



**VILLAGE OF MERRICKVILLE-WOLFORD**

**Addendum for Council  
Council Chambers**

Regular Council Meeting 7:00 p.m.

Monday, September 11, 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](#).

The consent of Council is requested for the **addition** of the following Planning items to the agenda.

**6. Planning**

Report - Consent Application B-104-23 (Finucan)

Report – Consent Application B-105-23 & B-106-23 (Glaser)

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: September 11, 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 September 5, 2023, and related application documents with respect to Consent Application B-104-23, for information purposes;

**Now Therefore Be It Resolved That** Council does hereby approve the recommendations within the report and supports approval of Consent Application B-104-23 by 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.

Carried / Defeated

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Michael Cameron, Mayor



**APPLICATION FOR CONSENT  
Under Section 53 of the Planning Act  
UNITED COUNTIES OF LEEDS AND GRENVILLE**

File No. B- 104-23

**PLEASE NOTE: FEES ARE NON-REFUNDABLE ONCE APPLICATION HAS BEEN CIRCULATED**

Roll Number 0714-711-015-08600

(Mandatory 15 digits)

Date consulted with Municipality: July 14 / 23

Date Accepted: August 18, 2023

1. **NAME OR OWNER(S):** John Finucan  
**ADDRESS, CITY/TOWN:** 12206 Land O'Nod Road North Augusta, ON.  
**POSTAL CODE:** K0G 1R0 **TELEPHONE: (Home)** [REDACTED] **(Work)** \_\_\_\_\_  
**EMAIL ADDRESS:** \_\_\_\_\_
  
2. **AGENT/APPLICANT:** Name of the person who is to be contacted about the application, if different than owner. Please include your email address. (This may be a person or firm acting on behalf of the owner – An owner's authorization is required if the applicant is not the owner)  
ZanderPlan Inc. (tracy@zanderplan.com)  
**ADDRESS, CITY/TOWN:** P.O. Box 20148 Perth, ON.  
**POSTAL CODE:** K7H 3M6 **TELEPHONE: (Home)** \_\_\_\_\_ **(Work)** [REDACTED]
  
3. **LOCATION OF THE SUBJECT LAND:** **MUNICIPALITY** Merrickville-Wolford  
Former Municipality: Wolford Concession No. 7 Lot No. Pt. 10 & 11  
Registered Plan No.: \_\_\_\_\_ Lot(s) \_\_\_\_\_ Block(s) \_\_\_\_\_ Reference Plan No. \_\_\_\_\_  
Civic Address: 12206 Land O'Nod Road  
Are there any easements or restrictive covenants affecting the subject land?  Yes  No
  
4. **PURPOSE OF THIS APPLICATION:** (Check appropriate box)  
 Creation of New Lot  Addition to a Lot  An easement/right-of-way  
 Other - Correction of Title, Or Lease  
Name of person(s), if known, to who this land or interest in land is to be transferred, leased or charged  
\_\_\_\_\_  
\* If a lot addition, identify on the required sketch the lands to which the parcel will be added
  
5. **DESCRIPTION OF LAND INTENDED TO BE SEVERED:**  
Frontage 119.6m (metres) Depth Irregular (metres) Area (hectares) 1.5ha  
Existing Use Residential Proposed Use No Change  
Number and use of buildings and structures:  
Existing Residential Dwelling Proposed No Change
  
6. **DESCRIPTION OF LAND INTENDED TO BE RETAINED:**  
Frontage 215.9m (metres) Depth Irregular (metres) Area (hectares) 139.19ha  
Existing Use Vacant with Hydro Lines at the back of the property Proposed Use Future Dwelling  
Number and use of buildings and structures: None other than existing Hydro Towers to rear of property
  
7. **WHAT TYPE OF WATER SUPPLY IS PROPOSED?** (Check appropriate space)

Municipally owned and operated water supply  
Well (circle – dug or drilled)  
Communal Well  
Lake or other water body  
Other (Specify) \_\_\_\_\_

Severed Lot	Retained Lot
<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

8. **WHAT TYPE OF SEWAGE DISPOSAL IS PROPOSED?** (Check appropriate space)

Municipally owned and operated sanitary sewers	<input type="checkbox"/>	<input type="checkbox"/>
Septic Tank	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Communal septic system	<input type="checkbox"/>	<input type="checkbox"/>
Other (Specify) _____	<input type="checkbox"/>	<input type="checkbox"/>

9. **TYPE OF ACCESS:** (Check appropriate space)

Provincial Highway _____	<input type="checkbox"/>	<input type="checkbox"/>
County Road _____	<input type="checkbox"/>	<input type="checkbox"/>
Municipal road, maintained all year <u>Land O'Nod Road</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Municipal road, seasonally maintained _____	<input type="checkbox"/>	<input type="checkbox"/>
Right-of-way owned by _____	<input type="checkbox"/>	<input type="checkbox"/>
Water Access (Specify docking and parking facilities and distance of these facilities from the subject land and the nearest public road.) _____	<input type="checkbox"/>	<input type="checkbox"/>

10. **OTHER SERVICES:** (Check if the service is Available)

Electricity	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
School Bussing	<input type="checkbox"/>	<input type="checkbox"/>
Garbage Collection	<input type="checkbox"/>	<input type="checkbox"/>

11. **LAND USE:**

What is the existing UCLG Official Plan designation of the subject land? Rural Lands and Provincially Significant Wetlands

What is the existing Municipal Official Plan designation of the subject land? Rural, Wetlands, Woodlands and Unstable Soils

What is the Zoning of the subject land? Rural (R) and Wetlands (W)

*Unstable Soils (SM)*

12. **Please check YES or NO to the following:**

USE OR FEATURE	YES	NO
Is there an agricultural operation including <b>livestock facility</b> or stockyard located on or within 1500 metres of the severed or retained land? (if yes, MDS calculations will be required)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>** Are there any tile drains on the land to be severed; if present, show them on the application sketch.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a landfill within 500 metres of severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a sewage treatment plant or waste stabilization plant within 500 metres of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a Provincially Significant Wetland (Class 1, 2 or 3 Wetland) on the severed or retained lands or within 120 metres?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is any portion of the land to be severed or retained located within a Flood Plain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is any portion of the land to be severed or retained within 500 metres of a rehabilitated mine/pit/quarry site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a non-operating mine/pit/quarry site within 1 kilometre of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there an active mine/pit/quarry site within 1 kilometre of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there an industrial or commercial use, including propane distributors, located within 500 metres of the severed or retained land? (If yes, specify the use)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there an active railway line within 300 metres of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a municipal or federal airport within 500 metres of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there any Utility corridor(s) (i.e. towers, etc.) located on the severed or retained lands or within 500 metres?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**13. History of the Subject Land:**

Has the subject land ever been the subject of an application for approval of consent or a plan of subdivision under the Planning Act?  No  Yes  **Unknown** If yes and if known, provide the application file number and the decision made on the application, the dates of transfers, the names of the transferees and the land use:

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Has any land been severed from the parcel originally acquired by the owner of the subject land?  No  Yes  
 If yes, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.

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**14. Current Applications:**

Is the subject land currently the subject of a proposed UCLG and/or Municipal Official Plan Amendment(s)?

No  Yes  Unknown If yes, and if known, specify the appropriate file number and status of application(s).

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Is the subject land the subject of an application for a zoning by-law amendment, Minister's zoning order amendment, minor variance, consent or approval of a plan of subdivision?

No  Yes  Unknown If yes, and if known, specify the appropriate file number and status of application.

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**15. SKETCH:** The application shall be accompanied by a sketch **no larger than 8.5" by 14"** showing the following:  
**Please refer to the sample sketch on page 6 of this form.**

- The dimensions of the subject land, outline the part that is to be severed in yellow and the part that is to be retained in blue.
- The dimensions of any land owned by the owner of the subject land and that abuts the subject land, the distance between the subject land and the nearest Township lot line or landmark, such as a railway crossing or bridge.
- The location of all land previously severed from the parcel originally acquired by the current owner of the subject land.
- The approximate location of all natural and artificial features on the subject land and adjacent lands that in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- The existing use(s) on adjacent lands.
- The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or right-of-way.
- If access to the subject land is by water only, the location of the parking or boat docking facilities to be used.
- The location and nature of any easement affecting the subject land.

**16. OTHER INFORMATION:** Is there any other information that you think may be useful to the Consent Granting Authority or other agencies in reviewing this application? If so, explain below or attach a separate page.

NOTE: If joint ownership, each individual signature is required.

17. AFFIDAVIT:

I/WE, Tracy Zander of the Twp of DNE

in the County of Lanark solemnly declare that all the statements contained in this application are true and that the information contained in the documents that accompany this application is true.

Declared before me at the Town of Petm in the County of Lanark

This 8 day of June, 2023.

Tracy Zander  
Signature of Owner or Agent

Tracy Zander  
(print name)

Signature of Owner or Agent

(print name)

Dllme  
A Commissioner of Oaths

Danielle Kathleen Morrow, a Commissioner, etc.,  
Province of Ontario, for Anderson Foss Professional  
Corporation, Barristers and Solicitors.  
Expires April 3, 2025.

18. AUTHORIZATION:

If the applicant is not the owner of the land that is the subject of this application, the owner must complete the following or a similar authorization attached to the consent application.

Authorization of Owner for Agent to make the application and to provide Personal Information

I/WE, John Finucan, being the registered owner(s) of the lands subject of this

application for consent hereby authorize ZanderPlan Inc. to prepare and submit this application on my/our behalf and, for the purposes of the Freedom of Information and Protection of Privacy Act, to provide any of my/our personal information that will be included in this application or collected during the process of the application.

Date June 6 / 2023

John Finucan  
Signature of Owner

JOHN FINUCAN  
(print name)

Signature of Owner

(print name)

19. **CONSENT OF OWNER:** The owner must also complete the following or a similar authorization attached to the application.

Consent of Owner(s) to the Use and Disclosure of Personal Information and to Allow Site Visits to be conducted.

I/We, John Finucan, being the registered owner(s) of the lands subject of this application for consent, and for the purpose of the Freedom of Information and Protection of Privacy Act, hereby authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application. I/We also authorize and consent to representatives of the Consent Granting Authority and the persons and public bodies conferred with under Section 53(10) of the Planning Act entering upon the lands subject of this application for the purpose of conducting any site inspections as may be necessary to assist in the evaluation of the application.

