width (m)	Shoulder Width (m)	Right of Way Width (m)	Roadside Environment	Ditching Type	Spot Repairs & Construction Cost	Gravel		Full Depth Reconstruction Cost	Upgrade to Surface Treat Cost ('Chip and dip')	Upgrade to Asphalt Cost
													12.45 \$/tonne	2.25 tonne/cu.m.			
													Costs (\$ / m)	370			
Barber Rd	Gravel	Maitland Road	County Road #41	1.61	Poor	5.4	3.4	1	20.1	Rural, Single Lane	Open Ditch	\$ 541,000	\$ 18,000	\$ 20,000	\$ 225,700	\$ 400,000	\$ 695,000
Barber Rd	Gravel	County Road #41	Dead End East	1.06	Poor	5.4	3.4	1	20.1	Rural, Single Lane	Open Ditch	\$ 194,500	\$ 12,000	\$ 13,000	\$ 392,200	\$ 507,000	\$ 701,000
Bolton Rd	Gravel	Harvey Road	Pioneer Road	3.9	Poor	7.6	5.6	1	20.1	Rural, Single Lane	Open Ditch	\$ 231,250	\$ 7,000	\$ 49,000	\$ 1,443,000	\$ 1,828,000	\$ 2,542,000
Carkner Rd South	Gravel	Weedmark Road	Municipal Limit	0.3	Poor	5.5	3.5	1	12.3	Rural, Single Lane	Open Ditch	\$ 135,000	\$ 3,000	\$ 4,000	\$ -	\$ 32,000	\$ 87,000
Carkner Rd North	Gravel	Barber Road	Municipal Limit	0.4	Poor	5.5	3.5	1	12.3	Rural, Single Lane	Open Ditch	\$ 33,900	\$ 4,000	\$ 5,000	\$ 148,000	\$ 191,000	\$ 264,000
Corkoran Rd N	Gravel	County Road #16	Dead End East	0.6	Poor	6.1	4.1	1	20.1	Rural, Single Lane	Open Ditch	\$ 82,800	\$ 5,000	\$ 8,000	\$ 222,000	\$ 285,000	\$ 395,000
Corktown Rd	Gravel	Read Street	Boyd Landing Lane	2.3	Fair	8.5	6.5	1	12.2	Rural, Single Lane	Open Ditch	\$ 458,600	\$ -	\$ 31,000	\$ 747,400	\$ 971,000	\$ 1,391,000
Corktown Rd	Gravel	Boyd Landing Lane	Corktown Lane	2.3	Fair	7.3	5.3	1	20.1	Rural, Double Lane	Open Ditch	\$ 600,800	\$ 7,000	\$ 29,000	\$ 614,200	\$ 844,000	\$ 1,265,000
Gardiner Rd	Gravel	County Road #15	Dead End East	0.43	Fair	6.4	4.4	1	12.2	Rural, Single Lane	Open Ditch	\$ 81,800	\$ 3,000	\$ 5,000	\$ 159,100	\$ 204,000	\$ 283,000
Gemmell Rd	Gravel	Roses Bridge Road	Dead End North	1.36	Fair	7.3	5.3	1	12.2	Rural, Single Lane	Open Ditch	\$ 165,900	\$ 4,000	\$ 17,000	\$ 421,800	\$ 558,000	\$ 807,000
Hawley Rd	Gravel	Dead End West	Kilmarnock Road	1.32	Fair	6.5	4.5	1		Rural, Single Lane	Open Ditch	\$ 79,500	\$ 8,000	\$ 17,000	\$ 432,900	\$ 569,000	\$ 811,000
HF McLean Rd	Gravel	County Road #15	Collar Hill Road	0.96	Good	8.5	6.5	1	20.1	Rural, Double Lane	Open Ditch	\$ 165,500	\$ -	\$ 13,000	\$ -	\$ 93,000	\$ 269,000
Kerford Rd	Gravel	County Road #15	Snowdons Corners Road	2.57	Fair	7.3	5.3	1	20.1	Rural, Single Lane	Open Ditch	\$ 572,000	\$ 8,000	\$ 32,000	\$ 728,900	\$ 986,000	\$ 1,457,000
Land O'Nod Rd	Gravel	Augusta Township Line	Bolton Road	6.38	Fair	7.6	5.6	1	11.6	Rural, Single Lane	Open Ditch	\$ 684,000	\$ 11,000	\$ 80,000	\$ 2,138,600	\$ 2,768,000	\$ 3,936,000
Montague St.	Gravel	Gravel Start to South	Municipal Limit at Burchill Road	0.92	Good	7.6	5.6	1	20.1	Rural, Double Lane	Open Ditch	\$ 190,000	\$ 2,000	\$ 12,000	\$ -	\$ 91,000	\$ 260,000
