



DECISION

WITH RESPECT TO THE VILLAGE OF MERRICKVILLE-WOLFORD OFFICIAL PLAN UNDER SECTION 17(34) OF THE PLANNING ACT

The Village of Merrickville-Wolford Official Plan, as adopted by By-law No. 10-2020, is hereby approved by the United Counties of Leeds and Grenville under Section 17(34) of the Planning Act, as amended, subject to the following modifications:

1. In order to reflect updated provincial policies that all references throughout the text to the "Provincial Policy Statement (2014)" be replaced with the "Provincial Policy Statement (2020)".
2. In order to conform to the wording of the Counties Official Plan that Section 3.13.1, regarding Noise and Vibration, be updated by adding a second sentence that reads:

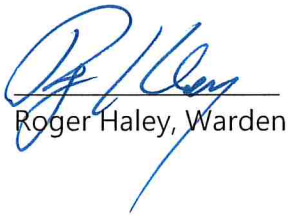
"If the development proposal is for a new residential or other sensitive land use, a noise and/or vibration study will be required."
3. As recommended by the Village that Section 6.2.2. Residential, specifically Section 6.2.2.3.1, Policies, be amended in the second sentence to remove the references to "net" hectares and acres. It will now read:

"For the purposes of this plan, low density development shall not exceed 22.7 units per hectare (9 units per acre), medium density development shall not exceed 35 units per hectare (14 units per acre), and high density development shall not exceed 60 units per hectare (25 units per acre)."
4. Through discussions with the Village, the Village verified the boundaries of the Merrickville Urban Area based on their municipal and tax information. As a result of this verification, the Merrickville Urban Area Boundary shown on Schedules A-1, A-2, A-3, B-1, B-2 and B-3 is amended as shown on Map 1.
5. That the Provincially Significant Wetlands on Schedule A-1 be amended to reflect the changes described in the August 2020 correspondence to the Village from the Ministry

of Natural Resources and Forestry. These changes remove any updated boundary changes to the Wolford Bog Complex (Scotch Line Road) as shown on Map 2.

6. That although not technically part of the Official Plan that Appendix C be replaced with updated definitions from the Provincial Policy Statement (2020).