Date June 6/2023

John Finucan  
Signature of Owner or Agent

JOHN FINUCAN  
(print name)

\_\_\_\_\_  
Signature of Owner or Agent

\_\_\_\_\_  
(print name)

The Consent Granting Authority will assign a File Number for complete applications and this should be used in all communications.

**FOLLOWING CONSULTATION PLEASE SCHEDULE AN APPOINTMENT WITH A COMPLETED APPLICATION AND ALL REQUIRED INFORMATION WITH THE:**

**SECRETARY-TREASURER,  
CONSENT GRANTING AUTHORITY**

**25 CENTRAL AVENUE WEST, SUITE 100; BROCKVILLE, ONTARIO, K6V 4N6**

**TELEPHONE NO: 613-342-3840 – EXT. 2414**

**FAX NO: 613-342-2101**

# Finucan Severance Sketch

12206 Land O'Nod Road  
 Pt. Lot 10 & 11, Concession 7  
 Geographic Township of Wolford  
 Village of Merrickville-Wolford  
 UNITED COUNTIES OF LEEDS  
 AND GRENVILLE

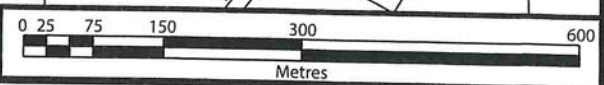
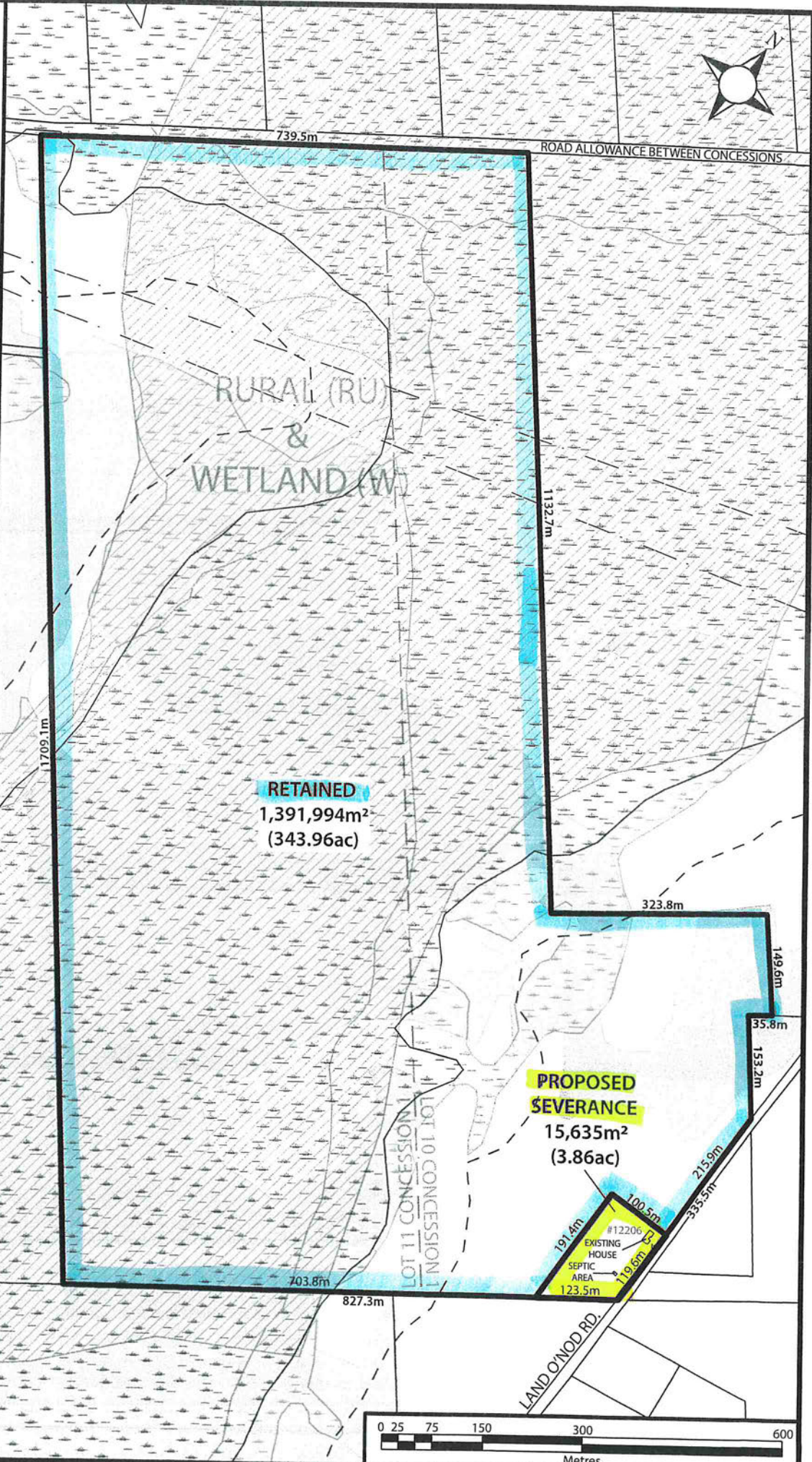
## Key Map



## Legend

- Subject Lands
- Provincially Significant Wetlands
- Non-Evaluated Wetlands
- Unstable Soils
- Significant Woodlands
- Watercourse
- Regulation Limit
- Utility

- Notes**
- Locations for the wetlands, watercourse and regulation limit derived from the RVCA Online GIS mapping. Their locations on the sketch are approximate.
  - Location of the unstable soils and significant woodlands derived from the Township of Merrickville-Wolford Official Plan Schedule A2 & A3 and are approximate.
  - Boundary and dimensions for the subject property are approximate based on GIS Mapping.



Version Date: June 30, 2023

File No. 23-072      Drawn By: TG

**ZANDERPLAN**  
 Your rural land planning experts  
 40 Sunset Boulevard, Perth, ON K7H 2Y4    613-264-9600



# Finucan Severance Sketch

12206 Land O'Nod Road  
 Pt. Lot 10 & 11, Concession 7  
 Geographic Township of Woford  
 Village of Merrickville-Woford  
 UNITED COUNTIES OF LEEDS  
 AND GRENVILLE

## Key Map

N.T.S.



## Legend

- Subject Lands
- Provincially Significant Wetlands
- Non-Evaluated Wetlands
- Unstable Soils
- Significant Woodlands
- Watercourse
- Regulation Limit
- Utility

### Notes

1. Locations for the wetlands, watercourse and regulation limit derived from the RVCA Online GIS mapping. Their locations on the sketch are approximate.
2. Location of the unstable soils and significant woodlands derived from the Township of Merrickville-Woford Official Plan Schedule A2 & A3 and are approximate.
3. Boundary and dimensions for the subject property are approximate based on GIS Mapping.

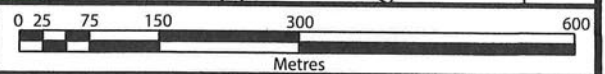
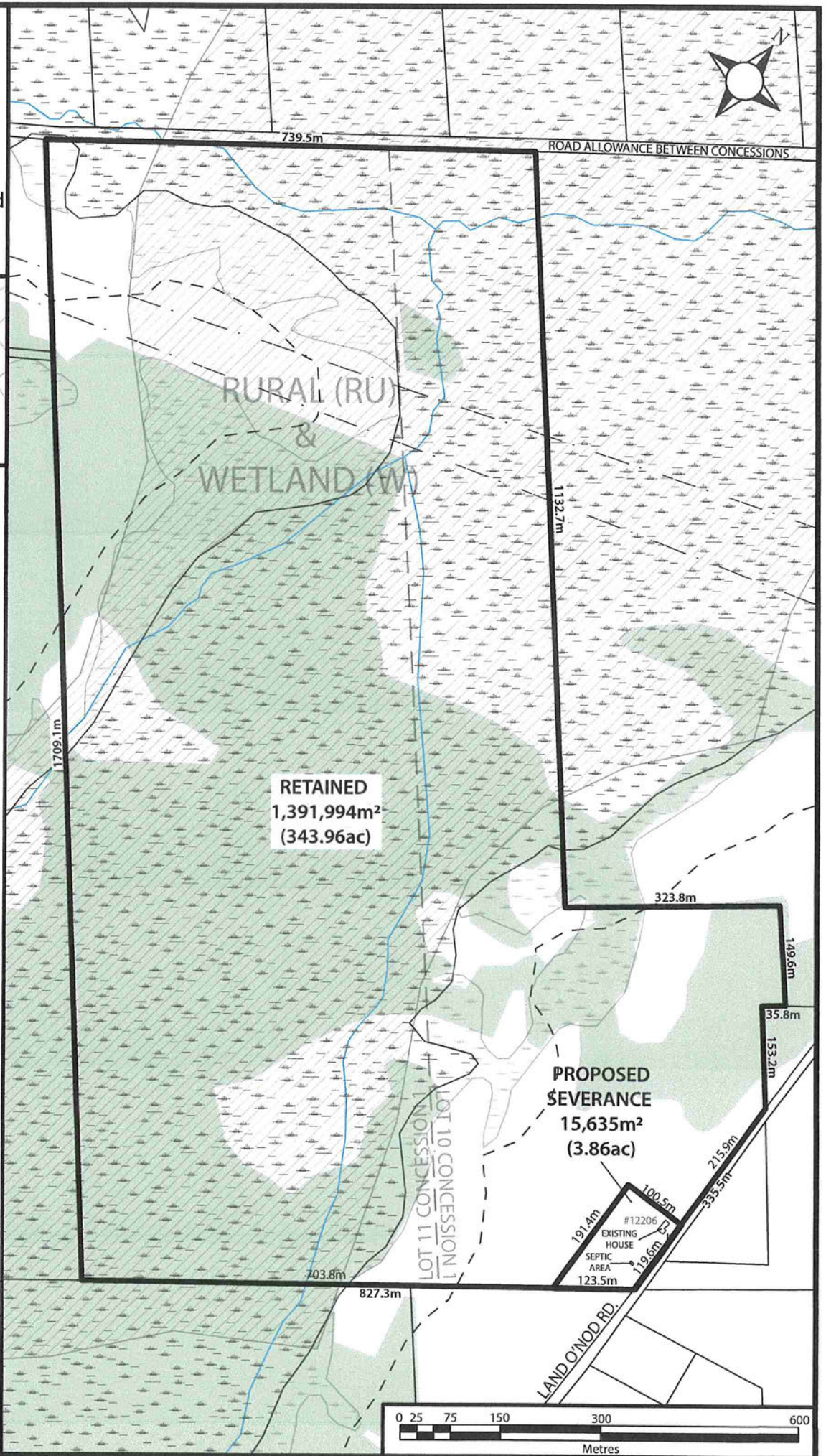
Version Date: June 30, 2023