O'Brien Rd	Gravel	Dead End North	Burchill Road	1.29	Fair	6.4	4.4	1	20.1	Rural, Single Lane	Open Ditch	\$ 200,000	\$ 9,000	\$ 16,000	\$ 329,300	\$ 463,000	\$ 700,000
Pioneer Rd	Gravel	Land O'Nod Road	Snowdons Corners Road	1.94	Fair	7	5	1	12.3	Rural, Single Lane	Open Ditch	\$ 141,000	\$ 8,000	\$ 24,000	\$ 717,800	\$ 914,000	\$ 1,269,000
Pioneer Rd	Gravel	Bolton Road	Snowdons Corners Road	4.08	Poor	7	5	1	12.3 but varies	Rural, Single Lane	Open Ditch	\$ 743,000	\$ 17,000	\$ 51,000	\$ 1,102,600	\$ 1,515,000	\$ 2,262,000
Snowdon Drive West	Gravel	Dead End West	Snowdons Corners Road	0.57	Poor	6	4	1	20.1	Rural, Single Lane	Open Ditch	\$ 170,000	\$ 5,000	\$ 7,000	\$ 136,900	\$ 197,000	\$ 302,000
Snowdon Drive East	Gravel	Snowdons Corners Road	Pioneer Road	1.17	Fair	6	4	1	20.1	Rural, Single Lane	Open Ditch	\$ 70,500	\$ 10,000	\$ 15,000	\$ 377,400	\$ 501,000	\$ 715,000
Sturgess Rd	Gravel	Dead End West	Kilmarnock Road	0.69	Good	6.1	4.1	1	15.4	Rural, Single Lane	Open Ditch	\$ 82,000	\$ 6,000	\$ 9,000	\$ -	\$ 73,000	\$ 199,000
Weedmark Rd	Gravel	Willis Road	Box Culvert West of Maitland Road	3.1	Poor	6.1	4.1	1	20.1	Rural, Single Lane	Open Ditch	\$ 367,000	\$ 25,000	\$ 39,000	\$ 1,036,000	\$ 1,362,000	\$ 1,929,000
Maitland Road	Gravel	Weedmark Road	Barber Road	1.55	Fair	7	5	1	20.1	Rural, Single Lane	Open Ditch	\$ 255,000	\$ 7,000	\$ 20,000	\$ 388,500	\$ 546,000	\$ 830,000
Wolford Centre Rd	Gravel	County Road #15	Dead End East	2.36	Fair	6.4	4.4	1	20.1	Rural, Single Lane	Open Ditch	\$ 304,000	\$ 16,000	\$ 30,000	\$ 873,200	\$ 1,118,000	\$ 1,550,000
Yule Rd.	Gravel	Atkins Lake Road	Weedmark Road	5.66	Poor	6.7	5.7	1	20.1	Rural, Single Lane	Open Ditch	\$ 1,219,000	\$ 7,000	\$ 71,000	\$ 1,650,200	\$ 2,206,000	\$ 3,242,000
Carley's Corners Road	Gravel	Dead End	Residence #329	2.3	Poor	6.7	4.7	1	20.1	Rural, Single Lane	Open Ditch	\$ 457,000	\$ 13,000	\$ 29,000	\$ 851,000	\$ 1,087,000	\$ 1,508,000
Ogilvie Lane	Gravel	Kilmarnock Road	Property Line	0.075	Good	7.2	5.2	1	N/A	Rural, Single Lane	Open Ditch	\$ 11,950	\$ -	\$ 1,000	\$ -	\$ 7,000	\$ 21,000
Eastons Corners Roads	Gravel	Henry Street, Park Street, Baldwin Street, Duncan Street		1.51	Fair	6.8	4.8	1	12.2	Rural, Single Lane	Open Ditch	\$ 231,000	\$ 8,000	\$ 19,000	\$ 558,700	\$ 713,000	\$ 990,000
Phillips Road	Gravel	Ireland Road	Dead End	0.58	Poor	6.1	4.1	1	20.1	Rural, Single Lane	Open Ditch	\$ 252,000	\$ 5,000	\$ 7,000	\$ 214,600	\$ 276,000	\$ 382,000
Willis Road	Gravel	Crystal Road	Dead End	0.8	Fair	6.4	4.4	1	20.1	Rural, Single Lane	Open Ditch	\$ 224,000	\$ 5,000	\$ 10,000	\$ 296,000	\$ 379,000	\$ 525,000
Total												\$ 8,944,000	\$ 233,000	\$ 683,000	\$ 16,206,000	\$ 21,684,000	\$ 31,587,000

