



**VILLAGE OF MERRICKVILLE-WOLFORD**  
**Agenda for Special Council Meeting**  
**VIRTUAL**

Special Council Meeting 6:00 p.m.

Monday, February 14, 2022

**IMPORTANT NOTICE:** This meeting will be held electronically. In order to ensure transparency, an audio recording of this meeting will be livestreamed on the “Village of Merrickville-Wolford” YouTube channel at [https://www.youtube.com/channel/UC\\_OEkw3yIMarGSHGeNecrQg](https://www.youtube.com/channel/UC_OEkw3yIMarGSHGeNecrQg).

Live comments regarding the proposed by-law amendment may be submitted during the virtual public meeting as follows:

On-line at: <https://us02web.zoom.us/j/83171762725>  
Passcode: 037051

By Phone at: 1-647-558-0588  
Meeting ID: 831 7176 2725  
Participant ID: #  
Passcode: 037051

1. **Call to Order**
2. **Disclosure of Pecuniary Interest and the general nature thereof**
3. **Approval of the Agenda**
4. **Move to Public Meeting:**  
Application to amend Zoning By-Law 23-08, as amended, of the Village of Merrickville-Wolford, File #ZBA-01-2022 and File #ZBA-02-2022
5. **By-Laws**  
By-Law 08-2022: Amend By-Law 23-08, File# ZBA-01-2022  
By-Law 09-2022: Amend By-Law 23-08, File# ZBA-02-2022
6. **Next meeting of Council:** February 28, 2022
7. **Confirming By-Law:** 10-2022 re: Confirm Proceedings of special Council meeting of February 14, 2022
8. **Adjournment.**

Established 1793  
Incorporated  
Wolford 1850  
Merrickville 1860  
Amalgamated 1998



Telephone (613) 269-4791  
Facsimile (613) 269-3095

## VILLAGE OF MERRICKVILLE-WOLFORD

Resolution Number: R - - 22

Date: February 14, 2022

For Clerk's use only, if  
required:

**Recorded Vote Requested  
By:**

Cameron	Y	N
Foster	Y	N
Ireland	Y	N
Molloy	Y	N
Struthers	Y	N

Moved by: Cameron Foster Molloy Ireland

Seconded by: Cameron Foster Molloy Ireland

**Be it hereby resolved that:**

The Council of the Corporation of the Village of Merrickville-Wolford does hereby  
approve the agenda of the special Council meeting of February 14, 2022 as:

\_\_\_ circulated.

\_\_\_ amended.

Carried / Defeated

J. Douglas Struthers, Mayor

Established 1793  
Incorporated  
Wolford 1850  
Merrickville 1860  
Amalgamated 1998



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## VILLAGE OF MERRICKVILLE-WOLFORD

Resolution Number: R - - 22

Date: February 14, 2022

For Clerk's use only, if  
required:

**Recorded Vote Requested  
By:**

Cameron	Y	N
Foster	Y	N
Ireland	Y	N
Molloy	Y	N
Struthers	Y	N

Moved by: Cameron Foster Molloy Ireland

Seconded by: Cameron Foster Molloy Ireland

**Be it hereby resolved that:**

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

Carried / Defeated

J. Douglas Struthers, Mayor



## VILLAGE OF MERRICKVILLE-WOLFORD

### NOTICE OF APPLICATION AND VIRTUAL PUBLIC MEETING FILE NO. ZBA-01-2022

***In the matter of Section 34 (13)  
of the Planning Act, as amended, the Village of Merrickville-Wolford hereby gives  
NOTICE OF THE FOLLOWING:***

- i) *Application to amend Zoning By-law No. 23-08, as amended, of the Village of Merrickville-Wolford*
  - ii) *A virtual public meeting regarding the zoning by-law amendment.*
- 

**Subject Lands** Lot 24 (East Half) Concession 3 in the Hamlet of Eastons Corners in the Village of Merrickville-Wolford, on the south side of Main Street, between Maitland Road and County Road 41, as shown on the Key Map below.

**Virtual Public Meeting**

A public meeting to inform the public of the proposed zoning amendment will be held (VIRTUALLY) on **February 14/22 at 6:00 p.m.**

**Any person** may make written representation in support of or in opposition to the proposal. Written comments shall be submitted to the Clerk by mail to P.O. Box 340, Merrickville, K0G 1N0, or by email to [cao@merrickville-wolford.ca](mailto:cao@merrickville-wolford.ca) **no later than 12:00 p.m., noon, on February 11, 2022**, and the written submissions will be provided to Village representative(s) in advance of the meeting, if possible. All written submissions must clearly indicate **"EASTONS CORNERS ZBA-01-2022"** in the subject line of an email or letter submission. In addition, live comments may be submitted during the virtual public meeting **beginning February 14, 2022 at 6:00 p.m. until meeting end.** The Clerk or Village representative(s) will verbally read out written deputations and live comments during the virtual meeting. You are entitled to attend this public meeting virtually.

**If you wish to attend** you must register in advance by email to [cao@merrickville-wolford.ca](mailto:cao@merrickville-wolford.ca) or mail to P.O. Box 340, Merrickville, ON, K0G 1N0 to be received **no later than noon on February 14, 2022.** Please clearly indicate **"EASTONS CORNERS ZBA-01-2022"** in the subject line of an email or letter submission. Upon registration, you will receive details on how to join the Virtual Public Meeting.

**To Observe only, Visit the Village Council's YouTube Channel:**  
[https://www.youtube.com/channel/UC\\_OEkw3yIMarGSHGeNecrQg](https://www.youtube.com/channel/UC_OEkw3yIMarGSHGeNecrQg)

**Purpose and Effect**

The purpose of this amendment is to rezone the subject property to permit an accessory structure (existing drive shed) prior to a principal structure on a proposed severed lot, as relates to consent application B-97-21 and Council's recommendation (Resolution R-199-21) to defer such consent application to allow for the satisfactory completion of various requirements including a zoning by-law amendment to recognize the existing accessory structure prior to a principal structure, for which an application for zoning by-law amendment

has been filed.

**The effect of the amendment is to:** Rezone the subject lands from Hamlet (H) to Hamlet-Exception (H-XX) to permit the existing accessory structure on the proposed severed lot prior to a principal structure. All provisions of the Hamlet (H) zone in the Merrickville-Wolford Zoning By-Law 23-08, as amended, will apply.

### **Additional Information and Notice of Decision**

Additional information regarding the proposed Zoning By-law amendment is available for inspection on the Village Website at [www.merrickville-wolford.ca](http://www.merrickville-wolford.ca) or by email request to [cao@merrickville-wolford.ca](mailto:cao@merrickville-wolford.ca).

If a person or public body does not make written submissions or live comments to the Village of Merrickville-Wolford in respect of the proposed Zoning By-law amendment, before the approval authority gives or refuses to give approval to the Zoning By-law amendment, the person or public body is not entitled to appeal the decision of the Village of Merrickville-Wolford to the Ontario Land Tribunal.

If a person or public body does not make written submissions or live comments to the Village of Merrickville-Wolford in respect of the proposed Zoning By-law amendment before the approval authority gives or refuses to give approval to the Zoning By-law amendment, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Village of Merrickville-Wolford in respect of the proposed Zoning By-law Amendment, you must make a written request to:

