



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

Special Council Meeting 6:00 p.m.

Monday, July 10, 2023

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

**For those who wish to make comments regarding the proposed by-law amendment, comments may be submitted in-person through the Chair, or online through Zoom, when directed by the Chair. The log-in information to join virtually is included below:**

To participate virtually: <https://us02web.zoom.us/j/85809925018>  
Passcode: 826677

**By Phone at:** 1-647-558-0588  
**Meeting ID:** 858 0992 5018  
**Passcode:** 826677

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 No. ZBA-02-2023
5. **Return to Special Meeting of Council**
6. **By-Laws** By-Law 36-2023: Amend By-Law 23-08, File No. ZBA-02-2023
7. **Next meeting of Council:** Monday, July 10, 2023 at 7:00 p.m.
8. **Confirming By-Law:** 37-2023 re: Confirm Proceedings of special Council meeting of July 10, 2023
9. **Adjournment**

For Clerk's use only, if required:

**Recorded Vote Requested By:**

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

Resolution Number: R - - 23

Date: July 10, 2023

Moved by: Barr Gural Ireland Maitland

Seconded by: Barr Gural Ireland Maitland

**Be it hereby resolved that:**

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

\_\_\_ circulated.

\_\_\_ amended.

Carried / Defeated

\_\_\_\_\_  
Michael Cameron, Mayor

For Clerk's use only, if required:

**Recorded Vote Requested By:**

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

Resolution Number: R - - 23

Date: July 10, 2023

Moved by: Barr Gural Ireland Maitland

Seconded by: Barr Gural Ireland Maitland

**Be it hereby resolved that:**

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

Carried / Defeated

---

Michael Cameron, Mayor

June 20, 2023



## VILLAGE OF MERRICKVILLE-WOLFORD

### NOTICE OF APPLICATION AND PUBLIC MEETING FOR FILE NO. ZBA-02-2023

***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 public meeting regarding the zoning by-law amendment.*
- 

**Subject Lands** 205 Mill Street, Village of Merrickville-Wolford, described as Plan 6 Lot 2 Lot 3 Pt Lot 1; Pt Lot 4 in the Village of Merrickville-Wolford, as shown on the Key Map below.

**Public Meeting** A public meeting to inform the public of the proposed zoning amendment will be held on **July 10, 2023, 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 July 7, 2023**, and the written submissions will be provided to Village representative(s) in advance of the meeting, if possible. All written submissions must clearly indicate “**205 MILL STREET ZBA**” in the subject line of an email or letter submission. In addition, live comments may be submitted during the public meeting **beginning July 10, 2023, 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 meeting. You are entitled to attend this public meeting virtually or in person.

**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 July 10, 2023**. Upon registration, you will receive details on how to join the Public Meeting virtually.

**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 proposed application requests to turn accessory garage into amenity space for guests at the subject property of 205 Mill Street. The purpose of the zoning by-law amendment is to:

- Rezone the lands to be added so the existing space for guests of the Bed and Breakfast to use as a living room.

June 20, 2023

### **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.**

June 20, 2023

# VILLAGE OF MERRICKVILLE-WOLFORD KEY MAP



**SUBJECT PARCEL OF 205 MILL STREET, VILLAGE OF  
MERRICKVILLE-WOLFORD, IS HIGHLIGHTED IN BLUE**

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

**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 <b>APPLICANT</b> <u>Jaygreen Holdings</u> <u>Marion Arends / Kate Folk</u>	Name of <b>AGENT</b> (if the applicant is an agent authorized by the Owner) <input type="checkbox"/> Not applicable
Mailing address <u>205 Mill street</u> <u>Merrickville ont K0G1N0</u>	Mailing address _____
Telephone _____	Telephone _____
Cell <u>"see above"</u>	Cell _____
email _____	email _____
If known, name of <b>HOLDER</b> of mortgage, charge or encumbrance <u>none</u>	If known, name of <b>HOLDER</b> of mortgage, charge or encumbrance
Mailing address <u>none</u>	Mailing address _____

**RECEIVED**  
 MAY 04 2023

<b>OFFICIAL PLAN:</b> Current designation <u>accessory garage</u>	<b>ZONING:</b> Current designation _____
--	---

<b>DIMENSIONS OF SUBJECT LAND:</b>	<u>irregular lot.</u>
Frontage <u>80ft</u>	Depth <u>96.44</u> <u>116 + 4/12</u> Area

<b>REZONING</b> – Nature and extent of rezoning requested: <u>turn accessory garage into amenities space for guests.</u>	<b>REZONING</b> – Reason why rezoning is requested: <u>use existing space for guests of Bed and Breakfast to use as living room</u>
---	--

**DATE** – If known, date subject land was acquired by current owner: June 2022

**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. Pt Lt E15 Mill St and W of Orchard St PL 6 Merrickville, Lt 2 N15 Orchard St. 3 E15 Mill St PL 6 Merrickville Pt Lt E15 Montague St and S of Ideau St P12201469 Merrickville-Wolford.