Note: 1. 'chip and dip' and asphalt upgrades include widening, and reconstruction costs, in addition to the surface cost
 2. costs for 'good' rated roads in 2023 do not include full depth reconstruction prices in the upgrade costs. This does not guarantee that selected areas of reconstruction (full depth digouts) are not required.

APPENDIX E-1

2023 BENCHMARK UNIT COSTS

**ROAD UPGRADE
RURAL - DOUBLE SURFACE TREATMENT**

**OPINION OF PROBABLE CONSTRUCTION COSTS
COSTS PER 100m and 1m of ROADWORK**

R_US

2023

Item Description	Quantity (per 100 m)	Unit	Unit Price	Estimated Cost (per 100 m)	Estimated Cost (per 1 m)
Earth Excavation (Grading)		m ³	\$15.00	\$0.00	\$0.00
Scarify Existing		m ²	\$2.00	\$0.00	\$0.00
Pulverize existing asphalt (200mm)		m ²	\$2.25	\$0.00	\$0.00
Hot Mix HL 3 - Road (40mm)		m ²	\$24.00	\$0.00	\$0.00
Hot Mix HL 3 - Road (50mm)		m ²	\$28.50	\$0.00	\$0.00
Hot Mix HL 8 - Road (50mm)		m ²	\$28.50	\$0.00	\$0.00
Granular 'A' (150mm)		m ²	\$9.00	\$0.00	\$0.00
Granular 'A' (50mm)	700	m ²	\$3.00	\$2,100.00	\$21.00
Granular 'B' (300mm)		m ²	\$11.00	\$0.00	\$0.00
Asphalt Curb & Gutter		m	\$50.00	\$0.00	\$0.00
Asphalt Driveways Inc. 150mm of 'A' (50mm)		m ²	\$55.00	\$0.00	\$0.00
Asphalt Driveways (50mm)		m ²	\$40.00	\$0.00	\$0.00
Granular 'A' for Driveways (75mm)	41	m ²	\$6.00	\$246.00	\$2.46
Granular 'A' for Boulevards (150mm)		m ²	\$6.30	\$0.00	\$0.00
Granular 'A' for Shoulders (50mm)	300	m ²	\$3.50	\$1,050.00	\$10.50
RAP material for Shoulders (50mm)		m ²	\$6.00	\$0.00	\$0.00
150mm dia. Subdrains		m	\$40.00	\$0.00	\$0.00
SINGLE SURFACE TREATMENT		m ²	\$2.83	\$0.00	\$0.00
DOUBLE SURFACE TREATMENT	700	m ²	\$5.66	\$3,962.00	\$39.62
Grinding Asphalt (Single Lift)		m ²	\$6.00	\$0.00	\$0.00
Removal of Asphalt (Full Depth)		m ²	\$3.00	\$0.00	\$0.00
Removal of Culverts		m	\$30.00	\$0.00	\$0.00
Adjust Manholes / CB'S		ea	\$600.00	\$0.00	\$0.00
300mm dia. Entrance CSP Culvert (Galvanized)		m	\$175.00	\$0.00	\$0.00
400mm dia. Entrance CSP Culvert (Galvanized)		m	\$200.00	\$0.00	\$0.00
600mm dia. Centreline CSP Culvert (Galvanized)		m	\$400.00	\$0.00	\$0.00
Allowance for Storm Outlet		m	\$100.00	\$0.00	\$0.00
Topsoil (100mm)		m ²	\$12.00	\$0.00	\$0.00
Seed and Mulch		m ²	\$1.50	\$0.00	\$0.00
Calcium Chloride Flake (PROV)	50	kg	\$1.85	\$92.50	\$0.93
Traffic Signage	1	ea	\$250.00	\$250.00	\$2.50
Ditching (Topsoil and Sod)		m	\$52.00	\$0.00	\$0.00
Ditching (Topsoil and Seed)		m	\$33.00	\$0.00	\$0.00