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

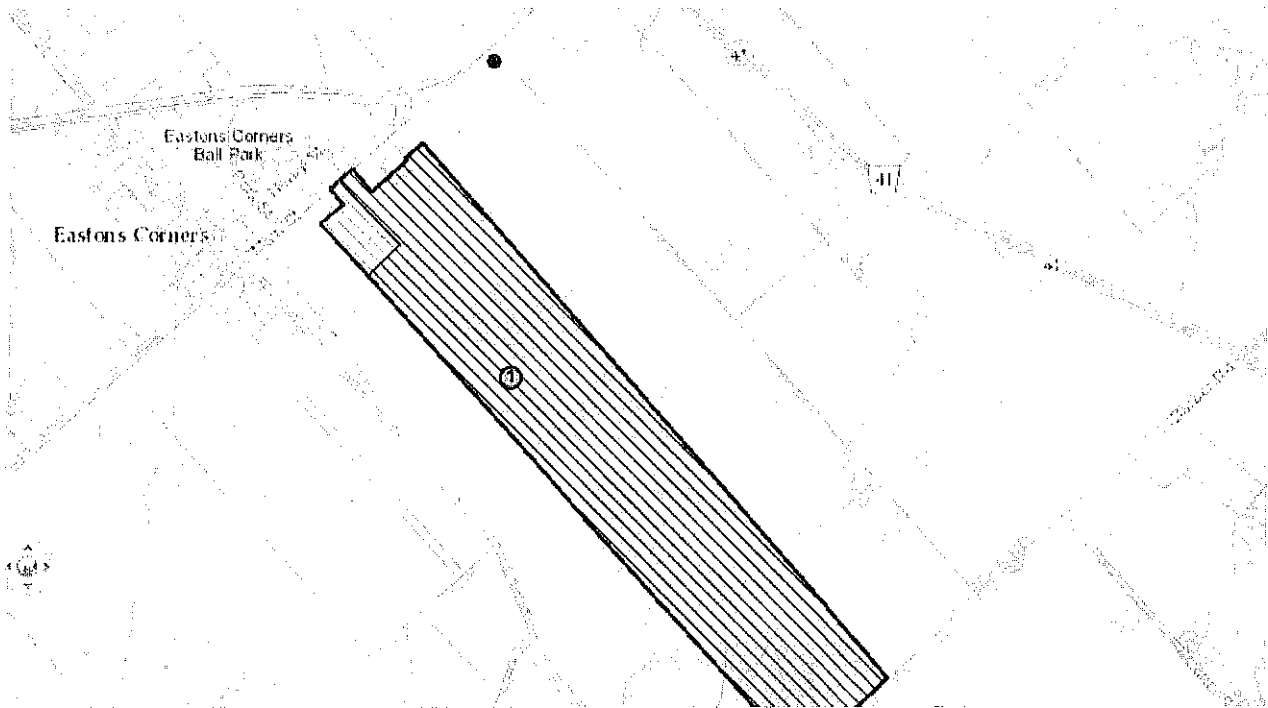
**NOTE:** One of the purposes of the Planning Act is to provide for planning processes that are open, accessible, timely and efficient. Accordingly, all written submissions, live comments, documents, correspondence, e-mails or other communications (including your name and address) form part of the public record and will be disclosed/made available by the municipality to such persons as the municipality sees fit, including anyone requesting such information. Accordingly, in providing such information, you shall be deemed to have consented to its use and disclosure as part of the planning process.

Dated at the Village of Merrickville-Wolford this 14<sup>th</sup> day of January, 2022.

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Mr. Douglas Robertson, CAO/Clerk  
Village of Merrickville-Wolford  
317 Brock Street West  
P.O. Box 340  
Merrickville, ON  
K0G 1N0

**VILLAGE OF MERRICKVILLE-WOLFORD  
KEY MAP  
FILE NO. ZBA-01-2022**



**Location of Proposed Zoning By-law Amendment  
Outlined in Blue (approximate proposed new lot)  
Retained parcel outlined in Red**

Village of Merrickville-Wolford  
United Counties of Leeds-Grenville

RECEIVED

AUG 27 2021

**EXISTING BUILDINGS - STRUCTURES** - Where there are any buildings or structures on the subject land, indicate for each:

Type DRIVE SHED Front lot line setback 220 Height in metres 6m  
If known, date \_\_\_\_\_ Rear lot line setback 4700 FT Dimensions 30 X 52 FT  
constructed: \_\_\_\_\_ Side lot setback 70 FT Floor area 1500 FT  
Side lot line setback 900 FT

Type POST + BEAM Front lot line setback \_\_\_\_\_ Height in metres \_\_\_\_\_  
If known, date \_\_\_\_\_ Rear lot line setback \_\_\_\_\_ Dimensions \_\_\_\_\_  
constructed: \_\_\_\_\_ Side lot setback \_\_\_\_\_ Floor area \_\_\_\_\_  
Side lot line setback \_\_\_\_\_ Attach additional page if necessary

chg no'd 8/21  
don advised Hold  
until contact w RVCA.

Dec 9 + Dec 12/21  
don acknowledge risk  
+ confirm chg to be  
deposited! 8/21

**PROPOSED BUILDINGS - STRUCTURES** - Where any buildings or structures are proposed on the subject land, indicate for each:

Type NONE Front lot line setback \_\_\_\_\_ Height in metres \_\_\_\_\_  
Rear lot line setback \_\_\_\_\_ Dimensions \_\_\_\_\_  
Side lot setback \_\_\_\_\_ Floor area \_\_\_\_\_  
Side lot line setback \_\_\_\_\_

Type \_\_\_\_\_ Front lot line setback \_\_\_\_\_ Height in metres \_\_\_\_\_  
Rear lot line setback \_\_\_\_\_ Dimensions \_\_\_\_\_  
Side lot setback \_\_\_\_\_ Floor area \_\_\_\_\_  
Side lot line setback \_\_\_\_\_ Attach additional page if necessary

**WATER** is provided to the subject land by: NO WATER

☐ Publicly-owned/operated piped water system ☐ Lake or other water body  
☐ Privately-owned/operated individual well ☐ Other means  
☐ Privately-owned/operated communal well (specify) \_\_\_\_\_

**SEWAGE DISPOSAL** is provided to the subject land by: NO SEPTIC

☐ Publicly-owned/operated sanitary sewage system ☐ Other means (specify) \_\_\_\_\_  
☐ Privately-owned/operated individual septic system ☐ Privy \_\_\_\_\_

**STORM DRAINAGE** is provided to the subject land by:

☐ Sewers ☒ Ditches ☐ Swales ☐ Other means (specify) \_\_\_\_\_

**OTHER APPLICATIONS** - If known, indicate if the subject land is the subject of an application under the Act for:

☐ Approval of a plan of subdivision (under section 51) File # \_\_\_\_\_ Status \_\_\_\_\_  
☐ Consent (under section 53) File # B-77-21 Status deferred  
☐ Previous application (under section 34) File # \_\_\_\_\_ Status \_\_\_\_\_

**PLANS REQUIRED**

It will be necessary to submit preliminary site plans for the development at the time of the filing of this application. Minimum requirements will be a sketch showing the following:

1. The boundaries and dimensions of the subject land.
2. The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines.
3. The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells, and septic tanks.
4. The current uses on land that is adjacent to the subject land.
5. 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 a right-of-way.
6. If access to the subject land is by water only, the location of the parking and docking facilities to be used.
7. The location and nature of any easement affecting the subject land.

Village of Merrickville-Wolford  
United Counties of Leeds-Grenville  
Application for amendment to Merrickville-Wolford  
Zoning By-Law # 23-08  
Planning Act, R.S.O. 1990 Chapter P.13 henceforth "the Act"

File #

OFFICE USE ONLY

Name of APPLICANT <u>DONALD HUGHES</u>	Name of AGENT (if the applicant is an agent authorized by the Owner) <input type="checkbox"/> Not applicable
Mailing address <u>168 MAIN ST.</u> <u>(Easton Corner)</u> <u>RR 3 JASPER</u>	Mailing address
Telephone <u>613 519-5271</u>	Telephone
Cell	Cell
email <u>donaldhughes7@gmail.com</u>	email
If known, name of HOLDER of mortgage, charge or encumbrance	If known, name of HOLDER of mortgage, charge or encumbrance
Mailing address	Mailing address

OFFICIAL PLAN: Current designation <u>HAMLET</u>	ZONING: Current designation <u>Hamlet</u>
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DIMENSIONS OF SUBJECT LAND:		
Frontage <u>99'</u>	Depth <u>650'</u>	Area <u>4 acres</u>
REZONING - Nature and extent of rezoning requested: <u>BUILDING IS NOT ZONED</u>	REZONING - Reason why rezoning is requested: <u>TO MAKE BUILDING ACCEPTABLE TO HAMLET LOT</u>	

DATE - If known, date subject land was acquired by current owner: <u>APPROX. 1975</u>
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LEGAL DESCRIPTION of subject land such as the municipality, concession and lot numbers, registered plan and lot numbers, reference plan and part numbers and name of street and number. See page 2 for details of plans required. <u>LOT 24, CONC. 3 (east half) 99 acres bordering main st. Easton Corner</u>
--

ACCESS - Access to the subject land will be by:		
<input type="checkbox"/> Provincial Highway	<input type="checkbox"/> Right-of-way	<input type="checkbox"/> Other public road (specify):
<input checked="" type="checkbox"/> Municipal road - year round	<input type="checkbox"/> Water	<u>FARM borders BARBER Road</u>
<input type="checkbox"/> Municipal road - seasonal		

WATER ACCESS - Where access to the subject land is by water only: <input checked="" type="checkbox"/> Not applicable	
Docking facilities (specify):	Parking facilities (specify):
Distance from subject land	Distance from subject land
Distance from nearest public road	Distance from nearest public road

EXISTING USES of the subject land: <u>FARM</u>	If known, length of time the existing uses of the subject land have continued: <u>100 YRS</u>
--	---

Permitting an accessory structure prior to principal structure





## Application for ZONING AMENDMENT

### Declarations

I, Donald Hughes being the registered property owner(s) of the property that is the subject of this application for Zoning Amendment, do hereby understand and consent to forthwith pay any and all additional costs associated with the processing of this application. Failure to do so will result in cancellation of processing the application and/or all fees may be added to the assessment rolls of the affected property.