File No. 23-072

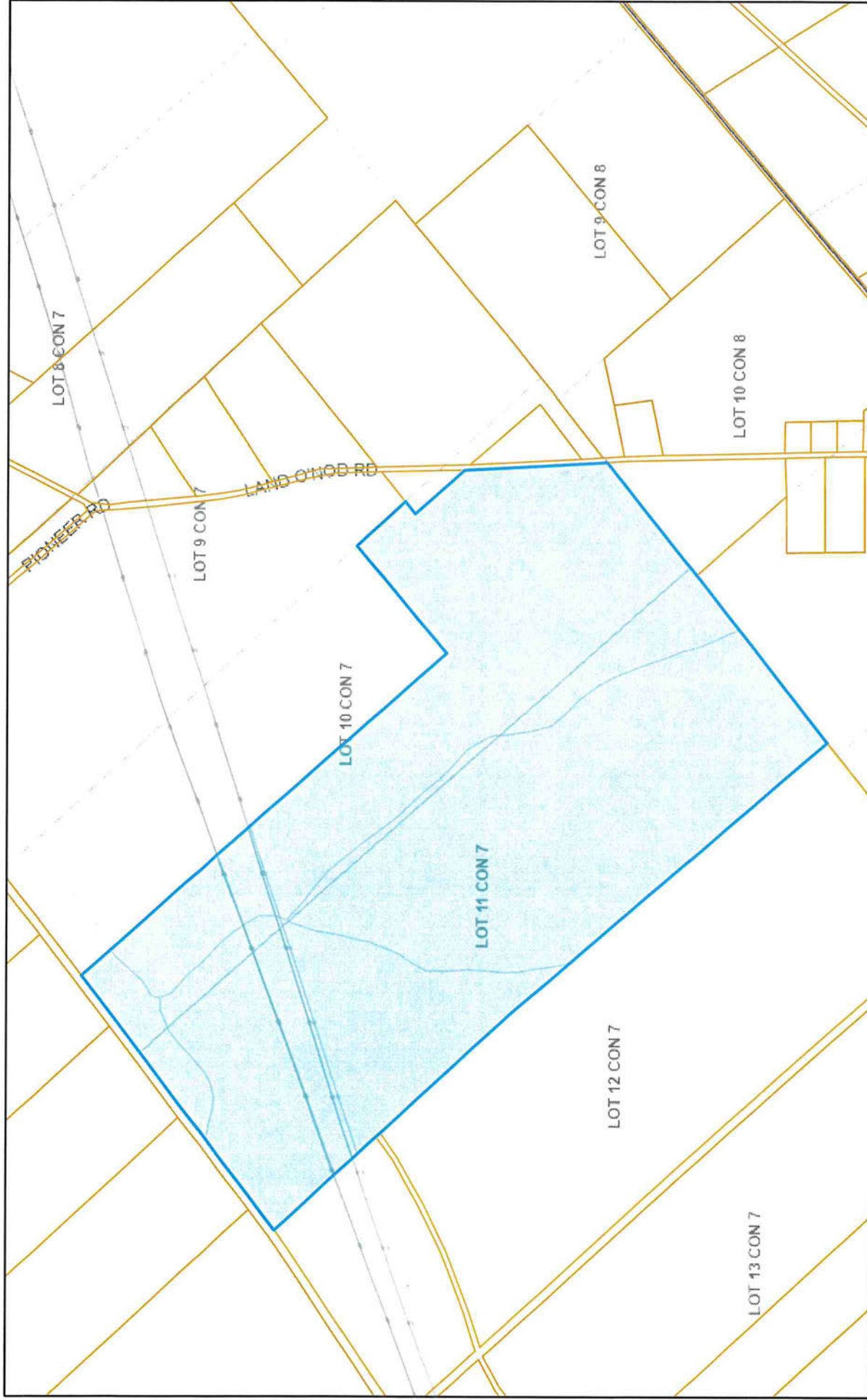
Drawn By: TG

**ZANDERPLAN**  
 Your rural land planning experts

40 Sunset Boulevard, Perth, ON K7H 2Y4 613-264-9600



# B-104-23 Finucan Severance



8/21/2023, 3:10:09 PM

Subject Lands

Parcel

Severance Activity

Municipal Road

1:18,056

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

Esri Community Maps Contributors, Province of Ontario, Esri Canada, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NASA, USGS, EPA,

Leeds Grenville GIS

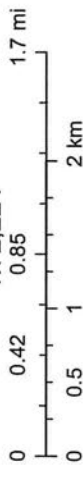
Disclaimer: The data provided is for informational purposes only. UCLG is not liable for positioning inaccuracies, subsequent updates, errors or omissions of data.

# B-104-23 Finucan Severance



8/21/2023, 3:09:54 PM

1:72,224



- Subject Lands
- Rural Lands
- Provincially Significant Wetlands
- Crown Lands
- Roads
- Road Network
- Water
- Settlements
- County Road
- Agricultural Area
- Rural Settlement Area
- Municipal Boundaries

Leeds Grenville GIS  
 Natural Resources and Forestry, United Counties of Leeds and Grenville,  
 Province of Ontario, Esri Canada, Esri, HERE, Garmin, SafeGraph,

Disclaimer: The data provided is for informational purposes only. UCLG is not liable for positioning inaccuracies, subsequent updates, errors or omissions of data.

July 7, 2023

Forbes Symon, Senior Planner  
Jp2g Consultants Inc.  
12 International Drive  
Pembroke, ON  
K8A 0A7

**RE: MDS to Support Finucan Consent Application**  
**12206 Land O'Nod Road**  
**Part Lots 10 and 11, Concession 7**  
**Geographic Township of Wolford**  
**Township of Merrickville-Wolford**

Dear Mr. Symon,

ZanderPlan recently submitted a Consent Application for pre-consult for the lands at 12206 Land O'Nod Road in the Township of Merrickville-Wolford. An MDS calculation was completed for a nearby property at 12187 Land O'Nod Road. The calculation was completed for an unoccupied livestock barn based on observations made from available mapping and input from the client. The resulting calculation requires a 147 metre setback completely covering the proposed severed lot at 12206 Land O'Nod Road.

ZanderPlan believed this lot creation complied with the MDS Guidelines as the dwelling exists in proximity to the unoccupied facility. A severance would not create any new odour conflicts that did not already exist. Upon review of the MDS Guidelines this policy only applies to lot creation for a residence surplus to a farming operation. Guideline 9-1 states:

*For a proposed severance of a residence surplus to a farming operation:*

- 1. Where the existing dwelling to be severed and the nearby livestock facility or anaerobic digester are located on separate lots prior to the consent, an MDS I setback is not required for the consent application (or associated rezoning) unless otherwise required by a municipal official plan policy. This is because a potential odour conflict may already exist between those surrounding livestock facilities or anaerobic digesters and the existing dwelling.*

# ZANDERPLAN

Your rural land planning experts

The subject property at 12206 Land O'Nod Road is not zoned for agriculture and does not contain an active farming operation. Guideline 41-2 applies:

2. *For proposed lots with an existing dwelling that are >1 ha, MDS I setbacks are measured as the shortest distance between the existing dwelling and either the surrounding livestock occupied portions of the livestock barns, manure storages or anaerobic digesters.*

The existing dwelling on the proposed severed lot would not comply with the setback calculated for an unoccupied livestock facility. ZanderPlan contacted Mr. Finucan who spoke to the neighbour Garfield and provided a phone number for contact. Garfield stated the barn does look in reasonable condition from the outside but the interior condition is not great. The last time the barn housed any livestock was over 40 years ago. The rafters and roof supports have deteriorated from rot and the floor has damage from age. Livestock could not be kept inside the building without a significant renovation / rebuild of the structure. Additionally, the owner is retired and has no plans for livestock anytime in the future.

Per the MDS guidelines an unoccupied livestock barn is defined as:

***Unoccupied livestock barn:*** *A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*

The barn previously housed livestock but does not continue to be structurally sound or reasonably capable of housing livestock. It does not meet the definition of unoccupied livestock barn. Therefore, no calculation is required for the facility. The proposed Consent would comply with the MDS Guidelines. The MDS Report and Severance Sketch have been revised to reflect the change.

Sincerely,



---

Chris Clarke, B.Sc., CPT

**Finucan**

**General information**

<b>Application date</b> Apr 20, 2023	<b>Municipal file number</b>	<b>Proposed application</b> Lot creation for a maximum of three non-agricultural use lots
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<b>Applicant contact information</b>	<b>Location of subject lands</b>
Finucan ON	United Counties of Leeds and Grenville Village of Merrickville-Wolford WOLFORD Concession 7 , Lot 10 &11 Roll number: 071471101508600

**Calculations**

12187

<b>Farm contact information</b>	<b>Location of existing livestock facility or anaerobic digester</b>	<b>Total lot size</b>
12187 Land O'Nod Road ON	Roll number: 071471101509900	20.48 ha

**Livestock/manure summary**

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Unoccupied Livestock Barn	172.4 m <sup>2</sup>	8.6 NU	172 m <sup>2</sup>

- Confirm Livestock/Manure Information (12187)**  
The livestock/manure information has not been confirmed with the property owner and/or farm operator.
- Unoccupied Barn or Unused Storage (12187)**  
The calculated setback is based on assumptions for an unoccupied barn or unused storage that may not reflect the actual design capacity.