SUBTOTAL **\$7,701** **\$77**

Contingency Allowance (10%) **\$770** **\$8**

SUBTOTAL **\$8,471** **\$85**

Engineering (15) **\$1,271** **\$13**

TOTAL **\$9,741** **\$97**

+HST +HST

ROAD UPGRADE
RURAL - PAVE WITH 1 LIFT OF ASPHALT

OPINION OF PROBABLE CONSTRUCTION COSTS
COSTS PER 100m and 1m of ROADWORK

R_UP

2023

Item Description	Quantity	Unit	Unit Price	Estimated Cost	Estimated Cost
	(per 100 m)			(per 100 m)	(per 1 m)
Earth Excavation (Grading)		m ³	\$15.00	\$0.00	\$0.00
Scarify Existing		m ²	\$2.00	\$0.00	\$0.00
Pulverize existing asphalt (200mm)		m ²	\$2.25	\$0.00	\$0.00
Hot Mix HL 3 - Road (40mm)		m ²	\$24.00	\$0.00	\$0.00
Hot Mix HL 3 - Road (50mm)	650	m ²	\$28.50	\$18,525.00	\$185.25
Hot Mix HL 8 - Road (50mm)		m ²	\$28.50	\$0.00	\$0.00
Granular 'A' (150mm)		m ²	\$9.00	\$0.00	\$0.00
Granular 'A' (50mm)	650	m ²	\$3.00	\$1,950.00	\$19.50
Granular 'B' (300mm)		m ²	\$11.00	\$0.00	\$0.00
Asphalt Curb & Gutter		m	\$50.00	\$0.00	\$0.00
Asphalt Driveways Inc. 150mm of 'A' (50mm)		m ²	\$55.00	\$0.00	\$0.00
Asphalt Driveways (50mm)		m ²	\$40.00	\$0.00	\$0.00
Granular 'A' for Driveways (75mm)	41	m ²	\$6.00	\$246.00	\$2.46
Granular 'A' for Boulevards (150mm)		m ²	\$6.30	\$0.00	\$0.00
Granular 'A' for Shoulders (50mm)	300	m ²	\$3.50	\$1,050.00	\$10.50
RAP material for Shoulders (50mm)		m ²	\$6.00	\$0.00	\$0.00
150mm dia. Subdrains		m	\$40.00	\$0.00	\$0.00
SINGLE SURFACE TREATMENT		m ²	\$2.83	\$0.00	\$0.00
DOUBLE SURFACE TREATMENT		m ²	\$5.66	\$0.00	\$0.00
Grinding Asphalt (Single Lift)		m ²	\$6.00	\$0.00	\$0.00
Removal of Asphalt (Full Depth)		m ²	\$3.00	\$0.00	\$0.00
Removal of Culverts		m	\$30.00	\$0.00	\$0.00
Adjust Manholes / CB'S		ea	\$600.00	\$0.00	\$0.00
300mm dia. Entrance CSP Culvert (Galvanized)		m	\$175.00	\$0.00	\$0.00
400mm dia. Entrance CSP Culvert (Galvanized)		m	\$200.00	\$0.00	\$0.00
600mm dia. Centreline CSP Culvert (Galvanized)		m	\$400.00	\$0.00	\$0.00
Allowance for Storm Outlet		m	\$100.00	\$0.00	\$0.00
Topsoil (100mm)		m ²	\$12.00	\$0.00	\$0.00
Seed and Mulch		m ²	\$1.50	\$0.00	\$0.00
Calcium Chloride Flake (PROV)	50	kg	\$1.85	\$92.50	\$0.93
Traffic Signage	1	ea	\$250.00	\$250.00	\$2.50
Ditching (Topsoil and Sod)		m	\$52.00	\$0.00	\$0.00
Ditching (Topsoil and Seed)		m	\$33.00	\$0.00	\$0.00