DONALD A. HUGHES  
Owner (print name)

Donald Hughes  
Signature

Aug 26/21  
Date

Aug 26/21  
Date

Village of Merrickville-Wolford  
United Counties of Leeds-Grenville

~~AUTHORIZATION OF OWNER for Agent to make the application~~

☐ Not applicable

I, the undersigned, being the owner of the subject land, hereby authorize \_\_\_\_\_  
to be the applicant in the submission of this application.

\_\_\_\_\_  
Signature of witness

Donald Hughes  
Signature of owner

Aug 26 / 21  
Date

**DECLARATION OF APPLICANT**

I, DONALD A. HUGHES, of the Village of Merrickville-Wolford in the United Counties of  
Leeds-Grenville, solemnly declare that:

All the statements contained in this application and provided by me are true and I make  
this solemn declaration conscientiously believing it to be true and knowing that it is of the  
same force and effect as if made under oath.

DECLARED before me at the Village of Merrickville-Wolford in the United Counties of Leeds-  
Grenville, this 26 day of August, 2021

Donald Hughes  
Signature of applicant

Kirsten Rahm  
Signature of commissioner

Kirsten Rahm  
Treasurer, Commissioner  
The Village of Merrickville-Wolford

**OFFICE USE ONLY**

☐ Signed copy provided to applicant (or agent).

Application number \_\_\_\_\_ Date of submission \_\_\_\_\_

Checked by \_\_\_\_\_ Date of acceptance \_\_\_\_\_

Official Plan Policies \_\_\_\_\_

Existing Zoning \_\_\_\_\_ Proposed Zoning \_\_\_\_\_

Pertinent restrictions and remarks \_\_\_\_\_

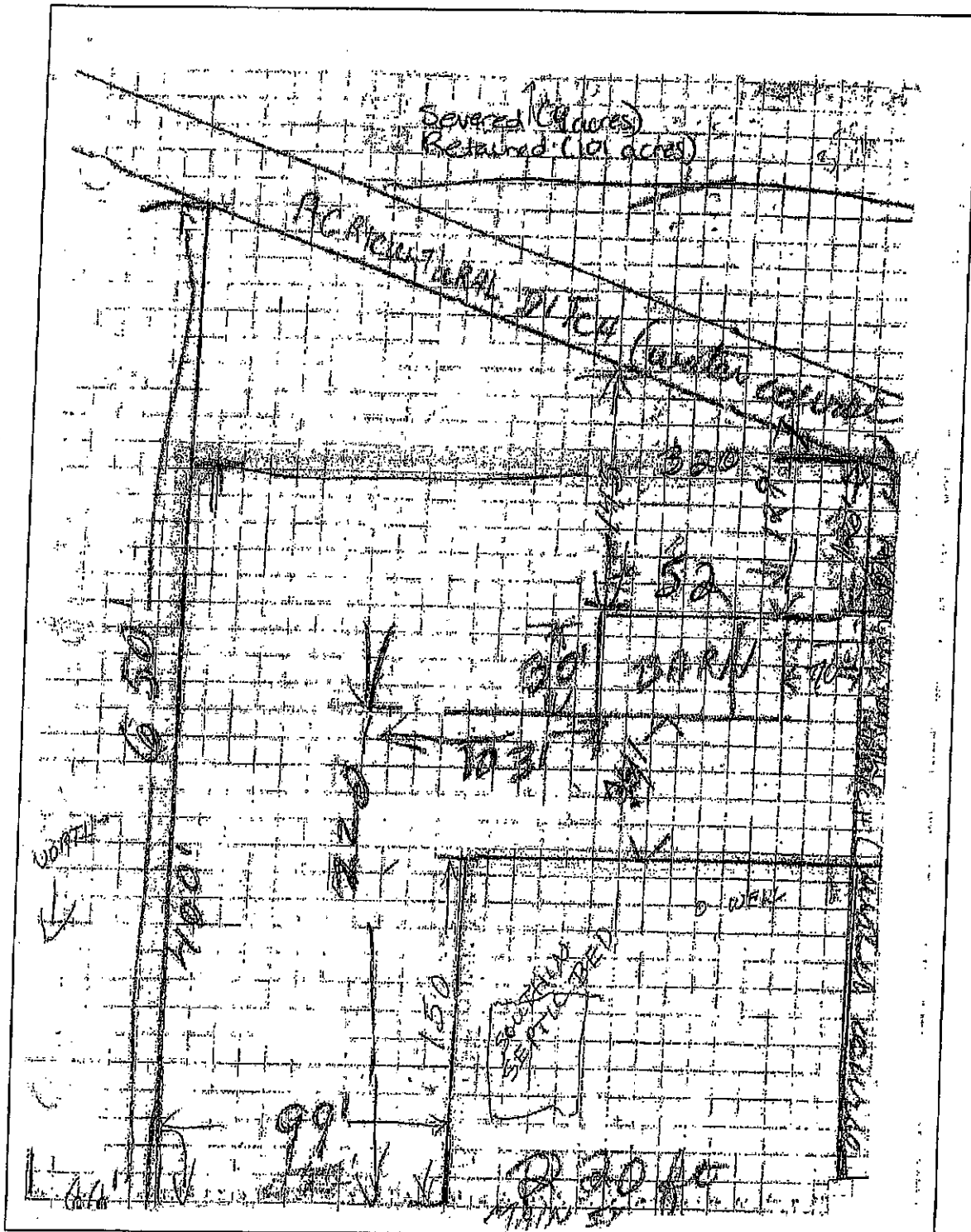
Connected services: ☐ Water ☐ Sanitary sewer ☐ Storm sewer

General comments \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

### Proposed Severance



February 10, 2022

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 – Zoning By-law Amendment Application ZBA-01-2022  
(Hughes)  
Main Street, Hamlet of Eastons Corners, East ½ Lot 24, Concession 3,  
Former Township of Wolford, Village of Merrickville-Wolford**

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I have now had an opportunity to review the ZBA Application ZBA-01-2022 as it relates to the Village of Merrickville Wolford Official Plan (2021), the Village of Merrickville Wolford Zoning By-law 23-08 and the United Counties of Leeds and Grenville Official Plan and provide the following comments.

The zoning by-law amendment application has been submitted in order to support Consent Application B97-21. In July 2021, Council recommended deferring consideration of consent application B-97-21 to allow for matters outlined in the planning report dated July 8, 2021 (attached) to be addressed. One of the conditions was that a zoning by-law amendment be obtained to recognize the existing accessory structure prior to the principal use.

The proposal involves the creation of one hamlet residential lot, approximately 4 acres (1.6 ha) in size, with roughly 99 feet (30 m) of frontage on Main Street in Eastons Corners. The lot is proposed to be an unconventional shape, extending in behind 144 Main Street, and south to the existing drainage ditch roughly 640 feet (195 m) to the south, as shown in the sketch provided by applicant below as Appendix A. The lands are to be developed on private services.

The subject lands are designated "Hamlet" in the Merrickville-Wolford Official Plan and zoned "Hamlet (H)", in the Merrickville-Wolford Zoning By-law 23-08. The subject property to be severed is located within the boundaries of the Hamlet of Eastons Corners.

The property is characterized as being treed lawn abutting Main Street, extending south into treed lands and abutting an existing watercourse.

There is an existing "driving shed" on the property. The driving shed is currently legal non-conforming. The purpose of this zoning by-law amendment is to recognize the existing accessory structure prior to the establishment of a principal structure.

The balance of the retained lands are a mix of bush and fields, with the field in the northern portion of the property and mixed bush dominating the majority of the property.



### **Local Official Plan Policies**

The Village Official Plan places the subject property within the Hamlet designation which is where residential development is encouraged to be located. There are watercourse features on the property which are currently under review of an EIS. In summary, the proposed development conforms to the minimum lot area requirements of the Official Plan.

### **Merrickville-Wolford Zoning By-law 23-08**

The Village Zoning By-law 23-08 identifies the subject property as being within the "Hamlet (H)" zone. Single detached residential is a permitted use within the H zone. The Zoning By-law defines an accessory building as "a subordinate detached building or structure designed or intended for the better or more convenient enjoyment of the main building, to which it is accessory, and which is located on the same lot therewith. An accessory building shall be uninhabitable unless otherwise specifically permitted."

As with all accessory structures they need to be subordinate to a main use or building, otherwise they are out of conformity with the Zoning By-law. This Zoning By-law Amendment is intended to recognize the existing accessory building prior to the establishment of a principal use.

### **United Counties Official Plan Policies**

The Official Plan for the United Counties of Leeds and Grenville, Schedule A, recognizes the subject property as being located within the Hamlet designation. The Official Plan recognizes residential development within the Hamlet area. In summary the proposed development appears to conform to the Official Plan for the United Counties of Leeds and Grenville.

### **Summary and Recommendation**

The consent B97-21 application, if approved, will result in an existing accessory structure alone on the subject property without a principal use. This is an existing situation, and it is appropriate to recognize the use within the zoning for the property.