**Setback summary**


Existing manure storage	No storage required (manure is stored for less than 14 days)		
Design capacity	8.6 NU		
Potential design capacity	17.2 NU		
Factor A (odour potential)	1	Factor B (design capacity)	190.79
Factor D (manure type)	0.7	Factor E (encroaching land use)	1.1

Building base distance 'F' (A x B x D x E)  
(minimum distance from livestock barn) 147 m (482 ft)

Actual distance from livestock barn 116 m (381 ft)

Storage base distance 'S'  
(minimum distance from manure storage) No existing manure storage

Actual distance from manure storage NA


Farm contact information   
ON

Location of existing livestock facility or  
anaerobic digester   
Roll number: 071471101508400

Total lot size  
85.62 ha

**Livestock/manure summary**


Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Chickens, Layer hens (for eating eggs; after transfer from pullet barn), Floor Run	5	0 NU	0 m <sup>2</sup>
Liquid	Ducks, Peking, Growers	6	0.1 NU	1 m <sup>2</sup>
Solid	Horses, Large-framed, mature; > 680 kg (including unweaned offspring)	1	1.4 NU	30 m <sup>2</sup>
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	1	1 NU	23 m <sup>2</sup>

 **Confirm Livestock/Manure Information (12320)**  
The livestock/manure information has not been confirmed with the property owner and/or farm operator.

**Setback summary**

Existing manure storage	No storage required (manure is stored for less than 14 days)		
Design capacity	2.5 NU		
Potential design capacity	2.5 NU		
Factor A (odour potential)	0.71	Factor B (design capacity)	150
Factor D (manure type)	0.7	Factor E (encroaching land use)	1.1
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)			83 m (272 ft)
Actual distance from livestock barn			596 m (1955 ft)
Storage base distance 'S' (minimum distance from manure storage)			No existing manure storage
Actual distance from manure storage			NA

12405


Farm contact information   
ON

Location of existing livestock facility or  
anaerobic digester   
Roll number: 071471101584700

Total lot size  
4.18 ha

**Livestock/manure summary**

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Unoccupied Livestock Barn	55.3 m <sup>2</sup>	2.8 NU	55 m <sup>2</sup>

 **Confirm Livestock/Manure Information (12405)**  
The livestock/manure information has not been confirmed with the property owner and/or farm operator.

**Unoccupied Barn or Unused Storage (12405)**

The calculated setback is based on assumptions for an unoccupied barn or unused storage that may not reflect the actual design capacity.

**Setback summary**

Existing manure storage	No storage required (manure is stored for less than 14 days)		
Design capacity	2.8 NU		
Potential design capacity	2.8 NU		
Factor A (odour potential)	1	Factor B (design capacity)	150
Factor D (manure type)	0.7	Factor E (encroaching land use)	1.1
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)			116 m (381 ft)
Actual distance from livestock barn			717 m (2352 ft)
Storage base distance 'S' (minimum distance from manure storage)			No existing manure storage
Actual distance from manure storage			NA

**Preparer signoff & disclaimer****Preparer contact information**

Tomlyn Graovac  
ZanderPlan Inc.  
P.O. Box 20148  
Perth, ON  
613-264-9600  
tomlyn@zanderplan.com

**Signature of preparer**

Tomlyn Graovac

APR-20-23

Date (mmm-dd-yyyy)

**Note to the user**

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.

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## Finucan

## General information

<b>Application date</b> Jun 30, 2023	<b>Municipal file number</b>	<b>Proposed application</b> Lot creation for a maximum of three non-agricultural use lots
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<b>Applicant contact information</b> John Finucan 12206 Land O'Nod Road North Augusta, ON K0G 1R0 613-539-7392	<b>Location of subject lands</b> United Counties of Leeds and Grenville Village of Merrickville-Wolford WOLFORD Concession 7, Lot 10 & 11 Roll number: 071471101508600
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## Calculations


12320

<b>Farm contact information</b> Nicolaas and Maki Hilferink 12320 Land O'Nod Road North Augusta, ON K0G 1R0	<b>Location of existing livestock facility or anaerobic digester</b> United Counties of Leeds and Grenville Village of Merrickville-Wolford WOLFORD Concession 7, Lot 9 Roll number: 0714711015084000000	<b>Total lot size</b> 85.62 ha
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**Notes**  
Livestock information was obtained by the applicant - John Finucan

## Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Chickens, Layer hens (for eating eggs; after transfer from pullet barn), Floor Run	5	0 NU	0 m <sup>2</sup>
Liquid	Ducks, Peking, Growers	6	0.1 NU	1 m <sup>2</sup>
Solid	Horses, Large-framed, mature; > 680 kg (including unweaned offspring)	1	1.4 NU	30 m <sup>2</sup>
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	1	1 NU	23 m <sup>2</sup>

 **Confirm Livestock/Manure Information (12320)**  
The livestock/manure information has not been confirmed with the property owner and/or farm operator.

## Setback summary

Existing manure storage	No storage required (manure is stored for less than 14 days)		
Design capacity	2.5 NU		
Potential design capacity	2.5 NU		
Factor A (odour potential)	0.71	Factor B (design capacity)	150
Factor D (manure type)	0.7	Factor E (encroaching land use)	1.1

Building base distance 'F' (A x B x D x E)  
(minimum distance from livestock barn) 83 m (272 ft)

Actual distance from livestock barn 596 m (1955 ft)

Storage base distance 'S'  
(minimum distance from manure storage) No existing manure storage


Actual distance from manure storage NA

12405

<b>Farm contact information</b> Robert and Sandra Bernier 12405 Land O Nod Road North Augusta, ON K0G 1R0	<b>Location of existing livestock facility or anaerobic digester</b> United Counties of Leeds and Grenville Village of Merrickville-Wolford WOLFORD Concession 7, Lot 9 Roll number: 0714711015084700000	<b>Total lot size</b> 4.18 ha
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**Livestock/manure summary**

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Horses, Large-framed, mature; > 680 kg (including unweaned offspring)	2	2.9 NU	60 m <sup>2</sup>

 **Confirm Livestock/Manure Information (12405)**  
 The livestock/manure information has not been confirmed with the property owner and/or farm operator.

**Setback summary**

Existing manure storage	No storage required (manure is stored for less than 14 days)		
Design capacity	2.9 NU		
Potential design capacity	2.9 NU		
Factor A (odour potential)	0.7	Factor B (design capacity)	150
Factor D (manure type)	0.7	Factor E (encroaching land use)	1.1

Building base distance 'F' (A x B x D x E)  
(minimum distance from livestock barn) 81 m (266 ft)

Actual distance from livestock barn 717 m (2352 ft)

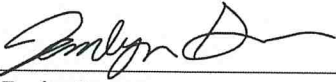
Storage base distance 'S'  
(minimum distance from manure storage) No existing manure storage

Actual distance from manure storage NA

**Preparer signoff & disclaimer**

**Preparer contact information**  
 Tomlyn Graovac  
 ZanderPlan Inc.  
 P.O. Box 20148  
 Perth, ON  
 613-264-9600  
 tomlyn@zanderplan.com

Signature of preparer



Tomlyn Graovac

June 30, 2023

Date (mmm-dd-yyyy)

**Note to the user**

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.

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## UNITED COUNTIES OF LEEDS AND GRENVILLE

### Consent Granting Authority

25 Central Avenue West, Suite 100  
Brockville, Ontario  
K6V 4N6

Tel: (613) 342-3840, ext. 2414  
Fax: (613) 342-2101  
Krista Weidenaar, Secretary-Treasurer  
krista.weidenaar@uclg.on.ca

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### **NOTICE TO MUNICIPALITY OF APPLICATION FOR CONSENT** **B-104-23**

For the severance of land in Lot(s) **10 & 11** Concession **7**

Registered Plan No. \_\_\_\_\_ Municipality **Merrickville-Wolford**

for the purpose of **creation of a new lot**

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Copies of the subject application and sketch are attached hereto, together your review fee of **\$500.00**. The Committee would appreciate the completion and return of the questionnaire within **30 days** of the mailing of this notice. If additional information or material is required, please contact the Consent Granting Authority Office at 25 Central Avenue West, Brockville, Ontario.

If you wish to be notified of the decision of the Leeds and Grenville Consent Granting Authority in respect to the proposed consent, you must make a written request to the committee at **25 Central Avenue West, Suite 100, Brockville, ON, K6V 4N6**.

**Only the applicant, the Minister, a specified person (i.e. utilities) or any public body (i.e. Municipality) may appeal a consent application to the Ontario Land Tribunal.**

The subject land is not the subject of any other known application under the Planning Act for a minor variance or for an amendment to an Official Plan, a zoning by-law or a Minister's Order.

This notice was mailed on **August 22, 2023**

September 5, 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-104-23 (Finucan)  
Part Lot 10 and 11, Con. 7, Wolford, Village of Merrickville-Wolford**

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I have now had an opportunity to review Consent Application B-104-23 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 1.5 ha (3.7 ac) lot from land located at 12206 Land O’Nod Road. The proposal is for a sever to placing the existing dwelling on a new separate lot and have the balance of the land (i.e. retained parcel) representing a new vacant lot with potential for a new residential dwelling. The proposed new vacant lot will have 119.6 m of frontage on Land O’Nod Road and a minimum lot area of 1.5 ha (3.7 ac). The retained parcel is proposed with 215.9 m of frontage and a minimum lot area of 139 ha (343 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” and “Wetland” in the Merrickville-Wolford Official Plan and zoned “Rural (RU)” and “Wetland (W)” in the Merrickville-Wolford Zoning By-law 23-08. The existing dwelling is located at the southeastern extent of the property abutting Land O’Nod Road. The proposed lot is located well outside of the area of influence of the provincially significant wetland and significant woodland features on the property. There are no identified natural hazards identified with the property.

The surrounding land uses consists primarily of a mix of rural residential and agricultural land uses. There is the appearance of a barn directly to the east of the subject property. The applicant’s agent has provided an MDS report and justification letter in support of the proposed lot and its proximity to the neighbouring barn.

**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 severed lands are already occupied by a dwelling. The retained lands will have potential for a new dwelling.