**ACCESS** – Access to the subject land will be by:

Provincial Highway       Right-of-way       Other public road (specify): \_\_\_\_\_

Municipal road – year round       Water \_\_\_\_\_

Municipal road – seasonal

**WATER ACCESS** – Where access to the subject land is by water only:  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 \_\_\_\_\_

<b>EXISTING USES</b> of the subject land: <u>Bed and breakfast in residential area</u>	If known, length of time the existing uses of the subject land have continued: <u>first bed and breakfast in 1988. this building for amendment built approx 4 years ago by previous owner.</u>
---	---

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

Type accessory garage Front lot line setback \_\_\_\_\_ Height in metres \_\_\_\_\_  
 If known, date \_\_\_\_\_ Rear lot line setback \_\_\_\_\_ Dimensions \_\_\_\_\_  
 constructed: 2019 Side lot setback \_\_\_\_\_ Floor area \_\_\_\_\_  
 Side lot line setback \_\_\_\_\_

Type accessory garage Front lot line setback \_\_\_\_\_ Height in metres \_\_\_\_\_  
 If known, date \_\_\_\_\_ Rear lot line setback \_\_\_\_\_ Dimensions \_\_\_\_\_  
 constructed: 1850 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 \_\_\_\_\_ 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:

- 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 # \_\_\_\_\_      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.



# 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.

*Folk*

Signature of witness

*Mickens*  
Signature of owner

*May 2/2023*  
Date

## DECLARATION OF APPLICANT

I, *Kate Folk*, 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 *02* day of *May*, *2023*

*Kate Folk*

Signature of applicant

*Julia McCaugherty-Jansman*  
Signature of commissioner

**Julia McCaugherty-Jansman**  
**Deputy Clerk, 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 \_\_\_\_\_

\_\_\_\_\_



# Application for ZONING AMENDMENT

## Declarations

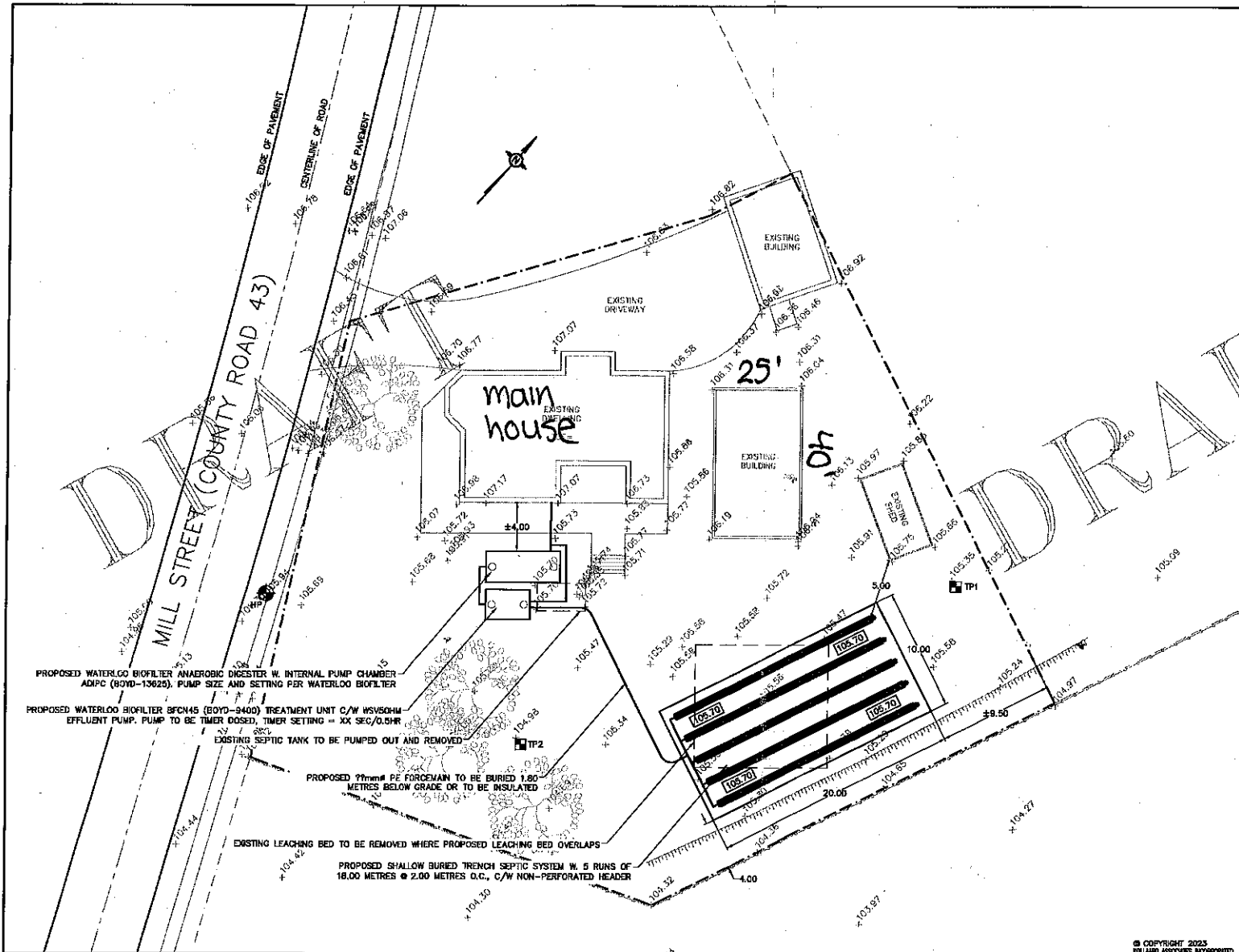
I, Marion Arends being the registered property owner(s) of the property that is the subject of this application for Zoning Amendment, do hereby understand and consent to forthwith pay any and all additional costs associated with the processing of this application. Failure to do so will result in cancellation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