It is the position of this report that the proposed zoning by-law amendment to recognize the existing accessory structure prior to the establishment of a principal use conforms to the Village's Official Plan, and conforms to the United Counties of Leeds and Grenville Official Plan. The proposed by-law amendment represents good land use planning and is recommended for approval.

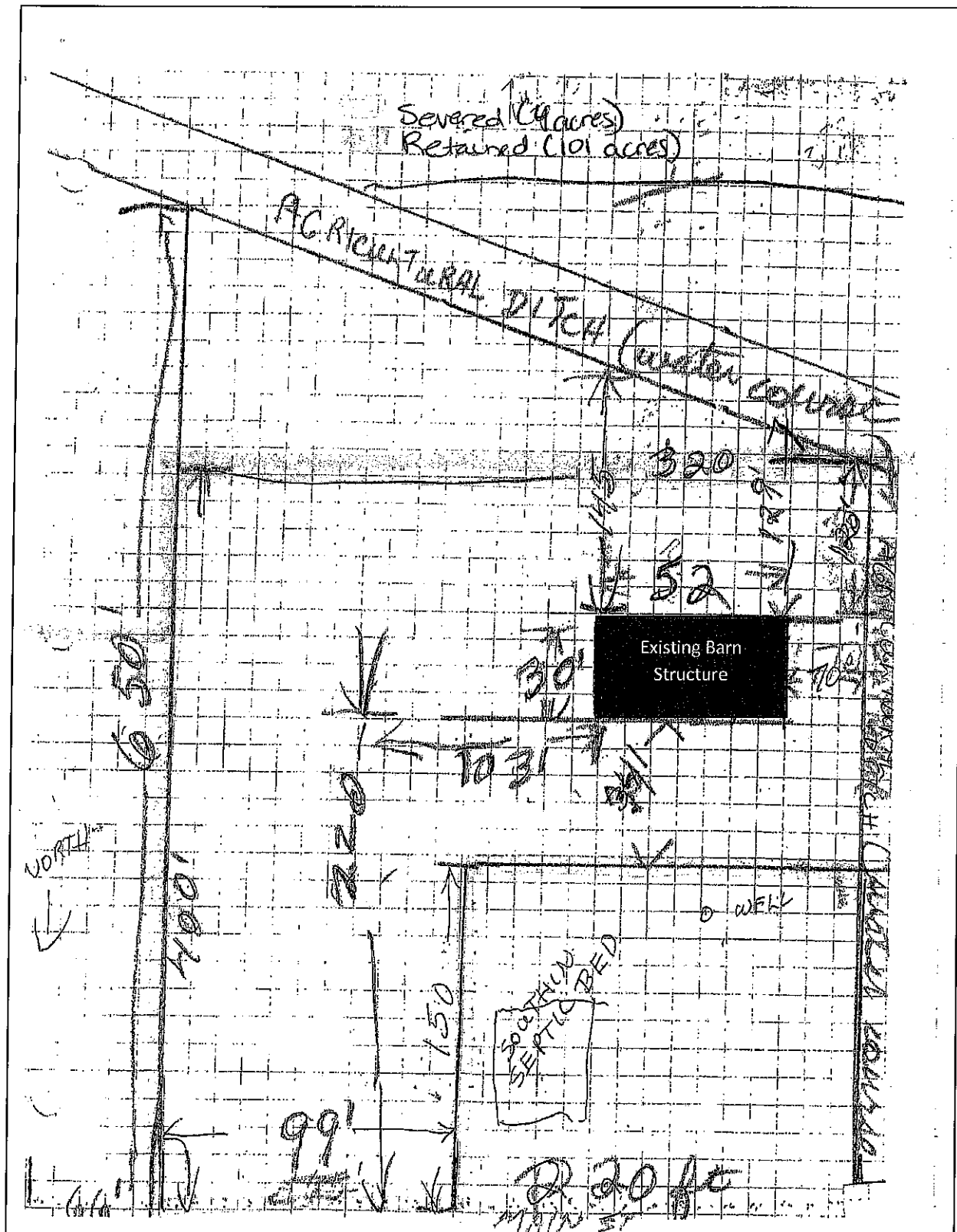
All of which is respectfully submitted.

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

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

Forbes Symon, MCIP, RPP  
Senior Planner

## Appendix A



July 8, 2021

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 B97-21 (Hughes)  
Main Street, Hamlet of Eastons Corners, East ½ Lot 24, Concession 3,  
Former Township of Wolford, Village of Merrickville-Wolford**

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I have now had an opportunity to review the Consent Application B97-21 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 one rural residential lot, approximately 4 acres (1.6 ha) in size, with roughly 99 feet (30 m) of frontage on Main Street in Eastons Corners. The lot is proposed to be an unconventional shape, extending in behind 144 Main Street, and south to the existing drainage ditch roughly 640 feet (195 m) to the south. The retained lands will have 900 feet (274 m) of frontage on Barber Road and at least 66 feet (30 m) of frontage on Main Street, and an area of approximately 101 acre (40.9 ha).

The subject lands are designated "Hamlet", "Agriculture" and "Rural" in the Merrickville-Wolford Official Plan and zoned "Hamlet (H)", "Rural (RU)" and "Agriculture (A)" in the Merrickville-Wolford Zoning By-law 23-08. It is also worth noting that the retained parcel is impacted by the influence area of a former landfill site at the southern end of the property, 0.93 miles (1.5 km) from the proposed severed lot. The Official Plan also identifies the subject lands as having a watercourse and impacted by the "significant woodland" overlay.

The subject property to be severed is located within the boundaries of the Hamlet of Eastons Corners. The property is characterized as being treed lawn abutting Main Street, extending south into treed lands and abutting an existing watercourse. There is an existing "driving shed" on the property. The driving shed is currently legal non-conforming and will need to be recognized in a future zoning by-law amendment. The balance of the retained lands are a mix of bush and fields, with the field in the northern portion of the property and mixed bush dominating the majority of the property.

#### **Local Official Plan Policies**

There are a number of policies of the Village Official Plan which are relevant to this application. Section 4.1.3, Fish Habitat of the Official Plan recognizes all waterbodies as



having potential to be fish habitat. The policies require an Environment Impact Statement (EIS) for all development within 120 m (394 feet) of fish habitat. There is also a portion of the severed lot and the majority of the retained lot identified as having significant woodlands. Section 4.1.6, Woodlands, requires an EIS for all development within 120 m of significant woodlands.

Section 6.2.8 sets out the policies for development within "Hamlets". The policies to permit development within Hamlets by way of severance. The most significant policy that Council needs to consider is found in Section 6.2.8.2.2 which states:

"severances shall not be granted where they would prohibit or restrict access to interior lands which are designated Hamlet."

Section 9.3.2.6, additional policies for consent states that:

"In areas of extensive existing development which are not serviced by municipal water and sanitary sewer services, Council may require that a hydrogeological and terrain analysis study be carried out to determine the cumulative impact of the existing development prior to recommending any further consents."

It is also worth noting that Section 9.3.2.8 provides for an exemption to the limit of three lots by consent since 1988 for development within Hamlets.

### **United Counties Official Plan Policies**

The Official Plan for the United Counties of Leeds and Grenville, Schedule A, recognizes the severed lot within the boundaries of the Hamlet of Eastons Corners. The policies of the United Counties OP directs new development to rural settlement areas, including Eastons Corners.

### **Local Zoning By-law Regulations**

The subject property has a mix of zoning. The lands in the vicinity of the proposed severed lot are zoned "Hamlet (H)". The retained lands are zoned "Rural (RU)" and "Agriculture (A)" and "Hamlet (H)". With reference to the severed lot the Hamlet zone provisions require a minimum lot size of ½ acres (2000 m<sup>2</sup>) and a minimum lot frontage of 50 feet (15 m).

It should be recognized that there is an existing driving shed on the proposed severed lot. On the severed lot this structure would be deemed to be an accessory structure. Accessory structures cannot independently exist on a lot prior to the principal use being established. It will be necessary for a zoning by-law amendment to address the existing accessory structure prior to the principal structure.

### **Summary & Recommendations**

The proposal is to be located within the Hamlet of Eastons Corners and as such is in a preferred location for residential lot creation. The one concern with the proposed development is that it includes "backlands" that could be used for the creation of lots through a plan of subdivision, which is the preferred method of lot creation. Approximately 16.5





acres (6.7 ha) of the applicant's holdings are located within the Hamlet of Eastons Corners. The result of this severance will have the applicant's Hamlet holdings decreased to approximately 12.5 acres (5.1 ha). It is strongly recommended that no further consent activity take place on this property within the boundaries of the Hamlet and that any future lot creation be through a comprehensive plan of subdivision process.

The Official Plan requires that an EIS be prepared to address the existence of a watercourse/fish habitat and significant woodlands on the subject property. The requirement for an EIS and the scope of such work is deferred to the comments from the RVCA.