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 Minimum Distance Separation policies of the OP prohibit the creation of new lots within close proximity to livestock facilities. The MDS calculations submitted with the application indicate that the proposed severed lot will be located within 116 m of a barn located on 12187 Land O’Nod Road, directly east of the proposed lot. The MDS calculation determined that a separation of 147 m from the barn to the lot is required. On surface the proposed lot does not comply with the MDS. However, the applicant’s agent provided a planning rationale which concluded that the “barn” at 12187 Land O’Nod Road is not structurally sound and cannot reasonably house livestock. As a result, the identified structure does not meet the provincial definition of an “unoccupied livestock barn” and therefore MDS is not required. The Village accepts the MDS assessment done by the applicant’s agent.

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 and retained lots comply with the minimum lot size and frontage requirements of the Village’s Zoning By-law No 23-08.

### **Village Comments**

The consent application has been circulated internally to Village staff. 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 1.5 ha residential lot, currently occupied by an existing dwelling on lands located at 12206 Land O’Nod Road. The proposed consent conforms to the Village’s Official Plan, the United Counties of Leeds and Grenville Official Plan.

It is recommended that Council support consent application B104-23 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.

All of which is respectfully submitted.

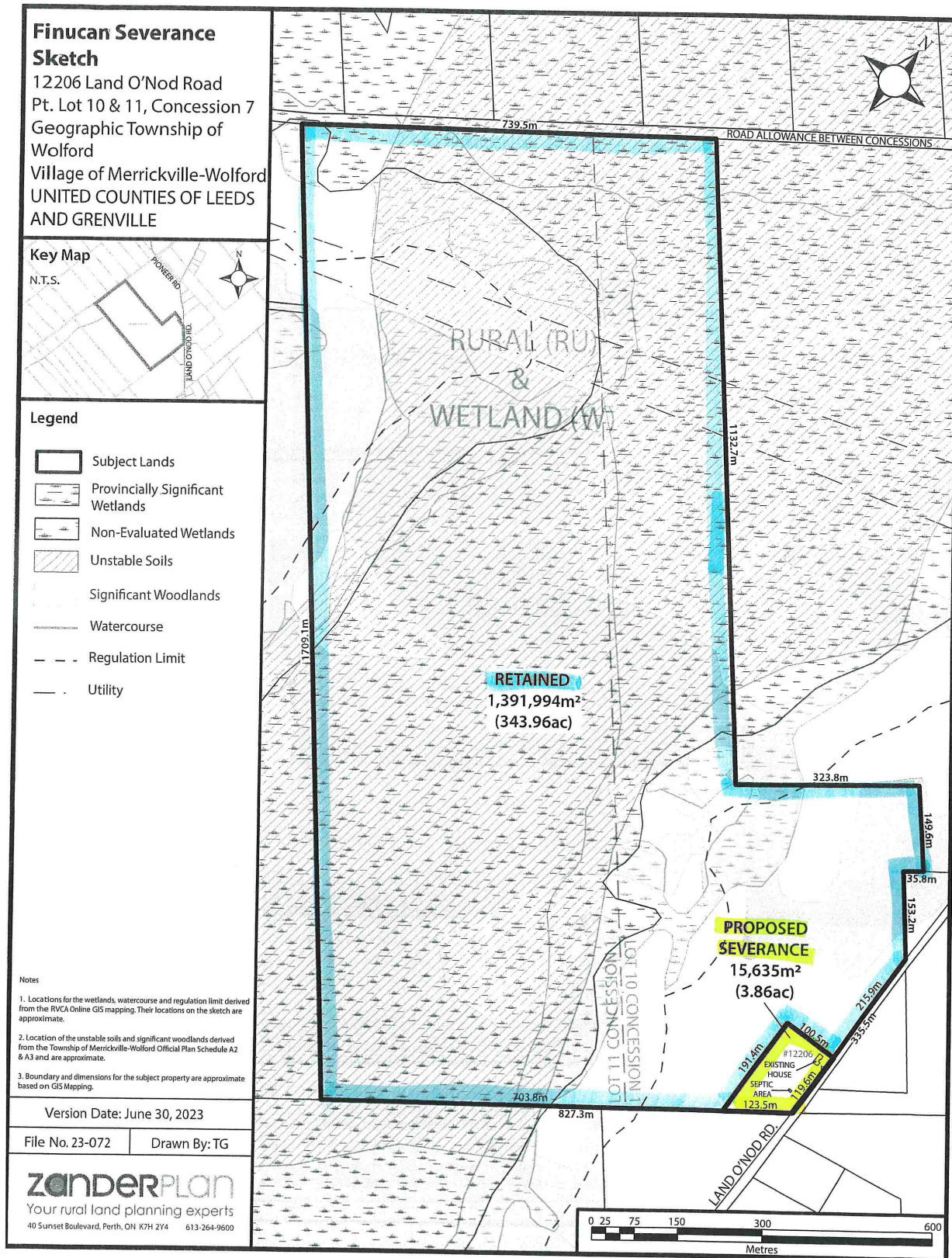
Sincerely,  
Jp2g Consultants Inc.  
ENGINEERS ▪ PLANNERS ▪ PROJECT MANAGERS

A handwritten signature in black ink, appearing to read 'F. Symon', with a long, sweeping horizontal line underneath.

Forbes Symon, MCIP, RPP  
Senior Planner



# Attachment #1 – Location Map & Proposed Consent





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: September 11, 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 September 7, 2023, and related application documents with respect to Consent Application B-105-23 and B-106-23, for information purposes;

**Now Therefore Be It Resolved That** Council does hereby approve the recommendations within the report and supports approval of Consent Application B-105-23 and B-106-23 by 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.

Carried / Defeated

---

Michael Cameron, Mayor



**APPLICATION FOR CONSENT**  
**Under Section 53 of the Planning Act**  
**UNITED COUNTIES OF LEEDS AND GRENVILLE**

#1

File No. B- 105-23

**PLEASE NOTE: FEES ARE NON-REFUNDABLE ONCE APPLICATION HAS BEEN CIRCULATED**

Roll Number 07 14 711 010 14400 0000 (Mandatory 15 digits)

Date consulted with Municipality: June 2023 Date Accepted: August 23, 2023

1. **NAME OR OWNER(S):** Bernard Glaser / Tammy Glaser  
**ADDRESS, CITY/TOWN:** 14211 County Rd 15, Merrickville, ON  
**POSTAL CODE:** K0G 1N0 **TELEPHONE: (Home)** [REDACTED] **(Work)** [REDACTED]  
**EMAIL ADDRESS:** [REDACTED]

2. **AGENT/APPLICANT:** Name of the person who is to be contacted about the application, if different than owner. Please include your email address. (This may be a person or firm acting on behalf of the owner – An owner’s authorization is required if the applicant is not the owner)

**ADDRESS, CITY/TOWN:** \_\_\_\_\_  
**POSTAL CODE:** \_\_\_\_\_ **TELEPHONE: (Home)** \_\_\_\_\_ **(Work)** \_\_\_\_\_

3. **LOCATION OF THE SUBJECT LAND:** **MUNICIPALITY** Merrickville-Wolford  
Former Municipality: \_\_\_\_\_ Concession No. 2 Lot No. Pt lot 11 (Part 283)  
Registered Plan No. 15R394 Lot(s) \_\_\_\_\_ Block(s) \_\_\_\_\_ Reference Plan No. \_\_\_\_\_  
Civic Address: 14211 County Rd 15, Merrickville, ON K0G 1N0  
Are there any easements or restrictive covenants affecting the subject land?  Yes  No

4. **PURPOSE OF THIS APPLICATION:** (Check appropriate box)  
 Creation of New Lot  Addition to a Lot  An easement/right-of-way  
 Other - Correction of Title, Or Lease Shared Driveway  
Name of person(s), if known, to who this land or interest in land is to be transferred, leased or charged \_\_\_\_\_

\* If a lot addition, identify on the required sketch the lands to which the parcel will be added

5. **DESCRIPTION OF LAND INTENDED TO BE SEVERED:**  
Frontage 160m (metres) Depth +/- 92 (irreg) (metres) Area (hectares) ~1.072 hectares  
Existing Use unused Proposed Use residential  
Number and use of buildings and structures:  
Existing none Proposed residential

6. **DESCRIPTION OF LAND INTENDED TO BE RETAINED:** +/-  
Frontage ~883m (metres) Depth 325 +/- (metres) Area (hectares) ~1.1 hectares  
Existing Use residential Proposed Use residential  
Number and use of buildings and structures: 6 = residence, storage, workshops

7. **WHAT TYPE OF WATER SUPPLY IS PROPOSED?** (Check appropriate space)

	Severed Lot	Retained Lot
Municipally owned and operated water supply	<input type="checkbox"/>	<input type="checkbox"/>
Well (circle – dug or drilled)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Communal Well	<input type="checkbox"/>	<input type="checkbox"/>
Lake or other water body	<input type="checkbox"/>	<input type="checkbox"/>
Other (Specify) _____	<input type="checkbox"/>	<input type="checkbox"/>

**8. WHAT TYPE OF SEWAGE DISPOSAL IS PROPOSED?** (Check appropriate space)

Municipally owned and operated sanitary sewers	<input type="checkbox"/>	<input type="checkbox"/>
Septic Tank	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Communal septic system	<input type="checkbox"/>	<input type="checkbox"/>
Other (Specify) _____	<input type="checkbox"/>	<input type="checkbox"/>

**9. TYPE OF ACCESS:** (Check appropriate space)

Provincial Highway _____	<input type="checkbox"/>	<input type="checkbox"/>
County Road _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Municipal road, maintained all year _____	<input type="checkbox"/>	<input type="checkbox"/>
Municipal road, seasonally maintained _____	<input type="checkbox"/>	<input type="checkbox"/>
Right-of-way owned by _____	<input type="checkbox"/>	<input type="checkbox"/>
Water Access (Specify docking and parking facilities and distance of these facilities from the subject land and the nearest public road.) _____	<input type="checkbox"/>	<input type="checkbox"/>

**10. OTHER SERVICES:** (Check if the service is Available)

Electricity	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
School Bussing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Garbage Collection	<input type="checkbox"/>	<input type="checkbox"/>

**11. LAND USE:**

What is the existing UCLG Official Plan designation of the subject land? rural

What is the existing Municipal Official Plan designation of the subject land? rural, significant woodlands

