

is a two-storey dwelling to the west of the property which fronts onto the corner of St. John Street and Lewis Street West and falls within the R1 Zone.

Provincial Policy Statement

The Provincial Policy Statement was issued under Section 3 of the *Planning Act* and came into effect May 1, 2020. It replaces the previous Provincial Policy Statement issued April 30, 2014. The Provincial Policy Statement provides policy direction on matters of provincial interest related to land use planning and development while providing for appropriate development and protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment.

Section 1.0 of the Provincial Policy Statement speaks to Building Strong Healthy Communities with policies for Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns in Section 1.1. The development of a semi-detached dwelling on the subject property makes use of vacant land in a settlement area, representing efficient development and land use patterns (Sec. 1.1.1a). The proposal will result in a semi-detached dwelling which will provide a total of two dwelling units, increasing the range and mix of residential types in the Village (Sec. 1.1.1b). The development will not result in any environmental or health and safety concerns, nor will it prohibit the settlement area from future expansion (Sec. 1.1.1c & 1.1.1d). The semi-detached dwelling will be fully serviced with access to a municipal street, minimizing the need for new land or servicing expansions to accommodate the development (Sec. 1.1.1e). The existing infrastructure will meet the current and projected needs of the development and biodiversity will be conserved in nearby natural areas (Sec. 1.1.1g & 1.1.1h) Overall, changing the zoning to allow for a semi-detached dwelling on the vacant lot will help sustain a healthy, liveable, and safe community.

Section 1.1.3 of the PPS provides policies for lands in Settlement Areas. This section is applicable to the development as the property is in the Urban Settlement Area of Merrickville, as designated in the Official Plan for the United Counties of Leeds and Grenville. The PPS recognizes that Settlement Areas shall be the focus of growth and development (Sec. 1.1.3.1). The proposed development efficiently uses land and resources, and appropriately uses the infrastructure available, avoiding the need for unjustified and/or uneconomical expansion (Sec. 1.1.3.2a & 1.1.3.2b). The development is appropriate for a Settlement Area as it represents an opportunity for residential intensification in the form of development of vacant land.

Section 1.2 of the Provincial Policy Statement ensures a coordinated approach to land use planning, with Section 1.2.6 speaking to Land Use Compatibility noting that “major facilities and

sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects”. The proposed development does not meet the definition of a major facility as defined the Provincial Policy Statement, nor is the subject property near a major facility.

Section 1.4 of the Provincial Policy Statement provides Housing policies, noting that planning authorities shall “provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area” (Sec. 1.4.1). The proposed development represents residential intensification with the dwellings to be located where appropriate levels of infrastructure and public service facilities already exist, as the subject site is located in a settlement area (Sec. 1.4.3b & 1.4.3c). It can be assumed that this development will meet the needs of future and current residents as it increases housing options and will add units to the local housing stock.

Section 1.6 of the Provincial Policy Statement provides policies for Infrastructure and Public Service Facilities, with Section 1.6.6 outlining policies for Sewage, Water and Stormwater. It is notable that municipal sewage services and water services are the preferred form of servicing in settlement areas (Sec. 1.6.6.2). The proposed development has access to municipal sewage services, water services, and stormwater management. This development is consistent with the PPS as it represents residential intensification that optimizes the use of existing municipal services. Section 1.6.7 of the PPS speaks to Transportation Systems. The development will make efficient use of infrastructure as the subject property has direct access onto Lewis Street West, a Township Road (Sec. 1.6.7.2).

Section 2.0 of the PPS sets forth policies for the Wise Use and Management of Resources. The subject site does not contain any natural heritage features recognized under Section 2.1 of the PPS. Section 2.2 of the PPS speaks to Water. The subject property is within Wellhead Protection Area B, associated with the municipal water supply system for Merrickville. The land use activities proposed for the site will not involve the storage or manufacture of potential contaminants that would constitute a drinking water threat. Section 2.3 speaks to Agriculture. There are no agricultural resources within proximity to the site that would be affected by Section 2.3. Further, there are no known Mineral, Petroleum or Aggregate resources on or within proximity to the site that would be affected by Sections 2.4 and 2.5. Section 2.6 of the PPS speaks to Cultural Heritage and Archeology. The subject site does not contain any known significant built heritage resources of significant cultural heritage landscapes. The property is located in the Village’s designated Special Heritage Policy Area, and the development will be consistent with the associated design guidelines in order to enhance the historic character of Merrickville.

There are no natural or man-made hazards on or abutting the property that would require the policies of **Section 3.0** of the PPS to be addressed.

Overall, the proposed rezoning which will allow a semi-detached dwelling on the property would be supported by the policies of the Provincial Policy Statement, 2020.

OFFICIAL PLAN FOR THE UNITED COUNTIES OF LEEDS AND GRENVILLE

The Official Plan for the United Counties of Leeds and Grenville provides over-arching policy direction on matters of County-wide significance. The Counties Official Plan directs growth management and land use decisions by providing upper-tier land use planning guidance for the Counties ten member municipalities. The subject property and all surrounding lands fall within the Merrickville Urban Settlement Area on the United Counties of Leeds and Grenville Official Plan Schedule A (See Figure 2 below).



Figure 2. United Counties of Leeds and Grenville – Official Plan Schedule A

Section 2.0 of the County Official Plan provides policies related to Growth Management and Settlement Areas. It is stated that growth in the Counties will be managed by focusing and promoting growth within settlement areas, which optimizes the use of existing infrastructure, develops complete communities, and protects the natural environment and prime agricultural areas. The proposed development will help meet the intent of Section 2.1 which outlines the Counties growth management objectives. The development will efficiently use land, resources, and infrastructure, through compact urban form and an appropriate density (Sec. 2.1d). Further, it represents residential intensification in an appropriate location and scale which is compatible with the community (Sec. 2.1e). Lastly, the development will increase the range of housing types

and affordability to meet the needs of the existing and future residents of the Counties (Sec. 2.1g).

Section 2.3.2 of the Official Plan provides policies for Urban Settlement Areas. The proposed development is consistent with Section 2.3.2 as it represents intensification of a vacant site to accommodate projected needs (Sec 2.3.2e). The development also represents a cost-effective development pattern that minimizes land consumption and reduces servicing costs, avoiding environmental, heritage conservation or public health and safety concerns (Sec. 2.3.2h).

Section 2.3.2.1 of the Official Plan provides policies for the Merrickville Urban Settlement Area, which is a Special Planning Area. The special planning area aims to address differences in the availability of municipal sewage services and municipal water services within the settlement boundaries. The proposed development will use municipal sewage and water services as it is the form of servicing which is available and appropriate (2.3.2.1a).

Overall, the proposed development is consistent with the policies set out in the Official Plan for The United Counties of Leeds and Grenville.

VILLAGE OF MERRICKVILLE-WOLFORD OFFICIAL PLAN

The Village of Merrickville-Wolford Official Plan applies to the whole of the Village to guide future growth and development in a logical and orderly manner. The subject lands are designated as Residential and are located within the Special Heritage Policy Area 2, as shown on Official Plan Schedule B-1 (See Figure 3 below). The property does not contain any known natural or cultural heritage features, which would be shown as overlay designations on Official Plan Schedule B-2. However, the site is within Wellhead Protection Area B as shown on Official Schedule B-3 (See Figure 4).