The only other issue relates to the need for a hydrogeological assessment and terrain analysis to indicate that the property can meet the Provincial D5-4 and D5-5 Guidelines which regulates on-site septic systems and wells. In terms of lot size and density of development, the D5-4 Guidelines suggest that a density greater than one unit per 1 hectare triggers the need for a hydrogeological investigation. For the proposed severance, the lot is to be located in an area where there are in excess of 10 existing developed properties within 150 m of the proposed lot. The 150 radius around the proposed lot covers approximately 7 ha of land. This results in a density of greater than 1 lot per 0.7 hectare of land and therefore exceeds the provincial guideline of maximum density of 1 unit per hectare.

Under the circumstances, it is recommended that further consideration of this consent application be deferred at this time to allow the following matters to be addressed:

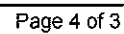
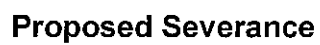
1. The applicant to commission an Environmental Impact Statement (EIS) to determine if any negative impacts will occur on the identified significant woodlands and potential fishery resources. This point is deferred to the RVCA comments on the need and scope of an EIS.
2. The applicant commission a hydrogeological and terrain analysis to demonstrate that the lot is suitable for development by way of private well and septic system.
3. Zoning by-law amendment be obtained to recognize the existing accessory structure prior to the principal use.

Once these matters have been addressed, I would be pleased to reconsider the application.

All of which is respectfully submitted.

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

Forbes Symon, MCIP, RPP  
Senior Planner





## VILLAGE OF MERRICKVILLE-WOLFORD

### NOTICE OF APPLICATION AND VIRTUAL PUBLIC MEETING FILE NO. ZBA-02-2022

***In the matter of Section 34 (13)  
of the Planning Act, as amended, the Village of Merrickville-Wolford hereby gives  
NOTICE OF THE FOLLOWING:***

- i) *Application to amend Zoning By-law No. 23-08, as amended, of the Village of Merrickville-Wolford*
  - ii) *A virtual public meeting regarding the zoning by-law amendment.*
- 

**Subject Lands** 465 Pioneer Road, Concession 6 Part Lot 8 in the Village of Merrickville-Wolford, on the west side of Pioneer Road, south of the intersection at Snowdons Corners Road and Pioneer Rd, as shown on the Key Map below.

#### **Virtual Public Meeting**

A public meeting to inform the public of the proposed zoning amendment will be held (VIRTUALLY) on **February 14, 2022 at 6:00 p.m.**

**Any person** may make written representation in support of or in opposition to the proposal. Written comments shall be submitted to the Clerk by mail to P.O. Box 340, Merrickville, K0G 1N0, or by email to [cao@merrickville-wolford.ca](mailto:cao@merrickville-wolford.ca) **no later than 12:00 p.m., noon, on February 11, 2022**, and the written submissions will be provided to Village representative(s) in advance of the meeting, if possible. All written submissions must clearly indicate **"SNOWDONS CORNERS ZBA-02-2022"** in the subject line of an email or letter submission. In addition, live comments may be submitted during the virtual public meeting **beginning February 14, 2022 at 6:00 p.m. until meeting end**. The Clerk or Village representative(s) will verbally read out written deputations and live comments during the virtual meeting. You are entitled to attend this public meeting virtually.

**If you wish to attend** you must register in advance by email to [cao@merrickville-wolford.ca](mailto:cao@merrickville-wolford.ca) or mail to P.O. Box 340, Merrickville, ON, K0G 1N0 to be received **no later than noon on February 14, 2022**. Please clearly indicate **"SNOWDONS CORNERS ZBA-02-2022"** in the subject line of an email or letter submission. Upon registration, you will receive details on how to join the Virtual Public Meeting.

**To Observe only, Visit the Village Council's YouTube Channel:**  
[https://www.youtube.com/channel/UC\\_OEkw3yIMarGSHGeNecrQg](https://www.youtube.com/channel/UC_OEkw3yIMarGSHGeNecrQg)

#### **Purpose and Effect**

The purpose of this amendment is to rezone the subject property to recognize the 0.77 hectare (1.9 acre) undersize lot area of the RU – Rural zone on a proposed severed lot (lot addition), as relates to consent application B-57-21 and Council's recommendation (Resolution R-154-21) to support such consent application with conditions, including the condition that the remnant lot of B-57-21 be subject to a zoning by-law amendment to recognize the undersized lot, for which an application for zoning by-law amendment has been filed.

**The effect of the amendment is to:** Rezone the subject lands from Rural (RU) to Rural - Exception (RU-XX) to permit the undersized proposed severed lot. All provisions of the Rural (RU) zone in the Merrickville-Wolford Zoning By-Law 23-08, as amended, will apply.

**Additional Information and Notice of Decision**

Additional information regarding the proposed Zoning By-law amendment is available for inspection on the Village Website at [www.merrickville-wolford.ca](http://www.merrickville-wolford.ca) or by email request to [cao@merrickville-wolford.ca](mailto:cao@merrickville-wolford.ca).

If a person or public body does not make written submissions or live comments to the Village of Merrickville-Wolford in respect of the proposed Zoning By-law amendment, before the approval authority gives or refuses to give approval to the Zoning By-law amendment, the person or public body is not entitled to appeal the decision of the Village of Merrickville-Wolford to the Ontario Land Tribunal.

If a person or public body does not make written submissions or live comments to the Village of Merrickville-Wolford in respect of the proposed Zoning By-law amendment before the approval authority gives or refuses to give approval to the Zoning By-law amendment, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Village of Merrickville-Wolford in respect of the proposed Zoning By-law Amendment, you must make a written request to:

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

**NOTE:** One of the purposes of the Planning Act is to provide for planning processes that are open, accessible, timely and efficient. Accordingly, all written submissions, live comments, documents, correspondence, e-mails or other communications (including your name and address) form part of the public record and will be disclosed/made available by the municipality to such persons as the municipality sees fit, including anyone requesting such information. Accordingly, in providing such information, you shall be deemed to have consented to its use and disclosure as part of the planning process.

Dated at the Village of Merrickville-Wolford this 14<sup>th</sup> day of January, 2022.

---

Mr. Douglas Robertson, CAO/Clerk  
Village of Merrickville-Wolford  
317 Brock Street West  
P.O. Box 340  
Merrickville, ON K0G 1N0

# **VILLAGE OF MERRICKVILLE-WOLFORD KEY MAP**

**FILE NO. ZBA-02-2022**



**465 Pioneer Road, Merrickville-Wolford, ON**

**Location of Proposed Zoning By-law Amendment  
outlined in Blue (approximate proposed new lot)**

**Portion of original parcel outlined in Red**

**Village of Merrickville-Wolford  
United Counties of Leeds-Grenville**  
Application for amendment to Merrickville-Wolford  
Zoning By-Law # 23-08  
Planning Act, R.S.O. 1990 Chapter P.13 henceforth "the Act"

File #

OFFICE USE ONLY

<b>Name of APPLICANT</b> <u>Gordon Foster and Ann Foster</u>	<b>Name of AGENT</b> (if the applicant is an agent authorized by the Owner) <input type="checkbox"/> Not applicable <u>Tracy Zander, ZanderPlan Inc.</u>
<b>Mailing address</b> <u>207 Rainbow Valley Drive</u> <u>Smiths Falls, ON K7A 5B8</u>	<b>Mailing address</b> <u>PO Box 20148</u> <u>Perth, ON K7H 3M6</u>
<b>Telephone</b> <u>613-296-7745</u>	<b>Telephone</b> <u>613-264-9800</u>
<b>Cell</b> _____	<b>Cell</b> _____
<b>email</b> <u>gordon.foster@live.ca</u>	<b>email</b> <u>tracy@zanderplan.com</u>
<b>If known, name of HOLDER of mortgage, charge or encumbrance</b> _____	<b>If known, name of HOLDER of mortgage, charge or encumbrance</b> _____
<b>Mailing address</b> _____	<b>Mailing address</b> _____

<b>OFFICIAL PLAN:</b> Current designation <u>Rural Lands</u>	<b>ZONING:</b> Current designation <u>Rural (RU)</u>
---	---

<b>DIMENSIONS OF SUBJECT LAND:</b>		
<b>Frontage</b> <u>99.06 m</u>	<b>Depth</b> <u>53.76/85.53 m</u>	<b>Area</b> <u>0.768 ha</u>

<b>REZONING</b> – Nature and extent of rezoning requested: <u>To re-zone from RU to RU-x to recognize the undersized lot area</u>	<b>REZONING</b> – Reason why rezoning is requested: <u>Zoning Amendment is a condition of severance approval for application B-57-21</u>
---	--

<b>DATE</b> – If known, date subject land was acquired by current owner: _____
--

<b>LEGAL DESCRIPTION</b> of subject land such as the municipality, concession and lot numbers, registered plan and lot numbers, reference plan and part numbers and name of street and number. See page 2 for details of plans required. <u>Part of Lot 8, Con 6, Geographic Wolford; Part 5 on 15R-12194</u>
--