What is the Zoning of the subject land? rural

**12. Please check YES or NO to the following:**

USE OR FEATURE	YES	NO
Is there an agricultural operation including <b>livestock facility</b> or stockyard located on or within 1500 metres of the severed or retained land? (if yes, MDS calculations will be required)		<input checked="" type="checkbox"/>
<b>** Are there any tile drains on the land to be severed; if present, show them on the application sketch.</b>		<input checked="" type="checkbox"/>
Is there a landfill within 500 metres of severed or retained land?		<input checked="" type="checkbox"/>
Is there a sewage treatment plant or waste stabilization plant within 500 metres of the severed or retained land?		<input checked="" type="checkbox"/>
Is there a Provincially Significant Wetland (Class 1, 2 or 3 Wetland) on the severed or retained lands or within 120 metres?		<input checked="" type="checkbox"/>
Is any portion of the land to be severed or retained located within a Flood Plain?		<input checked="" type="checkbox"/>
Is any portion of the land to be severed or retained within 500 metres of a rehabilitated mine/pit/quarry site?		<input checked="" type="checkbox"/>
Is there a non-operating mine/pit/quarry site within 1 kilometre of the severed or retained land?		<input checked="" type="checkbox"/>
Is there an active mine/pit/quarry site within 1 kilometre of the severed or retained land?		<input checked="" type="checkbox"/>
Is there an industrial or commercial use, including propane distributors, located within 500 metres of the severed or retained land? (If yes, specify the use)		<input checked="" type="checkbox"/>
Is there an active railway line within 300 metres of the severed or retained land?		<input checked="" type="checkbox"/>
Is there a municipal or federal airport within 500 metres of the severed or retained land?		<input checked="" type="checkbox"/>
Is there any Utility corridor(s) (i.e. towers, etc.) located on the severed or retained lands or within 500 metres?		<input checked="" type="checkbox"/>

**13. History of the Subject Land:**

Has the subject land ever been the subject of an application for approval of consent or a plan of subdivision under the Planning Act?  No  Yes  Unknown If yes and if known, provide the application file number and the decision made on the application, the dates of transfers, the names of the transferees and the land use:

\_\_\_\_\_  
\_\_\_\_\_

Has any land been severed from the parcel originally acquired by the owner of the subject land?  No  Yes If yes, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.

\_\_\_\_\_  
\_\_\_\_\_

**14. Current Applications:**

Is the subject land currently the subject of a proposed UCLG and/or Municipal Official Plan Amendment(s)?

No  Yes  Unknown If yes, and if known, specify the appropriate file number and status of application(s).

\_\_\_\_\_  
\_\_\_\_\_

Is the subject land the subject of an application for a zoning by-law amendment, Minister's zoning order amendment, minor variance, consent or approval of a plan of subdivision?

No  Yes  Unknown If yes, and if known, specify the appropriate file number and status of application.

\_\_\_\_\_

**15. SKETCH:** The application shall be accompanied by a sketch **no larger than 8.5" by 14"** showing the following:  
**Please refer to the sample sketch on page 6 of this form.**

- The dimensions of the subject land, outline the part that is to be severed in yellow and the part that is to be retained in blue.
- The dimensions of any land owned by the owner of the subject land and that abuts the subject land, the distance between the subject land and the nearest Township lot line or landmark, such as a railway crossing or bridge.
- The location of all land previously severed from the parcel originally acquired by the current owner of the subject land.
- The approximate location of all natural and artificial features on the subject land and adjacent lands that in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- The existing use(s) on adjacent lands.
- The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or right-of-way.
- If access to the subject land is by water only, the location of the parking or boat docking facilities to be used.
- The location and nature of any easement affecting the subject land.

**16. OTHER INFORMATION:** Is there any other information that you think may be useful to the Consent Granting Authority or other agencies in reviewing this application? If so, explain below or attach a separate page.

14175 County Rd 15, Merrickville created Nov 15, 1997  
\_\_\_\_\_  
\_\_\_\_\_

NOTE: If joint ownership, each individual signature is required.

17. AFFIDAVIT:

I/WE, Bernard + Tammy Glaser of the Village of Merrickville - Wolford  
in the Prov. of Ontario solemnly declare that all the statements contained in this  
application are true and that the information contained in the documents that accompany this application is  
true.

Declared before me at the City of Brockville in the Prov. of Ontario

This 24 day of July, 2023.

[Signature]  
Signature of Owner or Agent

Bernard Glaser  
(print name)

[Signature]  
Signature of Owner or Agent

TAMMY GLASER  
(print name)

[Signature]  
A Commissioner of Oaths

Krista Marie Weidenaar, a Commissioner, etc.  
Province of Ontario  
for the Corporation of the  
United Counties of Leeds and Grenville  
Expires November 2, 2024

18. AUTHORIZATION:

If the applicant is not the owner of the land that is the subject of this application, the owner must complete the following or a similar authorization attached to the consent application.

Authorization of Owner for Agent to make the application and to provide Personal Information

I/WE, \_\_\_\_\_, being the registered owner(s) of the lands subject of this  
application for consent hereby authorize \_\_\_\_\_ to prepare  
and submit this application on my/our behalf and, for the purposes of the  
Freedom of Information and Protection of Privacy Act, to provide any of my/our personal information that  
will be included in this application or collected during the process of the application.

Date \_\_\_\_\_

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
(print name)

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
(print name)

19. **CONSENT OF OWNER:** The owner must also complete the following or a similar authorization attached to the application.

Consent of Owner(s) to the Use and Disclosure of Personal Information and to Allow Site Visits to be conducted.

I/We, Bernard + Tammy Glaser, being the registered owner(s) of the lands subject of this application for consent, and for the purpose of the Freedom of Information and Protection of Privacy Act, hereby authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application. I/We also authorize and consent to representatives of the Consent Granting Authority and the persons and public bodies conferred with under Section 53(10) of the Planning Act entering upon the lands subject of this application for the purpose of conducting any site inspections as may be necessary to assist in the evaluation of the application.

Date July 24, 2023

[Signature]  
Signature of Owner or Agent

Bernard Glaser  
(print name)

[Signature]  
Signature of Owner or Agent

TAMMY GLASER  
(print name)

The Consent Granting Authority will assign a File Number for complete applications and this should be used in all communications.

**FOLLOWING CONSULTATION PLEASE SCHEDULE AN APPOINTMENT WITH A COMPLETED APPLICATION AND ALL REQUIRED INFORMATION WITH THE:**