Figure 3. Village of Merrickville-Wolford – Official Plan Schedule B-1



Figure 4. Village of Merrickville-Wolford – Official Plan Schedule B-3

Section 4.3.1 of the Village Official Plan provides policies for Special Heritage Areas. The subject property falls within the Special Heritage Policy Area 2. In this policy area, the main objective is to enhance the historic character of Merrickville. New development that takes place must be in accordance with the Design Guidelines contained in Appendix A of the Official Plan. The proposed development will meet these guidelines as the semi-detached dwelling will be located at the minimum setback from the street. Further, the height of the dwelling will not exceed the maximum of three storeys. It is notable that the house plans are similar to the house plans that were recently approved at 405 Drummond Street, constructed by Moderna Homes Design Inc. and also in the Special Heritage Policy Area. Architectural elements of the semi-detached dwelling that meet the historic character of the Village include size of the garages as less than 50% of the façade length, a heritage front door, a high ranch style design, and colour with white windows and capping. It is notable that street tree edges will remain intact.

Section 6.2.2 of the Official Plan provides policies for lands designated as Residential in Merrickville’s Urban Area. The proposed development is appropriate for the Residential area as the designation permits a full range of dwelling types from low to high density.

Section 8.5 of the Official Plan provides policies for the Municipal Water Supply. Generally, new development which is located at or near the terminus of existing watermains in the Merrickville urban area is to be connected to the municipal water supply. The proposed development is consistent with Section 8.5 as it will connect to the municipal water supply (Sec. 8.5.2.2). The subject property is within Wellhead Protection Area B, associated with the municipal water supply system for Merrickville. The land use activities proposed for the site will not involve the storage or manufacture of potential contaminants that would constitute a drinking water threat.

Overall, the Zoning By-law Amendment is consistent with the policies of the Village of Merrickville-Wolford Official Plan.

Village of Merrickville-Wolford Zoning By-Law No.23-08

The subject property is currently zoned Residential Type One (R1) on the Village of Merrickville-Wolford Zoning By-Law No. 23-08 Schedule B, as shown as Figure 5 below. The Residential Type One (R1) Zone does not permit semi-detached dwellings. A Zoning By-law Amendment is required to permit the semi-detached house on the subject site, and will seek to re-zone the property from Residential Type One (R1) to Residential Type Two with an Exception (R2-x). The Zoning Exception will permit a lesser lot frontage than required to ensure that the lots will comply with the Zoning Provisions once severed.

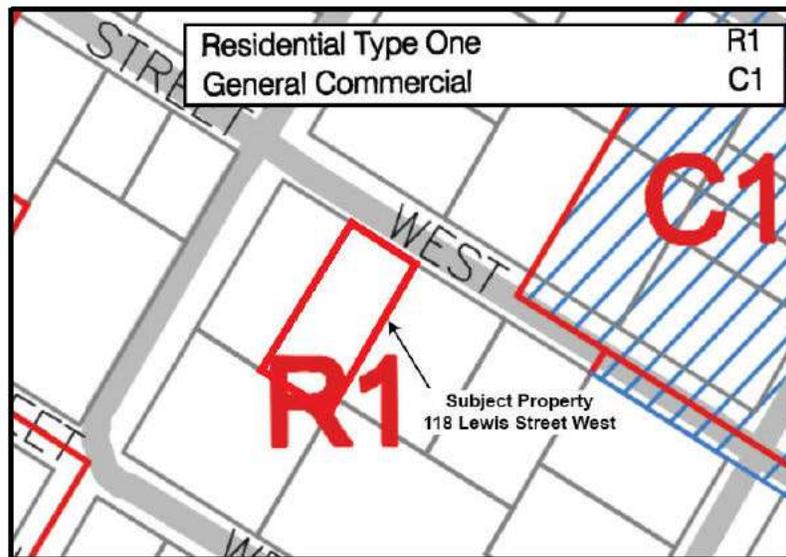


Figure 5. Zoning of the Subject Property – Zoning By-law Schedule B

Section 3.25 of the Zoning By-law provides Parking Area Regulations. As per Section 3.25.1, there must be 1 parking space per dwelling unit for semi-detached dwellings. As shown on the proposed site plan, each dwelling unit will have an attached 1-car garage, as well as a driveway large enough to accommodate 1 parking space. Thus, the proposed development meets the minimum parking requirements.

Section 5.2 of the Zoning By-law provides provisions for lands that fall within the Residential Type Two (R2) Zone. As per Section 5.2.1, semi-detached dwellings are permitted in the R2 Zone. The Zoning Amendment will seek to re-zone the property from Residential Type One (R1) to Residential Type Two with an Exception (R2-x) in order to have a semi-detached dwelling as a

permitted use on the property. An application for consent to locate each dwelling unit on its own lot is not being applied for concurrently with this Zoning By-law Amendment Application, but may be applied for in the future to locate each dwelling unit on its own lot. For this reason, the Zoning Table below, as well as the attached site plan, demonstrates how the future lots comply with, or do not comply with, the zone provisions for the Residential Type Two (R2) Zone.

Table 1. Zone Provisions for Residential Type Two (R2) Zone

Semi-detached Dwelling	Full Municipal Services Requirement	Proposed	
		Unit 1	Unit 2
Lot area (min)	270m ²	355.6m ²	349.4m ²
Lot frontage (min)	9m	7.95m	9.62m
Front yard depth (min)	6m	6m	6m
Interior side yard width (min)	1.2m	1.9m	1.9m
Rear yard depth (min)	6m	17.97m	17.97m
Dwelling unit area (min)	70m ²	103m ²	103m ²
Landscaped open space (min)	30%	≈60%	≈60%
Building height (max)	11m	8.5m	8.5m

As mentioned, an Application for Consent to locate each dwelling unit on its own lot may be applied for in the future. On the site plan submitted with this application, the lot containing Unit 1 does not comply with the minimum lot frontage requirements of Section 5.2.2. The minimum lot frontage required for a semi-detached dwelling in the R2 zone is 9m, and Unit 1 will have 7.95m of frontage. It is notable that the subject property is not fully square to the street; in order to accommodate the two semi-detached units on the site and respect all other zone provisions, an exception to the lot width is required for one of the two units. Thus, to ensure that the development complies with the R2 Zone provisions once severed, the owner is seeking to place the property in an Exception zone to permit a minimum lot frontage of 7.95m.

Overall, the proposed development complies with the intent of the Village of Merrickville-Wolford Zoning By-law No.23-08. However, to ensure full conformity with the Zoning By-law, the Residential Type Two Exception Zone will see the special provision apply to the subject lands:

- *Notwithstanding the Zone Provisions of Section 5.2.2, on the land R2-x the minimum lot frontage may be 7.25m.*

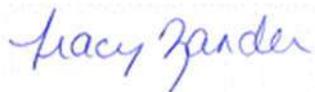
Summary

The property owner is proposing to re-zone the subject lands with the civic address 114 Lewis Street from Residential Type One (R1) to Residential Type Two with an Exception (R2-x). The Zoning By-law Amendment is required to permit a semi-detached building on the subject property. Ultimately, this may lead to further planning processes including an Application for Consent to locate each dwelling unit on its own lot. To ensure that the development complies with the R2 Zone provisions once severed, the owner is seeking to place the property in an Exception zone to permit a minimum lot frontage of 7.95m.

A site plan and building plans are included with the Zoning By-law Amendment application to demonstrate how the future lots and development meet the zoning provisions of the Residential Type Two Exception Zone. The proposal meets the intent of the policies in the United Counties of Leeds and Grenville Official Plan and the Village of Merrickville-Wolford Official Plan, as it provides for additional residential units in an urban settlement area, increasing the density and type of housing in an area that is appropriate for growth. The proposal is also consistent with the policies in the 2020 Provincial Policy Statement as it represents residential intensification in a settlement area which will optimize the use of existing services.

Should you require any additional information, please don't hesitate to contact the undersigned.

Sincerely,



Tracy Zander, M.Pl, MCIP, RPP

From: Municipal Planning <MunicipalPlanning@enbridge.com>
Sent: Monday, June 20, 2022 10:22 AM
To: Economic Development Officer <edo@Merrickville-wolford.ca>
Subject: RE: Notice of Application and Virtual Public Meeting - Zoning By-Law Amendment Application, File No. ZBA-05-2022 (Moderna Homes), Village of Merrickville-Wolford

Thank you for your circulation.