SUBTOTAL **\$22,114** **\$221**

Contingency Allowance (10%) **\$2,211** **\$22**

SUBTOTAL **\$24,325** **\$243**

Engineering (15) **\$3,649** **\$36**

TOTAL **\$27,974** **\$280**

+HST +HST

ROAD RECONSTRUCTION
RURAL SECTION - GRANULAR SHOULDERS w/ DITCHING
GRAVEL SURFACE AND BASE
OPINION OF PROBABLE CONSTRUCTION COSTS
COSTS PER 100m and 1m of ROADWORK

GBS

2023

Item Description	Quantity	Unit	Unit Price	Estimated Cost	Estimated Cost
	(per 100 m)			(per 100 m)	(per 1 m)
Earth Excavation (Grading)	600	m ³	\$15.00	\$9,000.00	\$90.00
Scarify Existing		m ²	\$2.00	\$0.00	\$0.00
Pulverize existing asphalt (200mm)		m ²	\$2.25	\$0.00	\$0.00
Hot Mix HL 3 - Road (40mm)		m ²	\$24.00	\$0.00	\$0.00
Hot Mix HL 3 - Road (50mm)		m ²	\$28.50	\$0.00	\$0.00
Hot Mix HL 8 - Road (50mm)		m ²	\$28.50	\$0.00	\$0.00
Granular 'A' (150mm)	700	m ²	\$9.00	\$6,300.00	\$63.00
Granular 'A' (50mm)		m ²	\$3.00	\$0.00	\$0.00
Granular 'B' (300mm)	950	m ²	\$11.00	\$10,450.00	\$104.50
Asphalt Curb & Gutter		m	\$50.00	\$0.00	\$0.00
Asphalt Driveways Inc. 150mm of 'A' (50mm)		m ²	\$55.00	\$0.00	\$0.00
Asphalt Driveways (50mm)		m ²	\$40.00	\$0.00	\$0.00
Granular 'A' for Driveways (150mm)	41	m ²	\$12.00	\$492.00	\$4.92
Granular 'A' for Boulevards (150mm)		m ²	\$6.30	\$0.00	\$0.00
Granular 'A' for Shoulders (50mm)		m ²	\$3.50	\$0.00	\$0.00
RAP material for Shoulders (50mm)		m ²	\$6.00	\$0.00	\$0.00
150mm dia. Subdrains		m	\$40.00	\$0.00	\$0.00
SINGLE SURFACE TREATMENT		m ²	\$2.83	\$0.00	\$0.00
DOUBLE SURFACE TREATMENT		m ²	\$5.66	\$0.00	\$0.00
Grinding Asphalt (Single Lift)		m ²	\$6.00	\$0.00	\$0.00
Removal of Asphalt (Full Depth)		m ²	\$3.00	\$0.00	\$0.00
Removal of Culverts		m	\$30.00	\$0.00	\$0.00
Adjust Manholes / CB'S		ea	\$600.00	\$0.00	\$0.00
300mm dia. Entrance CSP Culvert (Galvanized)		m	\$175.00	\$0.00	\$0.00
400mm dia. Entrance CSP Culvert (Galvanized)	5	m	\$200.00	\$1,000.00	\$10.00
600mm dia. Centreline CSP Culvert (Galvanized)	3	m	\$400.00	\$1,200.00	\$12.00
Allowance for Storm Outlet		m	\$100.00	\$0.00	\$0.00
Topsoil (100mm)		m ²	\$12.00	\$0.00	\$0.00
Seed and Mulch		m ²	\$1.50	\$0.00	\$0.00
Calcium Chloride Flake (PROV)	50	kg	\$1.85	\$92.50	\$0.93
Traffic Signage	1	ea	\$1.00	\$1.00	\$0.01
Ditching (Topsoil and Sod)		m	\$52.00	\$0.00	\$0.00
Ditching (Topsoil and Seed)		m	\$33.00	\$0.00	\$0.00