**SECRETARY-TREASURER,  
CONSENT GRANTING AUTHORITY**

**25 CENTRAL AVENUE WEST, SUITE 100; BROCKVILLE, ONTARIO, K6V 4N6**

**TELEPHONE NO: 613-342-3840 – EXT. 2414**

**FAX NO: 613-342-2101**

Severed Lands  
Retained Lands

14175 County Rd #15 (created Nov. 15/1997)  
Merrickville ONT  
KOG INO

County Road # 15  
14211 County Rd #15  
Merrickville ONT  
KOG INO

Shared entrance  
to total (3 mead  
side)  
6m wide

89.9 metres

6m

160 metres

1.04 #2  
Hectares

1.072 #1  
Hectares

B-100-23

B-105-23

304.8 metres  
11 Hectares

Lot 11  
Concession 2  
Part 2 & 3  
except Part 8

Armstrong Road

un maintained road

14175 County Rd #15 (created Nov. 15/1997)  
Merrickville Ont  
KOG INC

Armstrong Road

County Road # 15  
14211 County Rd #15  
Merrickville Ont  
KOG INC

325m +/-

un maintained road

B-106-23

Shared entrance  
3m on each side  
total 6m

B-105-23

89.9 metres

1.04 Hectares #2

192m

605.8 metres

11 Hectares

Lot 11  
Concession 2  
Part 2 & 3  
except Part 2

1.072 Hectares #1

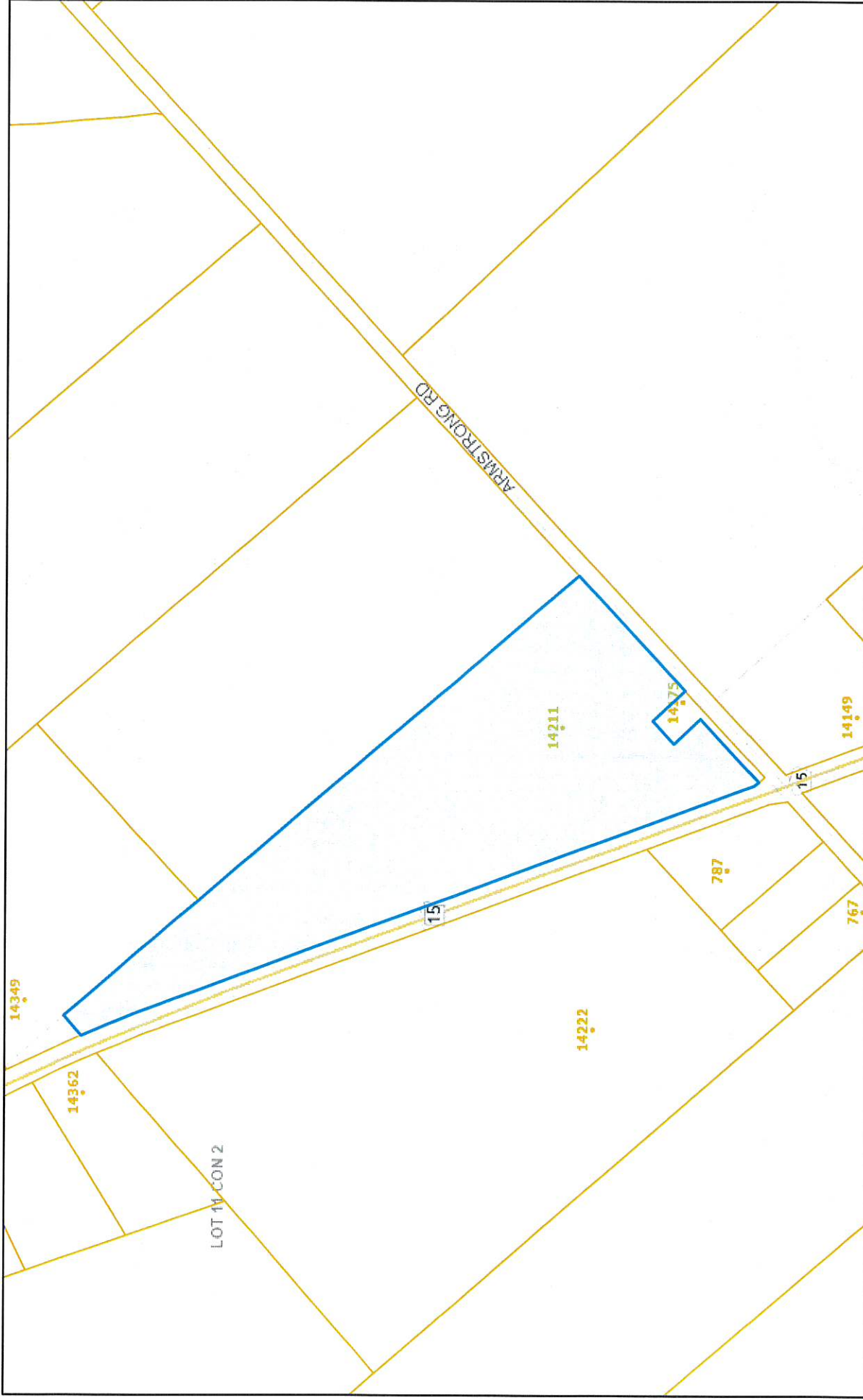
B-106-23

B-105-23

11



# B-105-23 & B-106-23 Glaser Severance



8/31/2023, 10:50:48 AM

**Legend:**

- Subject Lands
- Parcel
- Road Network
- County Road
- Severance Activity
- Municipal Road
- Other Road

Scale: 1:9,028

0 0.05 0.1 0.2 mi  
0 0.07 0.15 0.3 km

Natural Resources and Forestry, United Counties of Leeds and Grenville,  
Ontario Ministry of Natural Resources and Forestry - Provincial Mapping Unit,  
Leeds Grenville GIS

Disclaimer: The data provided is for informational purposes only. UCLG is not liable for positioning inaccuracies, subsequent updates, errors or omissions of data.

**APPLICATION FOR CONSENT**  
**Under Section 53 of the Planning Act**  
**UNITED COUNTIES OF LEEDS AND GRENVILLE**

File No. B- 106-23

**PLEASE NOTE: FEES ARE NON-REFUNDABLE ONCE APPLICATION HAS BEEN CIRCULATED**

Roll Number 07 14 711 010 14400 0000 (Mandatory 15 digits)

Date consulted with Municipality: June 2023 Date Accepted: August 23, 2023

1. **NAME OR OWNER(S):** Bernard Glaser/Tammy Glaser  
**ADDRESS, CITY/TOWN:** 14211 Contry Rd 15, Merrickville, ON K0G1N0  
**POSTAL CODE:** K0G1N0 **TELEPHONE: (Home)** [REDACTED] **(Work)** \_\_\_\_\_  
**EMAIL ADDRESS:** [REDACTED]

2. **AGENT/APPLICANT:** Name of the person who is to be contacted about the application, if different than owner. Please include your email address. (This may be a person or firm acting on behalf of the owner – An owner's authorization is required if the applicant is not the owner)

**ADDRESS, CITY/TOWN:** \_\_\_\_\_  
**POSTAL CODE:** \_\_\_\_\_ **TELEPHONE: (Home)** \_\_\_\_\_ **(Work)** \_\_\_\_\_

3. **LOCATION OF THE SUBJECT LAND:** **MUNICIPALITY** Merrickville-Wolford  
Former Municipality: \_\_\_\_\_ Concession No. 2 Lot No. Pt lot 11 (part 2+3)  
Registered Plan No. 152394 Lot(s) \_\_\_\_\_ Block(s) \_\_\_\_\_ Reference Plan No. \_\_\_\_\_  
Civic Address: 14211 Contry Rd 15, Merrickville, ON K0G1N0  
Are there any easements or restrictive covenants affecting the subject land?  Yes  No

4. **PURPOSE OF THIS APPLICATION:** (Check appropriate box)  
 Creation of New Lot  Addition to a Lot  An easement/right-of-way shared driveway  
 Other - Correction of Title, Or Lease  
Name of person(s), if known, to who this land or interest in land is to be transferred, leased or charged \_\_\_\_\_

\* If a lot addition, identify on the required sketch the lands to which the parcel will be added

5. **DESCRIPTION OF LAND INTENDED TO BE SEVERED:**  
Frontage 89.9m (metres) Depth 1.129 (irreg) (metres) Area (hectares) 1.04 hectares  
Existing Use unused Proposed Use residential  
Number and use of buildings and structures:  
Existing none Proposed \_\_\_\_\_

6. **DESCRIPTION OF LAND INTENDED TO BE RETAINED:**  
Frontage 79.3m (metres) Depth 325+/- (metres) Area (hectares) 1.11 hectares  
Existing Use residential Proposed Use residential  
Number and use of buildings and structures: 6 = residence, storage, workshops.

7. **WHAT TYPE OF WATER SUPPLY IS PROPOSED?** (Check appropriate space)

	Severed Lot	Retained Lot
Municipally owned and operated water supply	<input type="checkbox"/>	<input type="checkbox"/>
Well (circle – dug or drilled)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Communal Well	<input type="checkbox"/>	<input type="checkbox"/>
Lake or other water body	<input type="checkbox"/>	<input type="checkbox"/>
Other (Specify) _____	<input type="checkbox"/>	<input type="checkbox"/>

**8. WHAT TYPE OF SEWAGE DISPOSAL IS PROPOSED?** (Check appropriate space)

	Severed Lot	Retained Lot
Municipally owned and operated sanitary sewers	<input type="checkbox"/>	<input type="checkbox"/>
Septic Tank	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Communal septic system	<input type="checkbox"/>	<input type="checkbox"/>
Other (Specify) _____	<input type="checkbox"/>	<input type="checkbox"/>

**9. TYPE OF ACCESS:** (Check appropriate space)

	Severed Lot	Retained Lot
Provincial Highway _____	<input type="checkbox"/>	<input type="checkbox"/>
County Road _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Municipal road, maintained all year _____	<input type="checkbox"/>	<input type="checkbox"/>
Municipal road, seasonally maintained _____	<input type="checkbox"/>	<input type="checkbox"/>
Right-of-way owned by _____	<input type="checkbox"/>	<input type="checkbox"/>
Water Access (Specify docking and parking facilities and distance of these facilities from the subject land and the nearest public road.) _____	<input type="checkbox"/>	<input type="checkbox"/>

**10. OTHER SERVICES:** (Check if the service is Available)

	Severed Lot	Retained Lot
Electricity	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
School Bussing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Garbage Collection	<input type="checkbox"/>	<input type="checkbox"/>

**11. LAND USE:**

What is the existing UCLG Official Plan designation of the subject land? rural

What is the existing Municipal Official Plan designation of the subject land? rural

What is the Zoning of the subject land? rural

**12. Please check YES or NO to the following:**

USE OR FEATURE	YES	NO
Is there an agricultural operation including <b>livestock facility</b> or stockyard located on or within 1500 metres of the severed or retained land? (if yes, MDS calculations will be required)		<input checked="" type="checkbox"/>
<b>** Are there any tile drains on the land to be severed; if present, show them on the application sketch.</b>		<input checked="" type="checkbox"/>
Is there a landfill within 500 metres of severed or retained land?		<input checked="" type="checkbox"/>
Is there a sewage treatment plant or waste stabilization plant within 500 metres of the severed or retained land?		<input checked="" type="checkbox"/>
Is there a Provincially Significant Wetland (Class 1, 2 or 3 Wetland) on the severed or retained lands or within 120 metres?		<input checked="" type="checkbox"/>
Is any portion of the land to be severed or retained located within a Flood Plain? -		<input checked="" type="checkbox"/>
Is any portion of the land to be severed or retained within 500 metres of a rehabilitated mine/pit/quarry site?		<input checked="" type="checkbox"/>
Is there a non-operating mine/pit/quarry site within 1 kilometre of the severed or retained land?		<input checked="" type="checkbox"/>
Is there an active mine/pit/quarry site within 1 kilometre of the severed or retained land?		<input checked="" type="checkbox"/>
Is there an industrial or commercial use, including propane distributors, located within 500 metres of the severed or retained land? (If yes, specify the use)		<input checked="" type="checkbox"/>
Is there an active railway line within 300 metres of the severed or retained land?		<input checked="" type="checkbox"/>
Is there a municipal or federal airport within 500 metres of the severed or retained land?		<input checked="" type="checkbox"/>
Is there any Utility corridor(s) (i.e. towers, etc.) located on the severed or retained lands or within 500 metres?		<input checked="" type="checkbox"/>

**13. History of the Subject Land:**

Has the subject land ever been the subject of an application for approval of consent or a plan of subdivision under the Planning Act?  No  Yes  Unknown If yes and if known, provide the application file number and the decision made on the application, the dates of transfers, the names of the transferees and the land use:

Has any land been severed from the parcel originally acquired by the owner of the subject land?  No  Yes  
If yes, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.

**14. Current Applications:**

Is the subject land currently the subject of a proposed UCLG and/or Municipal Official Plan Amendment(s)?

No  Yes  Unknown If yes, and if known, specify the appropriate file number and status of application(s).

Is the subject land the subject of an application for a zoning by-law amendment, Minister's zoning order amendment, minor variance, consent or approval of a plan of subdivision?

No  Yes  Unknown If yes, and if known, specify the appropriate file number and status of application.

**15. SKETCH:** The application shall be accompanied by a sketch **no larger than 8.5" by 14"** showing the following:

**Please refer to the sample sketch on page 6 of this form.**

- The dimensions of the subject land, outline the part that is to be severed in yellow and the part that is to be retained in blue.
- The dimensions of any land owned by the owner of the subject land and that abuts the subject land, the distance between the subject land and the nearest Township lot line or landmark, such as a railway crossing or bridge.
- The location of all land previously severed from the parcel originally acquired by the current owner of the subject land.
- The approximate location of all natural and artificial features on the subject land and adjacent lands that in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- The existing use(s) on adjacent lands.
- The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or right-of-way.
- If access to the subject land is by water only, the location of the parking or boat docking facilities to be used.
- The location and nature of any easement affecting the subject land.