Enbridge Gas Inc. does not object to the proposed application however, we reserve the right to amend our development conditions.

Please continue to forward all municipal circulations and clearance letter requests electronically to MunicipalPlanning@Enbridge.com.

Regards,

Jasleen Kaur
Municipal Planning Coordinator
Engineering

ENBRIDGE
TEL: 437-929-8083
500 Consumers Rd, North York, ON M2J1P8
enbridge.com
Safety. Integrity. Respect. Inclusion.

From: Economic Development Officer <edo@Merrickville-wolford.ca>
Sent: Tuesday, June 14, 2022 3:07 PM
To: Lesley Todd <lesley.todd@uclg.on.ca>; krista.weidenaar@uclg.on.ca; Ashley.Hutchinson@cdsbeo.on.ca; stephanie.keyes@cdsbeo.on.ca; development@rvca.ca; landuseplanning@hydroone.com; michael.yee@rvca.ca; Municipal Planning <MunicipalPlanning@enbridge.com>; planification@ecolecatholique.ca; UCDSB Contact <planning@ucdsb.on.ca>; executivevp.lawanddevelopment@opg.com; Doug Robertson <cao@Merrickville-wolford.ca>; Parks Canada (susan.millar@pc.gc.ca) <susan.millar@pc.gc.ca>; Doug Robertson <cao@Merrickville-wolford.ca>; Jonathan Proulx <inspector@Merrickville-wolford.ca>; Brad Cole - Public Works Department <publicworks@Merrickville-wolford.ca>; RVCA-Planning (planning@rvca.ca) <planning@rvca.ca>; cbo <cbo@Merrickville-wolford.ca>; Michael Yee <michael.yee@rvca.ca>; Carpenter, Nancy <Nancy.carpenter@healthunit.org>; MacNeil, Ben <Ben.MacNeil@healthunit.org>; Nicklaus Gibson <planning@Merrickville-wolford.ca>
Subject: [External] Notice of Application and Virtual Public Meeting - Zoning By-Law Amendment Application, File No. ZBA-05-2022 (Moderna Homes), Village of Merrickville-Wolford

CAUTION! EXTERNAL SENDER

Were you expecting this email? TAKE A CLOSER LOOK. Is the sender legitimate?
DO NOT click links or open attachments unless you are 100% sure that the email is safe.

Good afternoon,

Please find attached Notice of Application and Virtual Public Meeting with respect to Zoning By-law Amendment File No. ZBA-05-2022, subject lands at Part Lot 109, Part Lot 121, Plan 6 RP

15R8916 PART 2, in the Village of Merrickville-Wolford, which is a vacant lot that fronts onto Lewis Street West near the southeast corner of St. John Street and Lewis Street West, situated between 112 and 118 Lewis Street West.

Thank you,

Stacie

Stacie Lloyd
Manager, Community Development

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



From: Karen Finstad
Sent: Thursday, July 21, 2022 11:16 AM
To:
Subject: LEWIS STREET WEST ZBA

To: The Council and staff of the Village of Merrickville-Wolford

Re: Proposed Zoning By-law Amendment, **Lewis St West ZBA**, Comments and Questions for the virtual public meeting on July 25 2022

The proposed development of this lot raises several questions in my mind, as a village resident, voter and near neighbour, which I hope this meeting will be able to address. The proposal is to build, on an R1-zoned lot which has a street frontage firmly on the narrower end of the distribution of frontage widths for R1 lots in this village, not a single-family home but a duplex requiring not only a change in zone to R2 but an exception to allow for a deficient lot frontage for one of the two units.

Why anyone would think a duplex was suitable for such a narrow frontage is a question with the obvious answer that it maximises the profit for the developer and tax revenue for the Village. Since Merrickville-Wolford does have Zoning restrictions, By-laws and an Official Plan with the presumed purpose of reigning in purely monetary motives and giving some weight to considerations of livability, aesthetics, historical character etc., the question here is what justification is so compelling as to cause the Village Council to consider overlooking said By-laws and Plan in this case.

Some further background on re-zoning would be useful to understand why this would even be considered by the Village Council. How often has such a re-zoning amendment (R1 to R2) been granted in the past 20 years, and how many of these were granted by the current Council? In each case, what was the justification for the re-zoning? Were any of these granted to the same developer requesting this particular amendment?

Since the Official Plan was adopted, can the Council point to any projects which were altered to comply with its guidelines, and for those which have been allowed to go ahead in apparent contradiction to them, what justifications were employed and how do these compare to the case under discussion here?

A further question is why the developer would be so confident of obtaining the amendment and future exception as to purchase the lot with this purpose in mind and to go so far as to publicly advertise the sale of the two duplex units, complete with a detailed drawing of the proposed building in situ (*Merrickville Phoenix* Vol. 28, No.9, p. 2), BEFORE even the re-zoning

amendment has been granted? Would the Council and their staff please comment on this, and whether any of their prior dealings or communication with the developer are relevant.

Then there is the issue of whether our neighborhood infrastructure, particularly the sewer system, is capable of handling the increased load caused by so much new development including, not just this proposed new multi-unit building, but two others within a block or two of it. One of which, also markedly inappropriate according to the Official Plan, currently lies unfinished and deteriorating, begging the question why another would be permitted until this eyesore and hazard has been completed or torn down.

Finally, as a neighbour I note the building as drawn would be an architecturally jarring addition to the street and completely out of character with the guidelines of the Official Plan. The drawing also makes clear that all the beautiful mature trees on the property will be removed in another major loss to the streetscape. The loss of each such tree has an effect on our ability to withstand the effects of climate change, especially in light of the large scale environmental destruction and additional mature tree removals that have been happening with seeming impunity elsewhere in the Village. Surely this would be a source of embarrassment, if not shame, to a municipality whose mayor recently boasted publicly that environmental and climate change impacts informed their investment strategy (*Merrickville Phoenix* Vol. 28 No. 10, p. 13).

For these reasons, and subject to answers hopefully provided on July 25 to the questions above, I am opposed to the proposed Amendment.

Karen J. Finstad, Ph.D.
105 Lewis St West

From: Doug Robertson <cao@Merrickville-wolford.ca>
Sent: Sunday, June 19, 2022 1:30 PM
To: Louise Ingram [REDACTED]
Cc: Forbes Symon <ForbesS@jp2g.com>; Economic Development Officer <edo@Merrickville-wolford.ca>; Julia McCaugherty-Jansman <deputyclerk@Merrickville-wolford.ca>
Subject: Fwd: LEWIS STREET WEST ZBA

Thank you for your email, Ms Ingram and Mr Ferreira.

Just replying to confirm receipt at this point and to copy Forbes Symon, the Village's Planner, so that he can consider your comments and factor them into his recommendations to Council.

Much appreciated and have a great weekend.

Doug Robertson, MBA
CAO/Clerk/Director, Economic Development
Village of Merrickville-Wolford
cao@merrickville-wolford.ca
613-269-4791 x229

From: Louise Ingram [REDACTED]
Sent: Sunday, June 19, 2022, 12:39 p.m.
To: Doug Robertson <cao@Merrickville-wolford.ca>
Subject: LEWIS STREET WEST ZBA

We are writing to express our opposition to the application to amend the zoning by-law for the lot of land situated between 112 & 118 Lewis Street West.

This piece of land is in a neighbourhood of single-family dwellings and is of a size to accommodate a single home and not a semi-detached.

Merrickville is a village of character with many historic homes. We fear that the village is losing that character. In the last year or so we have seen and continue to see multi-family homes constructed on lots that were originally meant for one home. Please see attached images.