Marion L. Arends  
Owner (print name)

M. Arends  
Signature

May 2 2023  
Date

May 2/2023  
Date



DRAWING NUMBER: 230286-SD

**CONSTRUCTION NOTES:**

- All dimensions and elevations are in metres. Do not scale drawing.
- This drawing is not a legal survey, a utility plan or a site plan and is for as-built purposes only.
- TPN = 30000
- This drawing cannot be accepted as acknowledging all of the utilities, and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
- This drawing is not for construction until approved by the relevant authorities.
- The sewage system envelope (leaching bed) as identified on the drawing must be maintained free of the deposit or disposal of any materials, structures, or equipment other than the materials or equipment required for the construction of the leaching bed within the sewage system envelope.
- Topsoil (organic) to be removed from bed area and exposed subgrade. No wheeled vehicles to be allowed in leaching bed area.
- Percolation rate of any imported sand for bed to be 8 to 21 min/cm, with < 5% passing the #200 (0.080 mm) sieve.
- Stone layer to be washed aggregate stone, free of fine material, with gradation conforming to OGC Table B.7.3.3.4.
- The septic system leaching bed is to be graded to provide positive drainage away from the septic system and treated with 75 to 100 mm permeable topsoil and seed. Grass growth is to be established.
- The following are not to be connected to the septic system: Water softener, swimming pool or filter system (includes pump, pump discharge).
- Septic system to be installed in accordance with the OGC.
- Septic tank to meet criteria described in the OGC.
- No silt, clay or other soft material to be placed around or over leaching bed.
- All changes to this design must be verified and approved by Kollaard Associates Incorporated.
- Minimum clearance from treatment unit to:
  - structure = 1.5m
  - property line = 3m
  - drilled well = 15m
- Minimum clearance from distribution piping to:
  - structure = 3m
  - property line = 2m
  - drilled well = 30m

REV.	NAME	DATE	DESCRIPTION

**Kollaard Associates**  
Engineers  
(513) 860-0923

210 PRESCOTT STREET  
PO BOX 189  
MERRICKVILLE ONTARIO  
K0G 1J0

FAX (513) 258-0475  
www.kollaard.ca  
info@kollaard.ca

CLIENT:  
MARILOU ARENDS

PROJECT:  
SINGLE FAMILY DWELLING

DRAWING:  
PROPOSED SEPTIC DESIGN PLAN

LOCATION:  
205 MILL STREET  
LOT 8, CONC. B,  
MONTAGUE,  
VILLAGE OF MERRICKVILLE-WOLFORD

DESIGNED BY: PV	DATE: APR 12, 2023
DRAWN BY: PV	SCALE: 1:300

KOLLAARD FILE NUMBER:  
230286

© COPYRIGHT 2023  
KOLLAARD ASSOCIATES INCORPORATED

**From:** Municipal Planning <MunicipalPlanning@enbridge.com>  
**Sent:** Friday, June 30, 2023 3:32 PM  
**To:** Julia McCaugherty-Jansman <deputyclerk@Merrickville-wolford.ca>  
**Subject:** RE: Notice of Zoning By-Law Amendment Application and Public Meeting ZBA-02-2023  
Merrickville-Wolford