**16. OTHER INFORMATION:** Is there any other information that you think may be useful to the Consent Granting Authority or other agencies in reviewing this application? If so, explain below or attach a separate page.

14175 County Rd 15 created Nov 15, 1997

NOTE: If joint ownership, each individual signature is required.

17. AFFIDAVIT:

I/WE, Bernard + Tammy Glaser of the Village of Merrickville-Wolford  
in the Prov. of Ontario solemnly declare that all the statements contained in this  
application are true and that the information contained in the documents that accompany this application is  
true.

Declared before me at the City of Brockville in the Prov. of Ontario

This 24 day of July, 2023.

[Signature]  
Signature of Owner or Agent

Bernard Glaser  
(print name)

[Signature]  
Signature of Owner or Agent

TAMMY GLASER  
(print name)

[Signature]  
A Commissioner of Oaths

Krista Marie Weidenaar, a Commissioner, etc.  
Province of Ontario  
for the Corporation of the  
United Counties of Leeds and Grenville  
Expires November 2, 2024

18. AUTHORIZATION:

If the applicant is not the owner of the land that is the subject of this application, the owner must complete  
the following or a similar authorization attached to the consent application.

Authorization of Owner for Agent to make the application and to provide Personal Information

I/WE, \_\_\_\_\_, being the registered owner(s) of the lands subject of this  
application for consent hereby authorize \_\_\_\_\_ to prepare  
and submit this application on my/our behalf and, for the purposes of the  
Freedom of Information and Protection of Privacy Act, to provide any of my/our personal information that  
will be included in this application or collected during the process of the application.

Date \_\_\_\_\_

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
(print name)

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
(print name)

19. **CONSENT OF OWNER:** The owner must also complete the following or a similar authorization attached to the application.

Consent of Owner(s) to the Use and Disclosure of Personal Information and to Allow Site Visits to be conducted.

I/We, Bernard + Tammy Glaser, being the registered owner(s) of the lands subject of this application for consent, and for the purpose of the Freedom of Information and Protection of Privacy Act, hereby authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application. I/We also authorize and consent to representatives of the Consent Granting Authority and the persons and public bodies conferred with under Section 53(10) of the Planning Act entering upon the lands subject of this application for the purpose of conducting any site inspections as may be necessary to assist in the evaluation of the application.

Date July 24, 2023

[Signature]  
Signature of Owner or Agent

Bernard Glaser  
(print name)

[Signature]  
Signature of Owner or Agent

TAMMY GLASER  
(print name)

The Consent Granting Authority will assign a File Number for complete applications and this should be used in all communications.

**FOLLOWING CONSULTATION PLEASE SCHEDULE AN APPOINTMENT WITH A COMPLETED APPLICATION AND ALL REQUIRED INFORMATION WITH THE:**

SECRETARY-TREASURER,  
CONSENT GRANTING AUTHORITY

25 CENTRAL AVENUE WEST, SUITE 100; BROCKVILLE, ONTARIO, K6V 4N6

TELEPHONE NO: 613-342-3840 – EXT. 2414

FAX NO: 613-342-2101

Severed Lands  
 Retained Lands

14175 County Rd #15 (created Nov. 15/1997)  
 Merrickville Ont  
 KOG INO

County Road # 15  
 14211 County Rd #15  
 Merrickville Ont  
 KOG INO

Shared entrance  
 6m wide total  
 (3m each side)

89.9 metres  
 6m

1.04 #2  
 Hectares

B-106-23

1304.8 metres

11 Hectares

Lot 11  
 Concession 2  
 Part 2 & 3  
 except Part 8

160 metres  
 1.072 #1  
 Hectares  
 B-105-23

Armstrong Road

un-maintained road

MDS I

General information

<b>Application date</b> Jul 2, 2023	<b>Municipal file number</b>	<b>Proposed application</b> Lot creation for a maximum of three non-agricultural use lots
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<b>Applicant contact information</b> Bernard Glaser 14211 County Road 15 Merrickville, ON K0G1N0 613-340-8500 bernelect@gmail.com	<b>Location of subject lands</b> United Counties of Leeds and Grenville Village of Merrickville-Wolford WOLFORD Concession 2, Lot 11 Roll number: 0714711010144000000
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Calculations

New lot

<b>Farm contact information</b> Bernard Glaser 14211 County Road 15 Merrickville, ON K0G1N0 613-340-8500 bernelect@gmail.com	<b>Location of existing livestock facility or anaerobic digester</b> United Counties of Leeds and Grenville Village of Merrickville-Wolford WOLFORD Concession 2, Lot 11 Roll number: 0714711010144000000	<b>Total lot size</b> 13 ha
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Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
No livestock/manure				

 **Confirm Livestock/Manure Information (New lot)**  
The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Setback summary

Existing manure storage	NA		
Design capacity	0 NU		
Potential design capacity	0 NU		
Factor A (odour potential)	NA	Factor B (design capacity)	NA
Factor D (manure type)	NA	Factor E (encroaching land use)	1.1
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)			NA
Actual distance from livestock barn			NA
Storage base distance 'S' (minimum distance from manure storage)			No existing manure storage
Actual distance from manure storage			NA

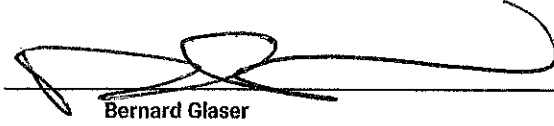


**Preparer signoff & disclaimer**

**Preparer contact information**

Bernard Glaser  
14211 County Road 15  
Merrickville, ON  
K0G1N0  
613-340-8500  
bernelect@gmail.com

**Signature of preparer**



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Bernard Glaser

07/17/2023

Date (mm-dd-yyyy)

**Note to the user**

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.



## UNITED COUNTIES OF LEEDS AND GRENVILLE

### Consent Granting Authority

25 Central Avenue West, Suite 100  
Brockville, Ontario  
K6V 4N6

Tel: (613) 342-3840, ext. 2414  
Fax: (613) 342-2101  
Krista Weidenaar, Secretary-Treasurer  
krista.weidenaar@uclg.on.ca

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### NOTICE TO MUNICIPALITY OF APPLICATION FOR CONSENT

#### B-105-23 & B-106-23

For the severance of land in Lot(s) 11 Concession 2

Registered Plan No. \_\_\_\_\_ Municipality Merrickville-Wolford

for the purpose of creation of two new lots & right-of-way/easement over a shared driveway

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Copies of the subject application and sketch are attached hereto, together with a questionnaire and your review fee of **\$1,000.00**. The Committee would appreciate the completion and return of the questionnaire within **30 days** of the mailing of this notice. If additional information or material is required, please contact the Consent Granting Authority Office at 25 Central Avenue West, Brockville, Ontario.

If you wish to be notified of the decision of the Leeds and Grenville Consent Granting Authority in respect to the proposed consent, you must make a written request to the committee at **25 Central Avenue West, Suite 100, Brockville, ON, K6V 4N6**.

**Only the applicant, the Minister, a specified person (i.e. utilities) or any public body (i.e. Municipality) may appeal a consent application to the Ontario Land Tribunal.**

The subject land is not the subject of any other known application under the Planning Act for a minor variance or for an amendment to an Official Plan, a zoning by-law or a Minister's Order.

This notice was mailed on **August 31, 2023**

September 7, 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 Applications B-105-23 & B106-23(Glaser)  
Part Lot 11, Con. 2, Wolford, Village of Merrickville-Wolford**

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I have now had an opportunity to review Consent Applications B-105-23 and B106-23 as they relate 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 two severed lots from land located at Part Lot 11, Concession 2, former township of Wolford, locally known as 14211 County Road #15 with the following characteristics:

B105-23 Severed Parcel = 1.07 ha (2.65 ac) lot area and 160 m (525 ft) lot frontage  
– vacant lands

B106-23 Severed Parcel = 1.04 ha (2.57 ac) lot area and 89.9 m (295 ft ) lot frontage  
– vacant lands

Retained Parcel = 11 ha (27 ac) lot area and 793 m (2601ft) lot frontage – house,  
storage sheds, workshop, old barn

Both proposed severed lots are currently vacant and intended to be residential building lots with a shared driveway. The existing house and proposed vacant lots 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)” in the Merrickville-Wolford Zoning By-law 23-08. The existing dwelling is located at the southern third of the property with direct access onto County Road #15. There does not appear to be any natural heritage features or natural hazards impacting the subject property.

The surrounding land uses consists primarily of a mix of rural residential and agricultural land uses. There is the appearance of a barn on the subject property, but the application indicates it is not used for housing livestock. The applicant has provided an MDS report for the barn which did not appear to be complete. Efforts were made to supplement the applicant’s MDS with one prepared by the Village Senior Planner which confirmed that an MDS separation between the barn and proposed lots needs to be a minimum 134 m. It was confirmed using the Village GIS mapping that the proposed lots are a minimum 364 m from the barn. It has been concluded that the proposed lots meet the MDS requirements of the Official Plan.



### **Local Official Plan Policies**

There are a number of policies of the Village Official Plan which are relevant to these applications. 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 lots will generally comply with these policies. The severed lands have scattered tree cover which should assist in screening any future development. No additional screening is recommended.

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.

As noted, the MDS has been satisfied. The proposed lots will exceed the minimum lot area required. The United Counties will comment on safe access, but it is understood that the proposed shared driveway was as a result of preconsultation with the United Counties. There are no natural hazards on the property and the proposed development will not landlock other lands. 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 severed lots 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 and retained lots comply with the minimum lot size and frontage requirements of the Village’s Zoning By-law No 23-08.

## Village Comments

The consent application has been circulated internally to Village staff. 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 two 1.0 ha residential lots with a shared entrance onto County Road #15. The proposed consents conform to the Village’s Official Plan and the United Counties of Leeds and Grenville Official Plan.

It is recommended that Council support consent applications B105-23 and B106-23 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.

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 underneath.

Forbes Symon, MCIP, RPP  
Senior Planner

Attachment #1 – Location Map & Proposed Consent