<b>ACCESS</b> – Access to the subject land will be by:		
<input type="checkbox"/> Provincial Highway <input checked="" type="checkbox"/> Municipal road – year round <input type="checkbox"/> Municipal road – seasonal	<input type="checkbox"/> Right-of-way <input type="checkbox"/> Water	<input type="checkbox"/> Other public road (specify): _____

<b>WATER ACCESS</b> – Where access to the subject land is by water only: <input checked="" type="checkbox"/> Not applicable	
Docking facilities (specify): _____ Distance from subject land _____ Distance from nearest public road _____	Parking facilities (specify): _____ Distance from subject land _____ Distance from nearest public road _____

<b>EXISTING USES</b> of the subject land: <u>vacant land</u>	If known, length of time the existing uses of the subject land have continued: _____
---	---

**Village of Merrickville-Wolford  
United Counties of Leeds-Grenville**

**EXISTING BUILDINGS – STRUCTURES** - Where there are any buildings or structures on the subject land, indicate for each:

Type <u>N/A</u>	Front lot line setback _____	Height in metres _____
If known, date _____	Rear lot line setback _____	Dimensions _____
constructed: _____	Side lot setback _____	Floor area _____
	Side lot line setback _____	

Type _____	Front lot line setback _____	Height in metres _____
If known, date _____	Rear lot line setback _____	Dimensions _____
constructed: _____	Side lot setback _____	Floor area _____
	Side lot line setback _____	

Attach additional page if necessary

**PROPOSED BUILDINGS – STRUCTURES** - Where any buildings or structures are proposed on the subject land, indicate for each:

Type <u>future dwelling</u>	Front lot line setback _____	Height in metres _____
<u>Location to be determined at building permit stage</u>	Rear lot line setback _____	Dimensions _____
	Side lot setback _____	Floor area _____
	Side lot line setback _____	

Type _____	Front lot line setback _____	Height in metres _____
	Rear lot line setback _____	Dimensions _____
	Side lot setback _____	Floor area _____
	Side lot line setback _____	

Attach additional page if necessary

**WATER** is provided to the subject land by:

- ☐ Publicly-owned/operated piped water system      ☐ Lake or other water body  
☒ Privately-owned/operated individual well      ☐ Other means  
☐ Privately-owned/operated communal well      (specify) \_\_\_\_\_

**SEWAGE DISPOSAL** is provided to the subject land by:

- ☐ Publicly-owned/operated sanitary sewage system      ☐ Other means (specify) \_\_\_\_\_  
☒ Privately-owned/operated individual septic system      ☐ Privy \_\_\_\_\_

**STORM DRAINAGE** is provided to the subject land by:

- ☐ Sewers      ☒ Ditches      ☐ Swales      ☐ Other means (specify) \_\_\_\_\_

**OTHER APPLICATIONS** – If known, indicate if the subject land is the subject of an application under the Act for:

- ☐ Approval of a plan of subdivision (under section 51)      File # \_\_\_\_\_      Status \_\_\_\_\_  
☒ Consent (under section 53)      File # B-57-21      Status \_\_\_\_\_  
☐ Previous application (under section 34)      File # \_\_\_\_\_      Status \_\_\_\_\_

**PLANS REQUIRED**

It will be necessary to submit preliminary site plans for the development at the time of the filing of this application. Minimum requirements will be a sketch showing the following:

1. The boundaries and dimensions of the subject land.
2. The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines.
3. The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells, and septic tanks.
4. The current uses on land that is adjacent to the subject land.
5. 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 a right-of-way.
6. If access to the subject land is by water only, the location of the parking and docking facilities to be used.
7. The location and nature of any easement affecting the subject land.

Village of Merrickville-Wolford  
United Counties of Leeds-Grenville

**AUTHORIZATION OF OWNER** for Agent to make the application

☐ Not applicable

I, the undersigned, being the owner of the subject land, hereby authorize ZanderPlan Inc. to be the applicant in the submission of this application.

Signature of owner

Signature of witness

Date \_\_\_\_\_

### DECLARATION OF APPLICANT

I, Gordon Foster, of the Village of Merrickville-Wolford in the United Counties of Leeds-Grenville, solemnly declare that:

All the statements contained in this application and provided by me are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED before me at the Village of Merrickville-Wolford in the United Counties of Leeds-Grenville, this 6 day of December, 2021

Signature of applicant

Signature of commissioner

**Kristen Rahm**  
**Treasurer, Commissioner**  
**The Village of Merrickville-Wolford**

**OFFICE USE ONLY**

☐ Signed copy provided to applicant (or agent).

Application number \_\_\_\_\_ Date of submission \_\_\_\_\_

Checked by \_\_\_\_\_ Date of acceptance \_\_\_\_\_

### Official Plan Policies

Existing Zoning \_\_\_\_\_ Proposed Zoning \_\_\_\_\_

**Pertinent restrictions and remarks**

Connected services: ☐Water ☐Sanitary sewer ☐Storm sewer

General comments .....



February 9, 2022

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 – Zoning By-law Amendment Application ZBA-02-2022  
(Foster)  
465 Pioneer Rd, Pt Lot 8, Con 6, Wolford, Village of Merrickville-Wolford**

---

I have now had an opportunity to review the ZBA Application ZBA-02-2022 as it relates to the Village of Merrickville Wolford Official Plan (2021), The Village of Merrickville Wolford Zoning By-law 23-08 and the United Counties of Leeds and Grenville Official Plan and provide the following comments.

The zoning by-law amendment application has been submitted in order to fulfill a condition of consent associated with Consent Application B57-21. In June 2021, Council recommended approval of consent application B-57-21 with conditions as outlined in the planning report dated May 17, 2021 (attached). Application B57-21 received conditional approval from Leeds and Grenville Consent Granting Authority and one of the conditions was "that the remnant lot of B-57-21 to be subject to a zoning by-law amendment to recognize the 0.77 ha (1.9 acre) lot area of the "Rural (RU)" zone."

The subject lands are designated "Rural" in the Merrickville Wolford Official Plan (2021) and zoned "Rural (RU)" in the Merrickville Wolford Zoning By-law 23-08 (Key Map).

#### **Local Official Plan Policies**

The Village Official Plan places the property within the Rural designation. There does not appear to be any identified significant natural heritage features or resource constraints associated with this property.

Section 9.3.1 (2), Division of Land, indicates that the minimum lot size for new lots on private services should generally have a minimum lot area of 0.4 ha (1 acre). The policies do not speak to lot addition applications, although it is understood that the resulting lots must conform to the Official Plan and Zoning By-law.

In summary, the proposed development conforms to the minimum lot area requirements of the Official Plan.



### **Merrickville-Wolford Zoning By-law 23-08**

The Village Zoning By-law 23-08 identifies the subject property as being within the "Rural (RU)" zone. Single detached residential is a permitted use within the RU zone. The RU zone establishes a minimum lot size of 1 ha (2.5 acres) and a minimum lot frontage of 40 m (131 feet). The retained lot resulting from B57-21 is to have a minimum lot area of 0.77 ha (1.9 ac) and a minimum lot frontage of 93 m (305 feet). This proposed retained lot does not comply with the minimum lot area requirements of the RU zone, thus the need for the current application.

### **United Counties Official Plan Policies**

The Official Plan for the United Counties of Leeds and Grenville, Schedule A, recognizes the subject property as being located within the Rural designation. The Official Plan recognizes limited residential development within the Rural area. The OP defers the specific consent policies and lot standards to the local Official Plans.

In summary the proposed development appears to conform to the Official Plan for the United Counties of Leeds and Grenville.

### **Summary and Recommendation**

The remnant lot from B57-21 is proposed to be 0.77 ha (1.9 ac) in size which is below the minimum lot size required under the Rural Zone. The proposed minimum lot size conforms to the policies of the Official Plan which establishes a 0.4 h (1 ac) minimum lot size.

It is the position of this report that the proposed zoning by-law amendment to establish a minimum lot size of 0.77 ha conforms to the Village's Official Plan, and conforms to the United Counties of Leeds and Grenville Official Plan. The proposed by-law amendment represents good land use planning and is recommended for approval.

All of which is respectfully submitted.