Thank you for your circulation.

Enbridge Gas 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](mailto:MunicipalPlanning@Enbridge.com).

Regards,

**Willie Cornelio** CET  
Sr Analyst Municipal Planning  
Engineering

**ENBRIDGE**  
TEL: 416-495-6411  
500 Consumers Rd, North York, ON M2J1P8  
[enbridge.com](http://enbridge.com)  
**Safety. Integrity. Respect. Inclusion.**

**From:** Julia McCaugherty-Jansman <[deputyclerk@Merrickville-wolford.ca](mailto:deputyclerk@Merrickville-wolford.ca)>  
**To:**  
**Sent:** Tuesday, June 20, 2023 2:33 PM

**Subject:** [External] Notice of Zoning By-Law Amendment Application and Public Meeting ZBA-02-2023  
Merrickville-Wolford

Good afternoon,

Please see attached the Notice of Zoning By-law Amendment Application and Public Meeting regarding property 205 Mill Street in the Village of Merrickville-Wolford. A Public Meeting has been scheduled for Monday, July 10, 2023 at 6:00 p.m. in the Village Council Chambers.

Thank you,

Julia McCaugherty-Jansman  
Deputy Clerk  
Village of Merrickville-Wolford  
317 Brock St W, Box 340  
Merrickville ON K0G 1N0  
Phone (613) 269-4791 Ext 257  
[deputyclerk@merrickville-wolford.ca](mailto:deputyclerk@merrickville-wolford.ca)

July 4, 2023

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

Attention: Doug Robertson, CAO/Clerk

Dear Mr. Robertson:

**Re: Planning Opinion – 205 Mill Street, Village of Merrickville**

I have now had an opportunity to review the development potential and planning options for 205 Mill Street within the Village of Merrickville (subject property) as it relates to the Village of Merrickville Wolford Zoning By-law 23-08 and Official Plan and provide the following for your consideration.

The subject property is approximately 2,332 m<sup>2</sup> (0.57 ac) in size with roughly 43 m (140 ft) of frontage on Mill Street (County Road #43), north of the Rideau Canal (Map 1). The property is occupied by a single detached dwelling which has been operated as a Bed and Breakfast for several decades in compliance with the Zoning By-law. The subject property is also occupied by a large, detached accessory structure and approximately 6 parking spaces. It is understood that the property has a heritage designation.

The subject property is designated “Residential” in the Merrickville Wolford Official Plan (2021) and zoned “Residential Type One (R1)” in the Village’s Comprehensive Zoning By-law 23-08. The “R1” zoning reflects the historic use of the property as a single detached residence.

The land is currently for sale and the Village has been asked by potential purchasers about the range of development options available for the property. Specifically, the Village has been presented with a proposal to operate the site as a Bed and Breakfast and a place for group retreats, vacations, weddings, teambuilding, or reunions. It has also been suggested that the site might host curated visits incorporating local talents ranging from cooking lessons, yoga, spa services, canoeing adventures, glass blowing, and pottery demonstrations could also be introduced.

### **Existing Zoning**

The existing “R1” zoning of the property reflects the historic use of the property (Map #2). The uses permitted under the “R1” zone are limited to single detached dwellings and non-residential uses permitted under Section 3 of the Zoning By-law. The Section 3 non-residential uses include:

- “Bed and Breakfast in accordance with Section 3.4
- Day Nursery in accordance with Section 3.8
- Group Home in accordance with Section 3.12
- Home Occupations in accordance with Section 3.15”

All the uses identified above are currently permitted on the property subject to the provisions of the Village’s Zoning By-law.

With respect to the Bed and Breakfast use, the Zoning By-law defines a bed and breakfast as:

“BED AND BREAKFAST: Means a single detached dwelling in which not more than 5 guest rooms are used to accommodate the traveling or vacationing public for gain or profit and may include the provision of meals to the guest room occupants.”