Given that:

- there is currently a large development of homes being built in the area behind St Lawrence St.
- townhomes and apartments are proposed for the west end of Lewis St.
- townhomes are proposed opposite the daycare building
- the properties currently under construction are not completed and sold (the one on Drummond West just east of the St. John junction has been sitting unfinished for months and is an eyesore)
- the housing market is in a downturn

We STRONGLY feel that the lot in question on Lewis St West should be limited to a **single family** home.

With respect to allowing an exception on this lot because it doesn't meet the current requirements of frontage for semi-detached - this is a dangerous precedent to be set since it opens the door to more developers demanding the same.

We have been very disappointed to witness the styles of homes that are being built on individual lots in our neighbourhood. The semi-detached on Drummond West between St. John and St. Patrick looks out of place in scale and design with the neighbouring homes, as does the unfinished property on Drummond West mentioned earlier in this email.

Wouldn't it be wiser to limit the size/height and design of new construction on neighbourhood lots to better fit with the surrounding homes?

There is a 'coming soon' ad in the Phoenix for a semi on Lewis St West - is this already a done deal?? How can it be 'coming soon' if the zoning change hasn't yet been approved?? Again, the style of this proposed property is out of step with the neighbourhood.

Merrickville is in danger of becoming a hodgepodge of modern architecture squeezed in between century homes, thus losing all of the charm it has held for so long. PLEASE! Do not let this happen!

Sincerely,
David Ferreira and Louise Ingram

From: Eric Marion
Sent: Wednesday, July 20, 2022 3:11 PM
To:
Subject: Re:LEWIS STREET WEST ZBA -continued

From Eric Marion and David Wilson:

I was not provided with an answer to;

1.Why was the sign on the property removed?

2.Will there be a new sign this time with the correct information for registering?(a sign was put up again , thank you, a simple email explaining your actions would) have been nice.

3.Since the letter that was sent out to everyone had the wrong link in it will the office be sending out a new letter this time with the correct information?

Although you acted on question #2 I cannot say you provided me any information as stated by the powers that be. Why did I have to come forward in order for city hall to do the right thing?

Questions 1 and 3 have not been addressed in any way.

4.Why a ZOOM meeting , why do we not get to actually meet and talk to our councillors.?ZOOM is not the best way to tell if someone speaking is being genuine or trying to lead us on . It is high time that these closed door meetings stop. You have a community center , we could wear masks we could social distance . If it is too small , we could use the arena, you have the meeting outside. Why is this policy ongoing why hasn't it stopped. Who is making these decisions?

Question 4 was not addressed by staff as stated in your email and has not been addressed in any way.

5.Why are the new duplexes planned by your developer already being advertised for sale even before the decision has been made?

6.Why is the council even considering this especially with heritage properties within feet of this lot?

7.How many times has this council granted this type rezoning?

8.Who was this granted to?????????

9. What was the thinking behind this , what did they use to justify destroying the heritage of our beautiful village.

Questions 5,6,7,8,9 were not addressed by staff as stated in your prior email they in fact have not been addressed in any way.

Please take time to give us some answers , I and all the residents of Lewis Street are waiting with baited breath.

I and my neighbours have many many more questions to ask , hopefully answers will be forthcoming at the meeting.

Look forward to an email from someone at City Hall explaining in detail your thoughts on all of this.

As Ever
Respectfully
Kind Regards

Eric

From: Yves Grandmaitre
Sent: Saturday, July 16, 2022 7:11 AM
To:
Cc:
Subject: Re: Lewis Street West ZBA

Here are sections of the OP which detail how trees and the canopy should be preserved.

3.2 AESTHETICS

It shall be the policy of Council to encourage the preservation and enhancement of the natural amenities and scenic character of the Village. To this end, efforts shall be made, through appropriate by-laws and agreements, to:

2. preserve existing vegetation;

3.5 ENERGY, AIR QUALITY AND CLIMATE CHANGE

3.5.6. The Village will promote the protection and enhancement of tree canopies and natural areas in recognition of the benefits that trees provide in relation to energy conservation, air quality improvement, protection from sun exposure, reduced localized temperatures, increased carbon sequestration, and efforts towards managing climate change

9.6 SUPPORTING STUDIES

- Tree Conservation and Protection Plan

Special Heritage Policy Area 2 (Merrickville Urban Area and Designated Hamlets)

1. Street trees are to be used to define the edge of the road allowance and should be spaced along the street to create a full canopy at maturity.

2.1 INTRODUCTION

The policies contained in this Plan were formulated on the basis of an examination of existing conditions, past development patterns, present development trends and projections of future conditions. As well, the Village of Merrickville-Wolford Official Plan Update Public Consultation Report which was undertaken to initiate the preparation of the previous Official Plan is considered to still be relevant in terms of serving as the foundation for this new Plan. [Finally, this new Plan has been written to reflect the priorities and strategies of the Merrickville-Wolford Strategic Plan 2017-2025, to be consistent with the Provincial Policy Statement \(2020\)](#), and to conform to the Official Plan for the United Counties of Leeds and Grenville

The PPS contains this definition: "Green infrastructure: means natural and human-made elements that provide ecological and hydrological functions and processes. Green infrastructure can include components such as natural heritage features and systems, parklands, stormwater management systems, [street trees](#), urban forests, natural channels, permeable surfaces, and green roofs"

2.3 OBJECTIVES OF THE PLAN

Within the context of implementing the Provincial Policy Statement 2020 and the Official Plan for

the United Counties of Leeds and Grenville, the objectives of this Plan are:

2.3.1 To protect the natural resources and natural heritage features of the Village, such as prime agricultural lands, wetlands, ground and surface water quality, forestry resources, aggregate resources, sensitive waterfront areas, and other identified environmental features which have contributed to the natural character of the Village.

I believe the above provides sufficient policy for the preservation of the trees on this property.

Kind Regards
Yves Grandmaitre
Cedar Gate Lane
Merrickville Ontario
K0G1N0

From: Yves Grandmaitre
Sent: Tuesday, July 12, 2022, 4:46 p.m.
To:
Subject: Lewis Street West ZBA

In regards to the above application, as the property is located within the Special Heritage Policy Area 2, will the applicant be required to meet all of the Design Guidelines as defined in Appendix A of the Official Plan if the zoning change is approved?

If the zoning change and the type of building proposed is approved, how will the trees presently located on the said property be protected during construction as per the various requirements and definitions within the Official Plan?

I would also like to know why this meeting is not in person given the lifting of the restrictions by the Province other than in high risk areas. In the absence of, please provide the necessary information to attend virtually.

Many Thanks

Yves Grandmaitre

119 Cedar Gate Lane Merrickville Ontario K0G1N0

SUBJECT: LEWIS STREET WEST ZBA

19 July 2022

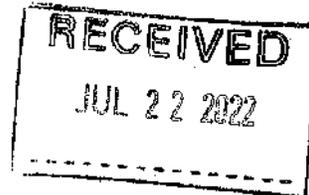
The purpose of this letter is to inform the Clerk, Council, CAO, and all other relevant authorities of the Village of Merrickville-Wolford that I,

~~Robert Colborne~~ ART STARKEY residing at

106 Colborne St. West, Merrickville, ON.

do oppose the Application to amend Zoning By-Law No. 23-08, of the Village of Merrickville-Wolford for the subject land described as "Part Lot 109, Part Lot 121, Plan 6 RP 15R8916 PART 2, which is a vacant lot that fronts onto Lewis West near the southeast corner of St. John Street and Lewis Street West, situated between 112 and 118 Lewis Street West."

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— The subject lot is situated in the heart of historic Merrickville (Special Heritage Policy Area 2). The neighbourhood is made up entirely of single-detached homes. For the most part, these are homes of historic significance, dating from the founding era of the Village (several carry heritage plaques). Collectively, they form a heritage streetscape that very much reflects the "unique character" of the Village. The insertion of a duplex (each unit on its own tiny lot) is not "logical" and does not represent "orderly" development. It is illogical and disruptive.