SUBTOTAL **\$28,536** **\$285**

Contingency Allowance (10%) **\$2,854** **\$29**

SUBTOTAL **\$31,389** **\$314**

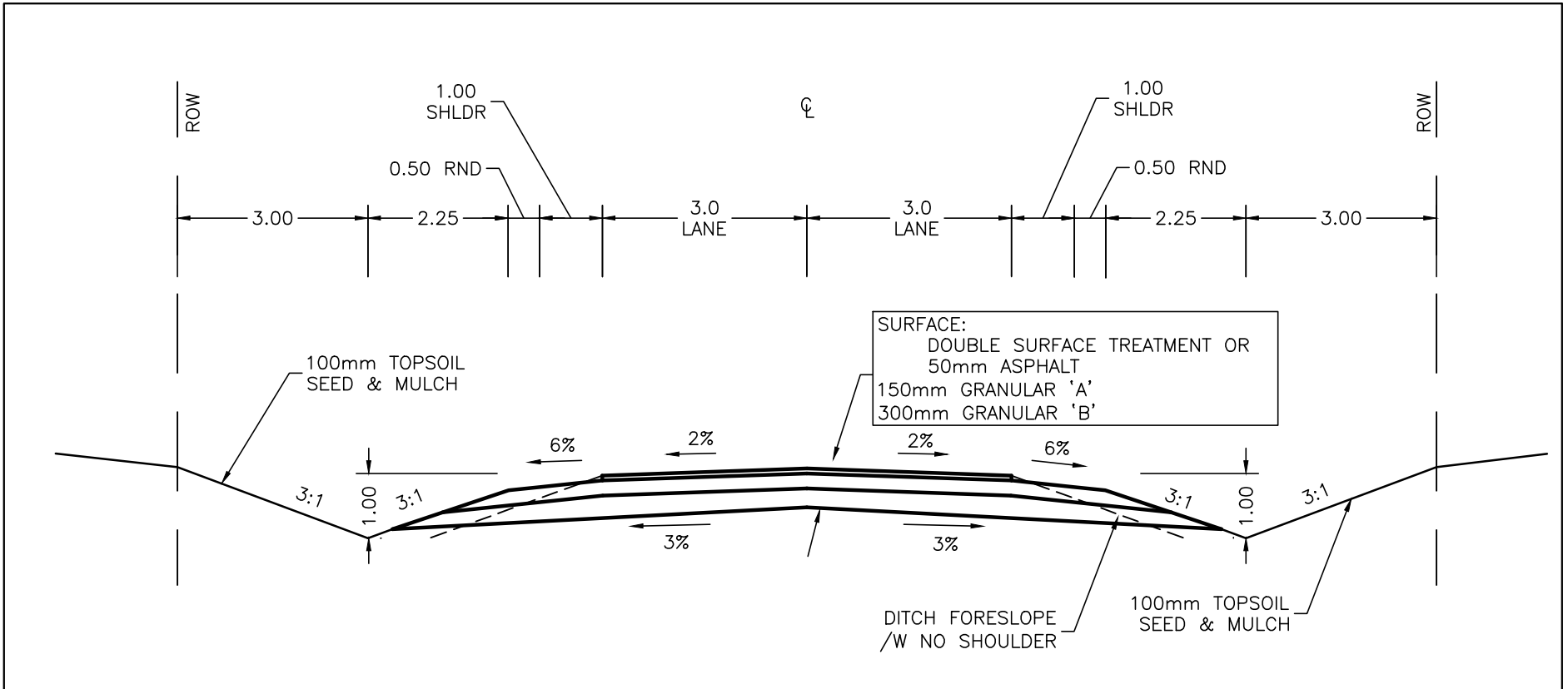
Engineering (15) **\$4,708** **\$47**

TOTAL **\$36,097** **\$370**
+HST +HST

APPENDIX E-2

SAMPLE RURAL ROAD CROSS SECTION

D:\gname\15-Civil\2023\23-5018A - Merrickville - Gravel Road Needs Study\03 Design\R-1.dwg Layout\k11 Plot.dwg 28 2023



Jp2g Consultants Inc.

ENGINEERS • PLANNERS • PROJECT MANAGERS
PEMBROKE • OTTAWA

TYPICAL RURAL SECTION

SCALE 1:100
METRIC

R1-G