Dated at Brockville, Ontario this 22nd day of April, 2021



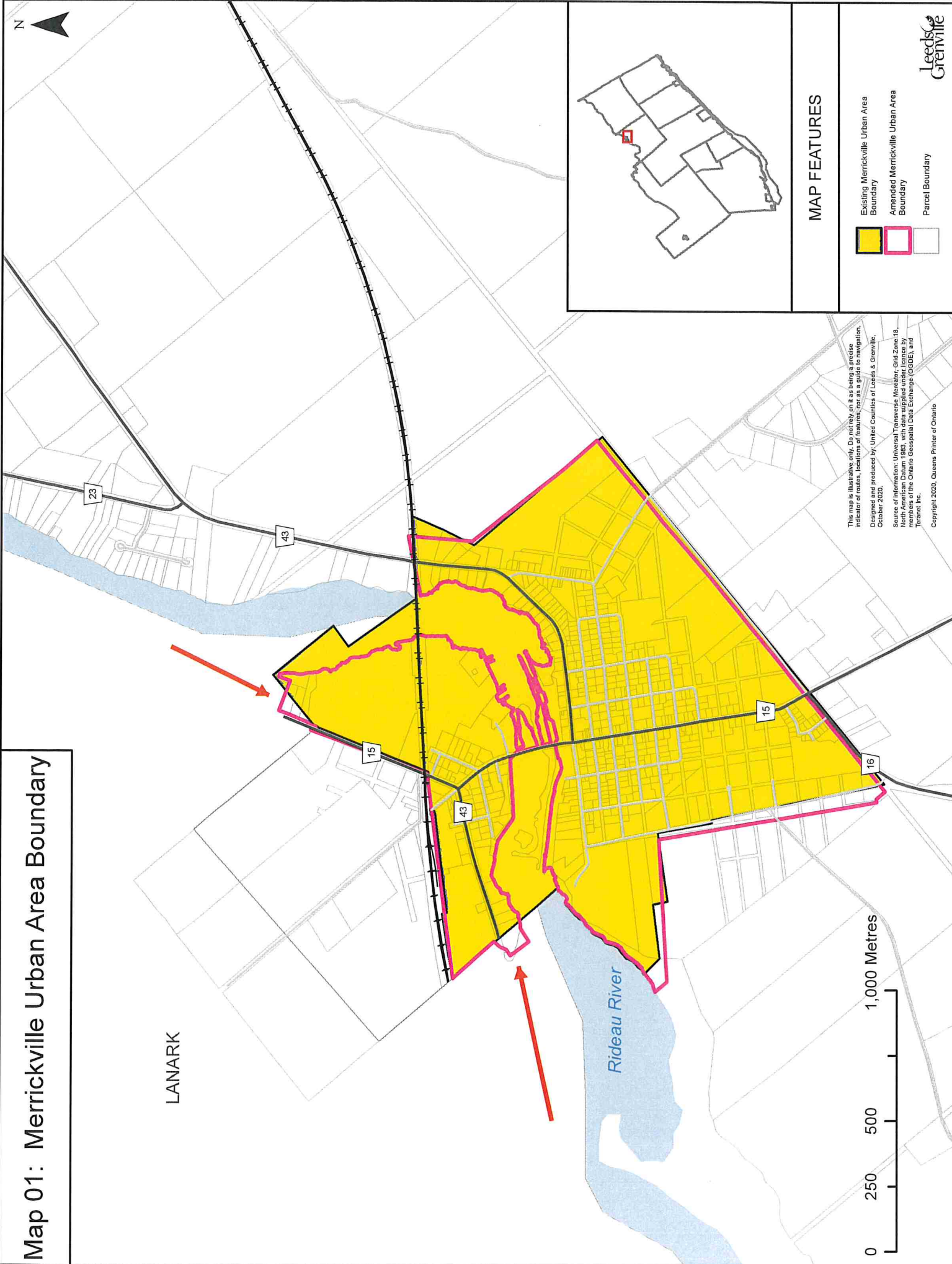
Roger Haley, Warden



Lesley Todd, Clerk

Map 01: Merrickville Urban Area Boundary

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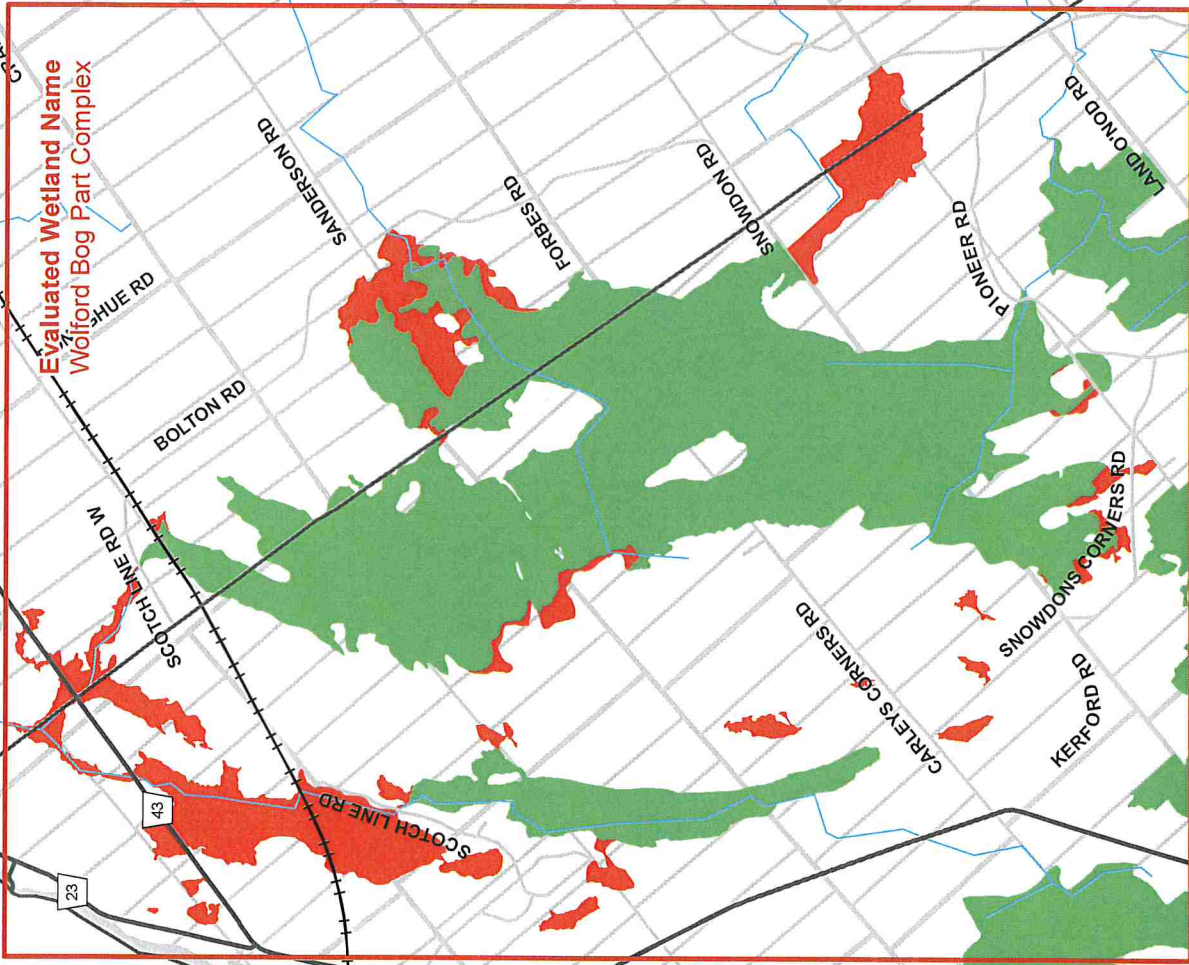
MAP FEATURES

- Existing Merrickville Urban Area Boundary
- Amended Merrickville Urban Area Boundary
- Parcel Boundary

This map is illustrative only. Do not rely on it as being a precise indicator of routes, locations of features, nor as a guide to navigation. Designed and produced by: United Counties of Leeds & Grenville, October 2020.
Source of information: Universal Transverse Mercator, Grid Zone 18, National Hydrographic Service, National Hydrographic Service, members of the Ontario Geospatial Data Exchange (OGDE), and Teranet, Inc.
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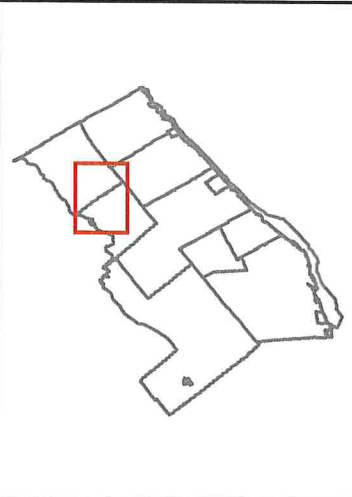
Map 02: Wolford Bog Complex

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Evaluated Wetland Name
Wolford Bog Part Complex

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 Source of information: Universal Transverse Mercator Zone 18, North American Datum 1983, with data supplied in accordance with the Open Geospatial Data Encodings (OGD), and format etc.
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MAP FEATURES

- Provincially Significant Wetlands - Updated Aug 2020
- Wolford Bog - Removed by Ministry of Natural Resource and Forestry/August 2020

0 2 Kilometres