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request to rezone MUST Be denied.

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- Let me repeat: The “purpose” of the Official Plan is to “protect existing development from adverse effects which may arise from incompatible development”. The purpose is NOT to inflict adverse effects by ignoring the Official Plan. Therefore, the request to rezone MUST be denied.

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DUTIES AND RESPONSIBILITIES OF COUNCIL

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It is impossible for Council to fulfil those duties AND approve the rezoning request at the same time. Those two choices run in opposite directions. Therefore, the request to rezone MUST be denied.

Signed,

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SUBJECT: LEWIS STREET WEST ZBA

19 July 2022

The purpose of this letter is to inform the Clerk, Council, CAO, and all other relevant authorities of the Village of Merrickville-Wolford that I,

Fadeline Lueders residing at

212 Lewis St West, Box # ~~99~~ 6910, K0G 1N0

do oppose the Application to amend Zoning By-Law No. 23-08, of the Village of Merrickville-Woldford for the subject land described as "Part Lot 109, Part Lot 121, Plan 6 RP 15R8916 PART 2, which is a vacant lot that fronts onto Lewis West near the southeast corner of St. John Street and Lewis Street West, situated between 112 and 118 Lewis Street West."

COMMENTS —

I oppose the application on the following grounds:

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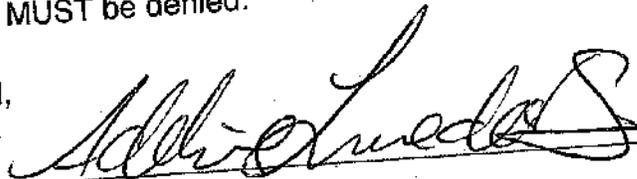
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Signed,



SUBJECT: LEWIS STREET WEST ZBA

19 July 2022

The purpose of this letter is to inform the Clerk, Council, CAO, and all other relevant authorities of the Village of Merrickville-Wolford that I,

BARBARA DUNLAP residing at

112 Colborne Street West

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19 July 2022

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Chantal Harper residing at

505 St-John St, Merrickville, ON

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Signed,

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SUBJECT: LEWIS STREET WEST ZBA

19 July 2022

The purpose of this letter is to inform the Clerk, Council, CAO, and all other relevant authorities of the Village of Merrickville-Wolford that I,

Chris E. Anderson Warrant

residing at

211 Lewis St E

do oppose the Application to amend Zoning By-Law No. 23-08, of the Village of Merrickville-Wolford for the subject land described as "Part Lot 109, Part Lot 121, Plan 6 RP 15R8916 PART 2, which is a vacant lot that fronts onto Lewis West near the southeast corner of St. John Street and Lewis Street West, situated between 112 and 118 Lewis Street West."

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19 July 2022

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DAN DUNLOP ~~BARBARA DUNLOP~~ residing at

112 Colborne Street West

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DR Durr (sp)

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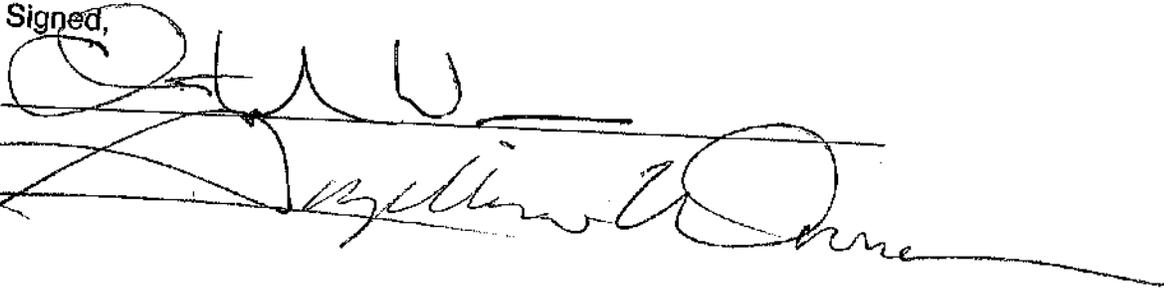
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— In section 3.2, with regard to "AESTHETICS", Council is instructed to "preserve and enhance the historic streetscape characteristics of the developed urban areas".

— in section 6.2.3.1, with regard to "CORE AREA", Council is instructed to "encourage the preservation of heritage properties, landscapes and features".

It is impossible for Council to fulfil those duties AND approve the rezoning request at the same time. Those two choices run in opposite directions. Therefore, the request to rezone MUST be denied.

Signed,

A handwritten signature in black ink, appearing to read "M. J. ...", written over a horizontal line. The signature is stylized and cursive.

SUBJECT: LEWIS STREET WEST ZBA

19 July 2022

The purpose of this letter is to inform the Clerk, Council, CAO, and all other relevant authorities of the Village of Merrickville-Wolford that I, David H. Wilson residing at

118 Lewis St. W.

do oppose the Application to amend Zoning By-Law No. 23-08, of the Village of Merrickville-Woldford for the subject land described as "Part Lot 109, Part Lot 121, Plan 6 RP 15R8916 PART 2, which is a vacant lot that fronts onto Lewis West near the southeast corner of St. John Street and Lewis Street West, situated between 112 and 118 Lewis Street West."

COMMENTS —

I oppose the application on the following grounds:

PROPOSED STRUCTURE IS NOT COMPATIBLE WITH THE NEIGHBOURHOOD AND DOES NOT CONFORM WITH THE SPIRIT OR LETTER OF THE OFFICIAL PLAN.

— The "spirit and letter" of the Official Plan, clearly outlined on the first page of the document — 1.3.1 Purpose — reads as follow: "The purpose of the Plan is to guide future growth and development in a logical and orderly manner, and to protect existing development from adverse effects which may arise from incompatible development. As well, it is intended to ... preserve those significant natural and cultural resources that give the Village its unique character." By those standards, the rezoning application fails on EVERY level.

"DEVELOPMENT IN A LOGICAL AND ORDERLY MANNER"

— The subject lot is situated in the heart of historic Merrickville (Special Heritage Policy Area 2). The neighborhood is made up entirely of single-detached homes. For the most part, these are homes of historic significance, dating from the founding era of the Village (several carry heritage plaques). Collectively, they form a heritage streetscape that very much reflects the "unique character" of the Village. The insertion of a duplex (each unit on its own tiny lot) is not "logical" and does not represent "orderly" development. It is illogical and disruptive.

— In as much as the Official Plan is both a legal document AND a reflection of the will of the taxpayers, Council does not have the authority to throw it aside on a whim.

— The subject lot is currently zoned R1, which means suitable for a single-detached home and ONLY suitable for a single-detached home. This cannot be changed without undermining the "unique character" of the Village (and the Official Plan). Therefore, the request to rezone MUST BE denied.

"PROTECT EXISTING DEVELOPMENT FROM ADVERSE EFFECTS WHICH MAY ARISE FROM INCOMPATIBLE DEVELOPMENT"

— The proposed development is self-evidently INCOMPATIBLE with the neighborhood. Potential adverse effects including loss of aesthetic harmony, loss of historic authenticity, loss of enjoyment for area residents (and for the community at large), loss of tourism appeal, etc.

— The market-value of the homes in the vicinity of the subject lot is partly sustained by the R1-exclusivity of the neighborhood and its Special Heritage status. Significant investments have been made by homeowners on that basis. Any move by Council to dilute the exclusivity of the neighborhood, would automatically diminish the value of surrounding properties, imposing a financial cost on homeowners without any benefit whatsoever. Homeowners would be well-justified to seek compensation from the municipality. This could become a complex and expensive matter.