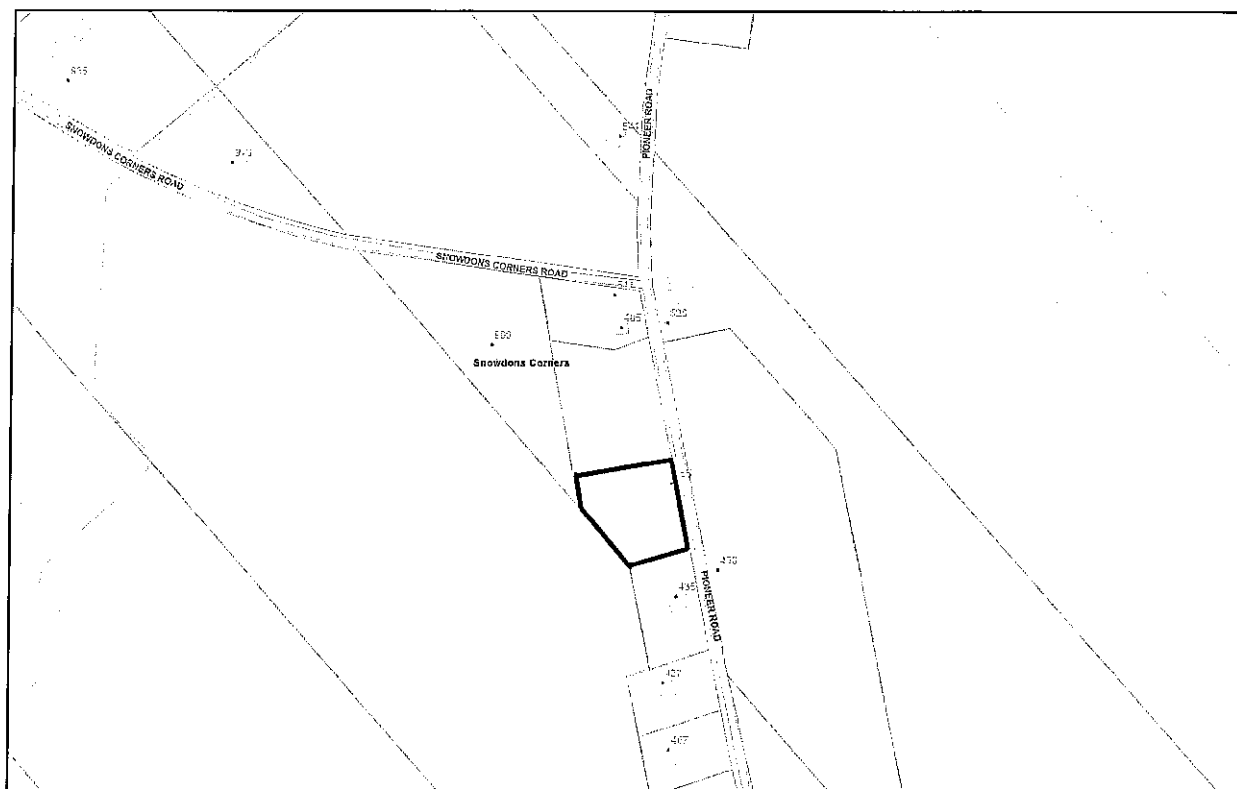
Sincerely,  
Jp2g Consultants Inc.  
ENGINEERS • PLANNERS • PROJECT MANAGERS

A handwritten signature in black ink, appearing to read 'Forbes Symon'.

Forbes Symon, MCIP, RPP  
Senior Planner



## Key Map - Lands To Be Rezoned



May 17, 2021

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 B56-21 & B57-21 (Foster)  
980 Snowdon's Corners Rd, Pt Lot 8, Con 6, Wolford  
Village of Merrickville-Wolford**

I have now had an opportunity to review the Consent Applications B56-21 and B57-21 as it relates to the Village of Merrickville Wolford Official Plan (2021), The Village of Merrickville Wolford Zoning By-law 23-08 and the United Counties of Leeds and Grenville Official Plan and provide the following comments.

There are currently three separate lots located at the corner of Snowdon's Corners Road and Pioneer Road. Two of the lots are vacant and one lot is occupied by an existing single detached dwelling. The two consent applications are intended to facilitate two lot additions, resulting in a reconfiguration of the existing three lots. Application B56-21 adds approximately 9,800 m<sup>2</sup> of land to the existing developed lot. The remanent lot from B56-21 is added onto with approximately 8,000 m<sup>2</sup> from the second vacant lot, resulting in a remanent lot of 7,689 m<sup>2</sup>. Appendix A presents the existing lot configuration and the proposed end configuration, resulting from these two applications.

The subject lands are designated "Rural" in the Merrickville Wolford Official Plan (2021) and zoned "Rural (RU)" in the Merrickville Wolford Zoning By-law 23-08.

#### **Local Official Plan Policies**

The Village Official Plan places the property within the Rural designation. There does not appear to be any identified significant natural heritage features or resource constraints associated with this property.

Section 9.3.1 (2), Division of Land, indicates that the minimum lot size for new lots on private services should generally have a minimum lot area of 0.4 ha (1 acre). The policies do not speak to lot addition applications, although it is understood that the resulting lots must conform to the Official Plan and Zoning By-law.

The reconfiguration of the existing three residential lots result in parcels in excess of the 0.4 ha minimum lot size. In summary, the proposed development conforms to the minimum lot area requirements of new Official Plan.

It is important to note that the consent applications indicate that the agricultural buildings located directly across the street (i.e. 520 Pioneer Road) will be removed as part of the consent process. As a result, MDS issues will be addressed through the removal of the agricultural buildings.



### **Merrickville-Wolford Zoning By-law 23-08**

The Village Zoning By-law 23-08 identifies the subject property as being within the "Rural (RU)" zone. Single detached residential is a permitted use within the RU zone. The RU zone establishes a minimum lot size of 1 ha (2.5 acres) and a minimum lot frontage of 40 m (131 feet). The two lot additions will result in reconfigured lots which exceed the minimum lot frontage and minimum lot area requirements of the RU zone.

The proposed retained lot resulting from B57-21 is to have a minimum lot area of 0.77 ha (1.9 ac) and a minimum lot frontage of 93 m (305 feet). This proposed retained lot does not comply with the minimum lot area requirements of the RU zone.

### **United Counties Official Plan Policies**

The Official Plan for the United Counties of Leeds and Grenville, Schedule A, recognizes the subject property as being located within the Rural designation. The Official Plan recognizes limited residential development within the Rural area. The OP defers the specific consent policies and lot standards to the local Official Plans.

In summary the proposed development appears to conform to the Official Plan for the United Counties of Leeds and Grenville.

### **Summary and Recommendation**

The two proposed lot applications will result in a reconfiguration of three existing parcels of land. The end result is two properties which meet the minimum lot area and lot frontage of the Village's Official Plan. The remnant lot from B57-21 is proposed to be 0.77 ha (1.9 ac) in size which is below the minimum lot size required under the Rural Zone. It is also required that the agricultural buildings located at 520 Pioneer Road be removed as a condition of the consents. Further, it is necessary that the approval of B56-21 is conditional upon the approval of B57-21 and vice versa.

The recommendation of this Report is to support the proposed lot addition consent applications with the standard conditions identified on the consent questionnaire, plus:

1. That the remnant lot of B57-21 to be subject to a zoning by-law amendment to recognize the 0.77 ha (1.9 acre) lot area of the "Rural (RU)" zone.
2. That the agricultural buildings located on lands described as 520 Pioneer Road be removed.
3. That the approval of B56-21 is conditional on the approval and deed certification of B57-21.
4. That the approval of B57-21 is conditional on the approval and deed certification of B56-21.

All of which is respectfully submitted.

Sincerely,

**Jp2g Consultants Inc.**

**ENGINEERS • PLANNERS • PROJECT MANAGERS**

A handwritten signature in black ink, appearing to read 'Forbes Symon', written over a horizontal line.

Forbes Symon, MCIP, RPP  
Senior Planner



Established 1793  
Incorporated  
Wolford 1850  
Merrickville 1860  
Amalgamated 1998



Telephone (613) 269-4791  
Facsimile (613) 269-3095

## VILLAGE OF MERRICKVILLE-WOLFORD

Resolution Number: R - - 22

Date: February 14, 2022

For Clerk's use only, if  
required:

**Recorded Vote Requested  
By:**

Cameron	Y	N
Foster	Y	N
Ireland	Y	N
Molloy	Y	N
Struthers	Y	N

Moved by: Cameron Foster Molloy Ireland

Seconded by: Cameron Foster Molloy Ireland

WHEREAS the Council of the Corporation of the Village of Merrickville-Wolford now closes the statutory public meeting held this 14<sup>th</sup> day of February, 2022, under Section 34 of the *Planning Act* to consider zoning by-law amendment applications for lands described as:

Lot 24 (East Half) Concession 3 in the Hamlet of Eastons Corners in the Village of Merrickville-Wolford; and

Concession 6 Part Lot 8 in the Village of Merrickville-Wolford.

**Be it hereby resolved that:**

The Council of the Corporation of the Village of Merrickville-Wolford pass by-law 08-2022 to rezone the lands described as Lot 24 (East Half) Concession 3 in the Hamlet of Eastons Corners in the Village of Merrickville-Wolford, from Hamlet to Hamlet-1 (H-1); and

That the Council of the Corporation of the Village of Merrickville-Wolford pass by-law 09-2022 to rezone the lands described as Concession 6 Part Lot 8 in the Village of Merrickville-Wolford, from Rural to Rural-5 (R-5).