— Let me repeat: The "purpose" of the Official Plan is to "protect existing development from adverse effects which may arise from incompatible development". The purpose is NOT to inflict adverse effects by ignoring the Official Plan. Therefore, the request to rezone MUST be denied.

"PRESERVE THOSE SIGNIFICANT NATURAL AND CULTURAL RESOURCES THAT GIVE THE VILLAGE IT'S UNIQUE CHARACTER"

— The mandate, described above, must be applied with FULL FORCE to the Special Heritage Policy Area of the village. Any zoning change in the Special Heritage Policy Area must be supported by sound and compelling argument. That's certainly not the case here. The rezoning proposal - as presented to the community - does not even ATTEMPT to make a case for special circumstances.

— Without clear, logical justification; without an irrefutable argument of greater good for the community at large, rezoning of the subject lot cannot be morally or legally justified. Therefore, the request to rezone MUST be denied.

A DANGEROUS PRECEDENT

— If this "exception" is permitted, all exceptions are potentially permitted. We're on the slippery slope to destroying the very thing that makes Merrickville unique.

— Two possible precedents can be set by Council's decision: One is to preserve and honor the Official Plan. The other is to throw the doors open to reckless development on butchered lots in the historic heart of the Village.

— Since Council is duty-bound to "preserve those significant natural and cultural resources that give the village it's unique character", the right choice is obvious. The request to rezone MUST be denied.

DUTIES AND RESPONSIBILITIES OF COUNCIL

— In section 2.3.2 of the Official Plan, Council is instructed to "protect, conserve, restore, maintain and enhance cultural heritage resources", including "urban districts ... of historic, cultural and scenic interest".

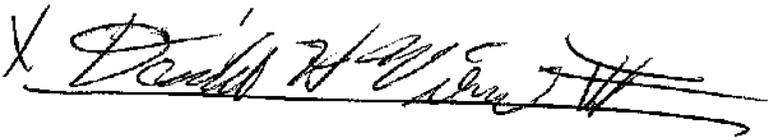
— In section 2.3.6 Council is instructed to "protect existing land uses from the impacts of incompatible development".

— In section 3.2, with regard to "AESTHETICS", Council is instructed to "preserve and enhance the historic streetscape characteristics of the developed urban areas".

— in section 6.2.3.1, with regard to "CORE AREA", Council is instructed to "encourage the preservation of heritage properties, landscapes and features".

It is impossible for Council to fulfil those duties AND approve the rezoning request at the same time. Those two choices run in opposite directions. Therefore, the request to rezone MUST be denied.

Sincerely,
Mark Oldfield

A handwritten signature in black ink, appearing to read "Mark Oldfield", with a horizontal line drawn underneath it.

SUBJECT: LEWIS STREET WEST ZBA

19 July 2022

The purpose of this letter is to inform the Clerk, Council, CAO, and all other relevant authorities of the Village of Merrickville-Wolford that,

Dennis Faulkner residing at
606 St Lawrence Merrickville ON

do oppose the Application to amend Zoning By-Law No. 23-08, of the Village of Merrickville-Wolford for the subject land described as "Part Lot 109, Part Lot 121, Plan 6 RP 15R8916 PART 2, which is a vacant lot that fronts onto Lewis West near the southeast corner of St. John Street and Lewis Street West, situated between 112 and 118 Lewis Street West."

COMMENTS —

I oppose the application on the following grounds:

PROPOSED STRUCTURE IS NOT COMPATIBLE WITH THE NEIGHBOURHOOD AND DOES NOT CONFORM WITH THE SPIRIT OR LETTER OF THE OFFICIAL PLAN.

— The "spirit and letter" of the Official Plan are clearly outlined on the first page of the document — 1.3.1 Purpose — The fundamental guiding principles are as follows: "The purpose of the Plan is to guide future growth and development in a logical and orderly manner, and to protect existing development from adverse effects which may arise from incompatible development. As well, it is intended to ... preserve those significant natural and cultural resources that give the Village its unique character." By those standards, the rezoning application falls on EVERY level.

"DEVELOPMENT IN A LOGICAL AND ORDERLY MANNER"

— The subject lot is situated in the heart of historic Merrickville (Special Heritage Policy Area 2). The neighbourhood is made up entirely of single-detached homes. For the most part, these are homes of historic significance, dating from the founding era of the Village (several carry heritage plaques). Collectively, they form a heritage streetscape that very much reflects the "unique character" of the Village. The insertion of a duplex (each unit on its own tiny lot) is not "logical" and does not represent "orderly" development. It is illogical and disruptive.

— In as much as the Official Plan is both a legal document AND a reflection of the will of the taxpayers, Council does not have the authority to throw it aside on a whim.

— The subject lot is currently zoned R1, which means suitable for a single-detached home and ONLY suitable for a single-detached home. This cannot be changed without undermining the "unique character" of the Village (and the Official Plan). Therefore, the

request to rezone MUST Be denied.

“PROTECT EXISTING DEVELOPMENT FROM ADVERSE EFFECTS WHICH MAY ARISE FROM INCOMPATIBLE DEVELOPMENT”

- The proposed development is self-evidently INCOMPATIBLE with the neighbourhood. Potential adverse effects including loss of aesthetic harmony, loss of historic authenticity, loss of enjoyment for area residents (and for the community at large), loss of tourism appeal, etc.
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“PRESERVE THOSE SIGNIFICANT NATURAL AND CULTURAL RESOURCES THAT GIVE THE VILLAGE IT’S UNIQUE CHARACTER”

- That mandate must be applied with FULL FORCE to the Special Heritage Policy Area of the village. Any zoning change in the Special Heritage Policy Area must be supported by sound and compelling argument. That’s certainly not the case here. The rezoning proposal - as presented to the community - does not even ATTEMPT to make a case for special circumstances.
- Without clear, logical justification; without an irrefutable argument of greater good for the community at large, rezoning of the subject lot cannot be morally or legally justified. Therefore, the request to rezone MUST be denied.

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- If this “exception” is permitted, all exceptions are potentially permitted. We’re on the slippery slope to destroying the very thing that makes Merrickville unique.
- Two possible precedents can be set by Council’s decision: One is to preserve and honour the Official Plan. The other is to throw the doors open to reckless development on butchered lots in the historic heart of the Village.
- Since Council is duty-bound to “preserve those significant natural and cultural resources that give the village it’s unique character”, the right choice is obvious. The request to rezone MUST be denied.

DUTIES AND RESPONSIBILITIES OF COUNCIL

- In section 2.3.2 of the Official Plan, Council is instructed to “protect, conserve, restore, maintain and enhance cultural heritage resources”, including “urban districts ... of historic, cultural and scenic interest”.
- In section 2.3.6 Council is instructed to “protect existing land uses from the impacts

SUBJECT: LEWIS STREE WEST ZBA

19 July 2022

The purpose of this letter is to inform the Clerk, Council, CAO, and all other relevant authorities of the Village of Merrickvill-Wolford that I,

DONALD TWIN residing at

323 Drummond St. E Merrickville

do oppose the Application to amend Zoning By-Law No. 23-08, of the Village of Merrickville-Woldford for the subject land described as "Part Lot 109, Part Lot 121, Plan 6 RP 15R8916 PART 2, which is a vacant lot that fronts onto Lewis West near the southeast corner of St. John Street and Lewis Street West, situated between 112 and 118 Lewis Street West."

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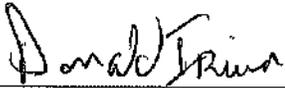
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It is impossible for Council to fulfil those duties AND approve the rezoning request at the same time. Those two choices run in opposite directions. Therefore, the request to rezone MUST be denied.

Signed,

A handwritten signature in cursive script, appearing to read "Donald Trina".

SUBJECT: LEWIS STREET WEST ZBA

19 July 2022

The purpose of this letter is to inform the Clerk, Council, CAO, and all other relevant authorities of the Village of Merrickville-Wolford that I,

_____ 216 Lewis St _____ residing at

_____ DRAGO DEARY _____

do oppose the Application to amend Zoning By-Law No. 23-08, of the Village of Merrickville-Wolford for the subject land described as "Part Lot 109, Part Lot 121, Plan 6 RP 15R8916 PART 2, which is a vacant lot that fronts onto Lewis West near the southeast corner of St. John Street and Lewis Street West, situated between 112 and 118 Lewis Street West."

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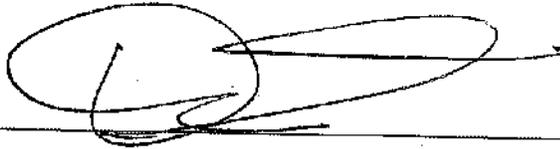
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It is impossible for Council to fulfil those duties AND approve the rezoning request at the same time. Those two choices run in opposite directions. Therefore, the request to rezone MUST be denied.

Signed,

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke, positioned above a solid horizontal line.

SUBJECT: LEWIS STREET WEST ZBA

19 July 2022

The purpose of this letter is to inform the Clerk, Council, CAO, and all other relevant authorities of the Village of Merrickville-Wolford that I,

residing at

Eric Gordon 114 Colborne Street Merrickville

do oppose the Application to amend Zoning By-Law No. 23-08, of the Village of Merrickville-Wolford for the subject land described as "Part Lot 109, Part Lot 121, Plan 6 RP 15R8916 PART 2, which is a vacant lot that fronts onto Lewis West near the southeast corner of St. John Street and Lewis Street West, situated between 112 and 118 Lewis Street West."

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Signed,



SUBJECT: LEWIS STREET WEST ZBA

19 July 2022

The purpose of this letter is to inform the Clerk, Council, CAO, and all other relevant authorities of the Village of Merrickville-Wolford that I, ERIC ARMAND MARIOW residing at

118 Lewis Street West, Merrickville Ontario

do oppose the Application to amend Zoning By-Law No. 23-08, of the Village of Merrickville-Wolford for the subject land described as "Part Lot 109, Part Lot 121, Plan 6 RP 15R8916 PART 2, which is a vacant lot that fronts onto Lewis West near the southeast corner of St. John Street and Lewis Street West, situated between 112 and 118 Lewis Street West."

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— Two possible precedents can be set by Council's decision: One is to preserve and honor the Official Plan. The other is to throw the doors open to reckless development on butchered lots in the historic heart of the Village.

— Since Council is duty-bound to "preserve those significant natural and cultural resources that give the village it's unique character", the right choice is obvious. The request to rezone MUST be denied.

DUTIES AND RESPONSIBILITIES OF COUNCIL

— In section 2.3.2 of the Official Plan, Council is instructed to "protect, conserve, restore, maintain and enhance cultural heritage resources", including "urban districts ... of historic, cultural and scenic interest".

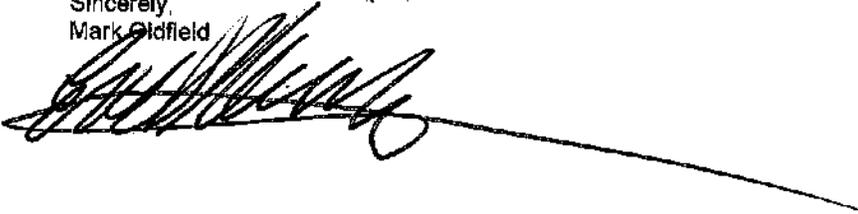
— In section 2.3.6 Council is instructed to "protect existing land uses from the impacts of incompatible development".

— In section 3.2, with regard to "AESTHETICS", Council is instructed to "preserve and enhance the historic streetscape characteristics of the developed urban areas".

— in section 6.2.3.1, with regard to "CORE AREA", Council is instructed to "encourage the preservation of heritage properties, landscapes and features".

It is impossible for Council to fulfil those duties AND approve the rezoning request at the same time. Those two choices run in opposite directions. Therefore, the request to rezone MUST be denied.

Sincerely,
Mark Oldfield

A handwritten signature in black ink, appearing to read 'Mark Oldfield', is written over a horizontal line. The signature is stylized and cursive.

SUBJECT: LEWIS STREET WEST ZBA

19 July 2022

The purpose of this letter is to inform the Clerk, Council, CAO, and all other relevant authorities of the Village of Merrickville-Wolford that I,

GRAHAM ANNABLE

residing at

512 St. John St., Merrickville, ON, K0G 2N0, CANADA

do oppose the Application to amend Zoning By-Law No. 23-08, of the Village of Merrickville-Wolford for the subject land described as "Part Lot 109, Part Lot 121, Plan 6 RP 15R8916 PART 2, which is a vacant lot that fronts onto Lewis West near the southeast corner of St. John Street and Lewis Street West, situated between 112 and 118 Lewis Street West."

COMMENTS —

I oppose the application on the following grounds:

PROPOSED STRUCTURE IS NOT COMPATIBLE WITH THE NEIGHBOURHOOD AND DOES NOT CONFORM WITH THE SPIRIT OR LETTER OF THE OFFICIAL PLAN.

— The "spirit and letter" of the Official Plan are clearly outlined on the first page of the document — 1.3.1 Purpose — The fundamental guiding principles are as follows: "The purpose of the Plan is to guide future growth and development in a logical and orderly manner, and to protect existing development from adverse effects which may arise from incompatible development. As well, it is intended to ... preserve those significant natural and cultural resources that give the Village its unique character." By those standards, the rezoning application fails on EVERY level.

"DEVELOPMENT IN A LOGICAL AND ORDERLY MANNER"

— The subject lot is situated in the heart of historic Merrickville (Special Heritage Policy Area 2). The neighbourhood is made up entirely of single-detached homes. For the most part, these are homes of historic significance, dating from the founding era of the Village (several carry heritage plaques). Collectively, they form a heritage streetscape that very much reflects the "unique character" of the Village. The insertion of a duplex (each unit on its own tiny lot) is not "logical" and does not represent "orderly" development. It is illogical and disruptive.

— In as much as the Official Plan is both a legal document AND a reflection of the will of the taxpayers, Council does not have the authority to throw it aside on a whim.

— The subject lot is currently zoned R1, which means suitable for a single-detached home and ONLY suitable for a single-detached home. This cannot be changed without

undermining the "unique character" of the Village (and the Official Plan). Therefore, the request to rezone MUST Be denied.

"PROTECT EXISTING DEVELOPMENT FROM ADVERSE EFFECTS WHICH MAY ARISE FROM INCOMPATIBLE DEVELOPMENT"

- The proposed development is self-evidently **INCOMPATIBLE** with the neighbourhood. Potential adverse effects including loss of aesthetic harmony, loss of historic authenticity, loss of enjoyment for area residents (and for the community at large), loss of tourism appeal, etc.
- The market-value of the homes in the vicinity of the subject lot is partly sustained by the R1-exclusivity of the neighbourhood and its Special Heritage status. Significant investments have been made by homeowners on that basis. Any move by Council to dilute the exclusivity of the neighbourhood, would automatically diminish the value of surrounding properties, imposing a financial cost on homeowners without any benefit whatsoever. Homeowners would be well-justified to seek compensation from the municipality. This could become a complex and expensive matter.
- Let me repeat: The "purpose" of the Official Plan is to "protect existing development from adverse effects which may arise from incompatible development". The purpose is **NOT** to inflict adverse effects by ignoring the Official Plan. Therefore, the request to rezone **MUST** be denied.