Carried / Defeated

J. Douglas Struthers, Mayor

**CORPORATION OF THE VILLAGE OF MERRICKVILLE-WOLFORD**  
**BY-LAW No. 08-2022**

**Being a By-law to amend Zoning By-law No. 23-08, as amended.**

Main Street, Hamlet of Eastons Corners, East ½ Lot 24, Concession 3, Former  
Township of Wolford, Village of Merrickville-Wolford

PURSUANT TO SECTION 34 OF THE PLANNING ACT, 1990, THE VILLAGE OF  
MERRICKVILLE-WOLFORD HEREBY ENACTS AS FOLLOWS:

1. THAT By-law Number 23-08 be and the same is hereby amended as follows:
  - (a) Schedule "A" to By-law 23-08 is amended by rezoning those lands described as Main Street, Hamlet of Eastons Corners, East ½ Lot 24, Concession 3, Former Township of Wolford, Village of Merrickville-Wolford, from "Hamlet (H)" to "Hamlet -1 (H-1)" as shown on Schedule "A" attached hereto.
  - (b) Notwithstanding their "Hamlet (H)" zoning designation, those lands identified as "Hamlet - 1 (H-1)" on Schedule "A" to this By-Law, may be used in accordance with the "Hamlet (H)" zone provisions contained within this By-Law, excepting however that:

"10.2.1 H-1 – "The accessory structure existing at the date of the passing of this By-law may be permitted without a principal building, structure or use."
2. THAT save as aforesaid all other provisions of By-law 23-08, as amended, shall be complied with.
3. This By-law shall come into force and take effect on the day of final passing thereof.

This By-law given its FIRST and SECOND reading this 14 day of  
February 2022.

This By-law read a THIRD time and finally passed this 14 day of  
February 2022.

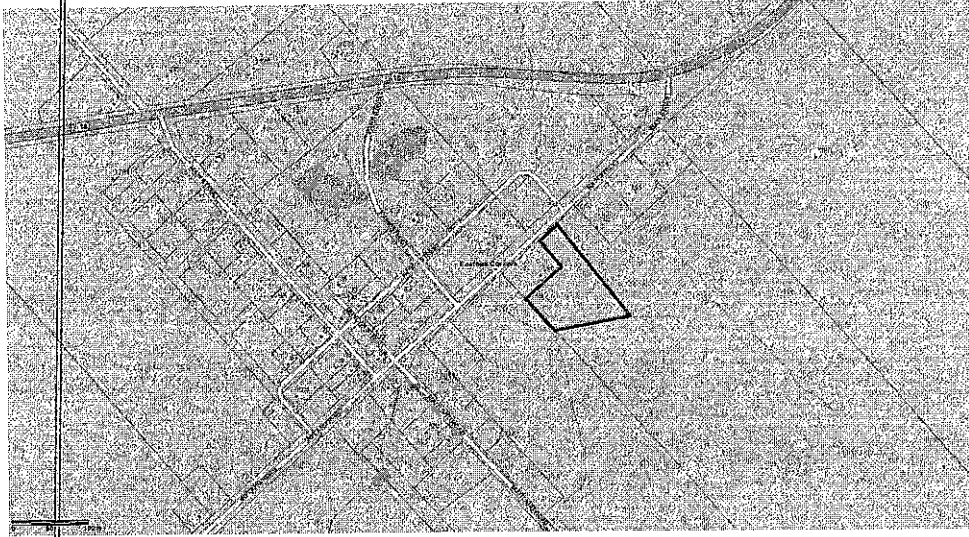
\_\_\_\_\_  
J. Douglas Struthers  
MAYOR

CORPORATE  
SEAL OF  
MUNICIPALITY

\_\_\_\_\_  
Doug Robertson  
CAO/CLERK



SCHEDULE A TO BY-LAW 08 -2022



Lands to be rezoned from "Hamlet  
(H)" to "Hamlet -1 (H-1)"

**CORPORATION OF THE VILLAGE OF MERRICKVILLE-WOLFORD**  
**BY-LAW No. \_\_09\_\_-2022**

**Being a By-law to amend Zoning By-law No. 23-08, as amended.**

**465 Pioneer Rd, Pt Lot 8, Con 6, Wolford, Village of Merrickville-Wolford**

PURSUANT TO SECTION 34 OF THE PLANNING ACT, 1990, THE VILLAGE OF MERRICKVILLE-WOLFORD HEREBY ENACTS AS FOLLOWS:

1. THAT By-law Number 23-08 be and the same is hereby amended as follows:
  - (a) Schedule "A" to By-law 23-08 is amended by rezoning those lands described as 465 Pioneer Rd, Pt Lot 8, Con 6, Wolford, Village of Merrickville-Wolford, from "Rural (RU)" to "Rural - 5 (RU-5)" as shown on Schedule "A" attached hereto.
  - (b) Notwithstanding their "Rural (RU)" zoning designation, those lands identified as "Rural - 5 (RU-5)" on Schedule "A" to this By-Law, may be used in accordance with the "Rural (RU)" zone provisions contained within this By-Law, excepting however that:

"12.4 (5) RU-5: 465 Pioneer Rd (Schedule A)

The minimum lot size shall be 0.7 ha (1.7 acre)."
2. THAT save as aforesaid all other provisions of By-law 23-08, as amended, shall be complied with.
3. This By-law shall come into force and take effect on the day of final passing thereof.

This By-law given its FIRST and SECOND reading this \_\_14\_\_ day of  
February\_\_\_\_ 2022.

This By-law read a THIRD time and finally passed this \_\_14\_\_ day of  
February\_\_\_\_ 2022.

\_\_\_\_\_  
J. Douglas Struthers  
MAYOR

CORPORATE  
SEAL OF  
MUNICIPALITY

\_\_\_\_\_  
Doug Robertson  
CAO/CLERK

SCHEDULE A TO BY-LAW 09-2022



Lands to be rezoned from "Rural (RU)" to "Rural -5 (RU-5)"

Established 1793  
Incorporated  
Wolford 1850  
Merrickville 1860  
Amalgamated 1998



Telephone (613) 269-4791  
Facsimile (613) 269-3095

## VILLAGE OF MERRICKVILLE-WOLFORD

Resolution Number: R - - 22

Date: February 14, 2022

For Clerk's use only, if required.

**Recorded Vote Requested By:**

Cameron	Y	N
Foster	Y	N
Ireland	Y	N
Molloy	Y	N
Struthers	Y	N

Moved by: Cameron Foster Molloy Ireland

Seconded by: Cameron Foster Molloy Ireland

**Be it hereby resolved that:** By-law 10-2022, being a by-law to confirm the proceedings of the special Council meeting of February 14, 2022, be read a first and second time, and that By-law 10-2022 be read a third and final time and passed.

Carried / Defeated

J. Douglas Struthers, Mayor

**THE CORPORATION OF THE VILLAGE OF MERRICKVILLE-WOLFORD**

**BY-LAW 10-2022**

BEING A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE VILLAGE OF MERRICKVILLE-WOLFORD AT ITS SPECIAL MEETING HELD ON FEBRUARY 14, 2022

WHEREAS section 5(3) of the Municipal Act, 2001 states that municipal power, including a municipality's capacity, rights, powers and privileges, shall be exercised by by-law, unless the municipality is specifically authorized to do otherwise;

AND WHEREAS it is deemed prudent that the proceedings of the Council of the Corporation of the Village of Merrickville-Wolford (hereinafter referred to as "Council") at its meeting held on February 14, 2022 be confirmed and adopted by by-law;

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

1. The proceedings and actions of Council at its meeting held on February 14, 2022 and each recommendation, report, and motion considered by Council at the said meeting, and other actions passed and taken by Council at the said meeting are hereby adopted, ratified and confirmed.
2. The Mayor or his or her designate and the proper officials of the Village of Merrickville-Wolford are hereby authorized and directed to do all things necessary to give effect to the said action or to obtain approvals where required and, except where otherwise provided, the Mayor and Clerk are hereby directed to execute all documents necessary in that regard, and the Clerk is hereby authorized and directed to affix the Corporate Seal of the Municipality to all such documents.

This by-law shall come into force and take effect immediately upon the final passing thereof.

Read a first, second and third time and passed on the 14<sup>th</sup> day of February 2022.

\_\_\_\_\_  
J. Douglas Struthers, Mayor

\_\_\_\_\_  
Doug Robertson, CAO/Clerk

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## VILLAGE OF MERRICKVILLE-WOLFORD

Resolution Number: R - - 22

Date: February 14, 2022

For Clerk's use only, if required:

**Recorded Vote Requested By:**

Cameron	Y	N
Foster	Y	N
Ireland	Y	N
Molloy	Y	N
Struthers	Y	N

Moved by: Cameron Foster Molloy Ireland

Seconded by: Cameron Foster Molloy Ireland

**Be it hereby resolved that:**

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

Carried / Defeated

J. Douglas Struthers, Mayor