"PRESERVE THOSE SIGNIFICANT NATURAL AND CULTURAL RESOURCES THAT GIVE THE VILLAGE IT'S UNIQUE CHARACTER"

- That mandate must be applied with **FULL FORCE** to the Special Heritage Policy Area of the village. Any zoning change in the Special Heritage Policy Area must be supported by sound and compelling argument. That's certainly not the case here. The rezoning proposal - as presented to the community - does not even **ATTEMPT** to make a case for special circumstances.
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DUTIES AND RESPONSIBILITIES OF COUNCIL

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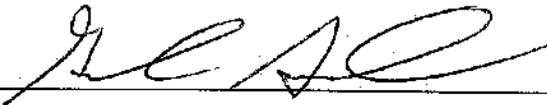
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It is impossible for Council to fulfil those duties AND approve the rezoning request at the same time. Those two choices run in opposite directions. Therefore, the request to rezone MUST be denied.

Signed,



SUBJECT: LEWIS STREET WEST ZBA

19 July 2022

The purpose of this letter is to inform the Clerk, Council, CAO, and all other relevant authorities of the Village of Merrickville-Wolford that I,

IAN HARPER

residing at

545 St John St Merrickville

do oppose the Application to amend Zoning By-Law No. 23-08, of the Village of Merrickville-Wolford for the subject land described as "Part Lot 109, Part Lot 121, Plan 6 RP 15R8916 PART 2, which is a vacant lot that fronts onto Lewis West near the southeast corner of St. John Street and Lewis Street West, situated between 112 and 118 Lewis Street West."

COMMENTS —

I oppose the application on the following grounds:

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Signed,

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SUBJECT: LEWIS STREET WEST ZBA

19 July 2022

The purpose of this letter is to inform the Clerk, Council, CAO, and all other relevant authorities of the Village of Merrickville-Wolford that I,

Jacob Tyley residing at

112 Lewis St. E, Merrickville ON K0G1N0

do oppose the Application to amend Zoning By-Law No. 23-08, of the Village of Merrickville-Wolford for the subject land described as "Part Lot 109, Part Lot 121, Plan 6 RP 15R8916 PART 2, which is a vacant lot that fronts onto Lewis West near the southeast corner of St. John Street and Lewis Street West, situated between 112 and 118 Lewis Street West."

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Signed,

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SUBJECT: LEWIS STREET WEST ZBA

19 July 2022

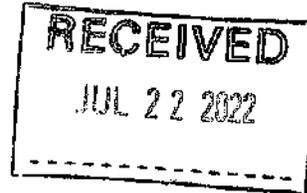
The purpose of this letter is to inform the Clerk, Council, CAO, and all other relevant authorities of the Village of Merrickvill-Wolford that I,

Janet-Marie Starkey residing at

106 Colborne Street West, Merrickville, ON

do oppose the Application to amend Zoning By-Law No. 23-08, of the Village of Merrickville-Woldford for the subject land described as "Part Lot 109, Part Lot 121, Plan 6 RP 15R8916 PART 2, which is a vacant lot that fronts onto Lewis West near the southeast corner of St. John Street and Lewis Street West, situated between 112 and 118 Lewis Street West."

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SUBJECT: LEWIS STREET WEST ZBA

19 July 2022

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Jessica Hanisch

residing at

112 Lewis St. East, Merrickville ON K0G 1N0

do oppose the Application to amend Zoning By-Law No. 23-08, of the Village of Merrickville-Wolford for the subject land described as "Part Lot 109, Part Lot 121, Plan 6 RP 15R8916 PART 2, which is a vacant lot that fronts onto Lewis West near the southeast corner of St. John Street and Lewis Street West, situated between 112 and 118 Lewis Street West."

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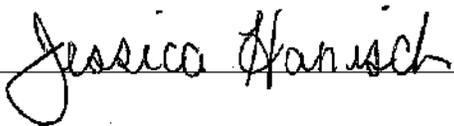
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SUBJECT: LEWIS STREE WEST ZBA

19 July 2022

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JUSTIN IRWIN residing at

206 ST. PATRICK STREET KOG INO

do oppose the Application to amend Zoning By-Law No. 23-08, of the Village of Merrickville-Woldford for the subject land described as "Part Lot 109, Part Lot 121, Plan 6 RP 15R8916 PART 2, which is a vacant lot that fronts onto Lewis West near the southeast corner of St. John Street and Lewis Street West, situated between 112 and 118 Lewis Street West."

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— In as much as the Official Plan is both a legal document AND a reflection of the will of the taxpayers, Council does not have the authority to throw it aside on a whim.

— The subject lot is currently zoned R1, which means suitable for a single-detached home and ONLY suitable for a single-detached home. This cannot be changed without

undermining the "unique character" of the Village (and the Official Plan). Therefore, the request to rezone **MUST** Be denied.

"PROTECT EXISTING DEVELOPMENT FROM ADVERSE EFFECTS WHICH MAY ARISE FROM INCOMPATIBLE DEVELOPMENT"

— The proposed development is self-evidently **INCOMPATIBLE** with the neighbourhood. Potential adverse effects including loss of aesthetic harmony, loss of historic authenticity, loss of enjoyment for area residents (and for the community at large), loss of tourism appeal, etc.

— The market-value of the homes in the vicinity of the subject lot is partly sustained by the R1-exclusivity of the neighbourhood and its Special Heritage status. Significant investments have been made by homeowners on that basis. Any move by Council to dilute the exclusivity of the neighbourhood, would automatically diminish the value of surrounding properties, imposing a financial cost on homeowners without any benefit whatsoever. Homeowners would be well-justified to seek compensation from the municipality. This could become a complex and expensive matter.

— Let me repeat: The "purpose" of the Official Plan is to "protect existing development from adverse effects which may arise from incompatible development". The purpose is **NOT** to inflict adverse effects by ignoring the Official Plan. Therefore, the request to rezone **MUST** be denied.

"PRESERVE THOSE SIGNIFICANT NATURAL AND CULTURAL RESOURCES THAT GIVE THE VILLAGE IT'S UNIQUE CHARACTER"

— The mandate, described above, must be applied with **FULL FORCE** to the Special Heritage Policy Area of the village. Any zoning change in the Special Heritage Policy Area must be supported by sound and compelling argument. That's certainly not the case here. The rezoning proposal - as presented to the community - does not even **ATTEMPT** to make a case for special circumstances.

— Without clear, logical justification; without an irrefutable argument of greater good for the community at large, rezoning of the subject lot cannot be morally or legally justified. Therefore, the request to rezone **MUST** be denied.

A DANGEROUS PRECEDENT

— If this "exception" is permitted, all exceptions are potentially permitted. We're on the slippery slope to destroying the very thing that makes Marrickville unique.

— Two possible precedents can be set by Council's decision: One is to preserve and honour the Official Plan. The other is to throw the doors open to reckless development on butchered lots in the historic heart of the Village.

— Since Council is duty-bound to "preserve those significant natural and cultural resources that give the village it's unique character", the right choice is obvious. The request to rezone **MUST** be denied.

DUTIES AND RESPONSIBILITIES OF COUNCIL

— In section 2.3.2 of the Official Plan, Council is instructed to "protect, conserve, restore, maintain and enhance cultural heritage resources", including "urban districts ... of historic, cultural and scenic interest".

— In section 2.3.6 Council is instructed to “protect existing land uses from the impacts of incompatible development”.

— In section 3.2, with regard to “AESTHETICS”, Council is instructed to “preserve and enhance the historic streetscape characteristics of the developed urban areas”.

— in section 6.2.3.1, with regard to “CORE AREA”, Council is instructed to “encourage the preservation of heritage properties, landscapes and features”.

It is impossible for Council to fulfil those duties AND approve the rezoning request at the same time. Those two choices run in opposite directions. Therefore, the request to rezone MUST be denied.

Signed,