In terms of parking requirements, the Zoning By-law requires one (1) parking space per guest room for a bed and breakfast. It should be noted that the Zoning By-law does not refer to the need for a B & B to be owner-occupied.

Section 3.15, Home Occupations provisions of the Zoning By-law provides some limited options to introduce non-residential uses into residential neighbourhoods. The Home Occupation provisions state that such uses shall not change the residential character of the property, shall not have an adverse effect on neighbouring properties, shall meet the size, location, and servicing regulations for such uses, shall not involve more than two (2) employees who do not live in the house, shall not include retail sales, shall meet the requirements for instruction or education, and is not an identified prohibited use. Although implied, the zoning provisions do not specify that a home occupation is conducted in an owner-occupied dwelling.

The size limitations on home occupations must be understood. The Zoning By-law states that the “amount of floor area deemed separate and exclusively dedicated for the home occupation use(s) shall not exceed 33% of the total gross leasable floor area of the dwelling, or 46 m<sup>2</sup> (495 ft<sup>2</sup>), whichever is the lesser.”. The Zoning By-law also permits 15m<sup>2</sup> (161.5 ft<sup>2</sup>) of the floor area to be in a private garage or accessory building, provided the accessory structure complies with all other provisions of the Zoning By-law.

### **Existing Official Plan**

The existing “Residential” designation under the Merrickville Wolford Official Plan provides for the full range of residential uses to be permitted on the property. In addition, the Official Plan states under Section 6.2.2.2 that:

“In addition, uses which are complementary to the proper functioning of a residential area shall also be permitted. These shall include home occupation uses, institutional uses such as schools, nursing homes and churches, open space uses such as parks and community centres, neighbourhood commercial uses such as convenience stores, clinics, licensed daycares, and similar uses which are compatible with residential uses, provided that steps are taken to protect the historic character and residential amenities of the area, such as provision for increased setbacks, landscaping, buffering, off-street parking, etc.”

Although not specifically stated, the idea that the subject property can be considered as a place of accommodation for the travelling public in conjunction with a B & B is deemed to be compatible with the residential use of the property. Other similar uses catering to the traveling public may also be appropriate for the property, given its size and strategic location next to the Rideau Canal and the downtown core.

Should there be a desire to expand the range of non-residential uses of the property beyond the scope of a home occupation, a site-specific zoning by-law amendment would be required. Such a zoning by-law amendment would be required to demonstrate conformity to the Residential policies of the Official Plan for non-residential uses and ensure compatibility with the surrounding residential neighbourhood.

### **Analysis & Conclusion**

The subject property at 205 Mill Street is designated and zoned for residential uses. The existing single detached dwelling on the property is a legal and permitted use of the land.

Evidence has been presented which indicates that there has been a five (5) bedroom Bed and Breakfast operating from the property for several decades in compliance with the current zoning standards. To confirm, bed and breakfast is a permitted use of the property and the use can continue in accordance with the bed and breakfast provisions of the zoning by-law.

It has been suggested by those looking to purchase the property that there is a desire to expand the services offered on the property to include a place for group retreats, vacations, weddings, teambuilding, or reunions. It has also been indicated that curated visits incorporating local talents ranging from cooking lessons, yoga, spa services, canoeing adventures, glass blowing, and pottery demonstrations could also be introduced.

The use of the existing house to accommodate the traveling public is permitted under the Bed and Breakfast zone provisions and would be capped at the 5 bedrooms. The use of the subject property as an "events venue" for hosting weddings does not fit with the definition of a B & B and would not be considered a home occupation as defined in the zoning by-law. The other curated activities may be able to fit within the home occupation provisions of the zoning by-law, however the size limitations and range of permitted activities may be too limiting.

It is recommended that anyone wishing to purchase the property and wanting to include non-residential activities on the property be made aware of the bed and breakfast and home occupation provisions of the Zoning By-law. Provided such activities comply with the provisions of the Zoning By-law, they would be permitted.

Should the range of activities proposed for the property not fit the home occupation provisions of the Zoning By-law, a site-specific zoning by-law amendment would be required in order to establish an expanded range of permitted uses. Conformity to the Residential policies of the Official Plan would be required. It should be noted that typically, the parking requirements and sanitary and water service requirements can be limiting factors when attempting to expand the development potential of properties, especially those in the hospitality business.

I trust this provides sufficient direction regarding the potential use of the subject property. If you have any questions, please feel free to contact me at your convenience.

All of which is respectfully submitted.

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



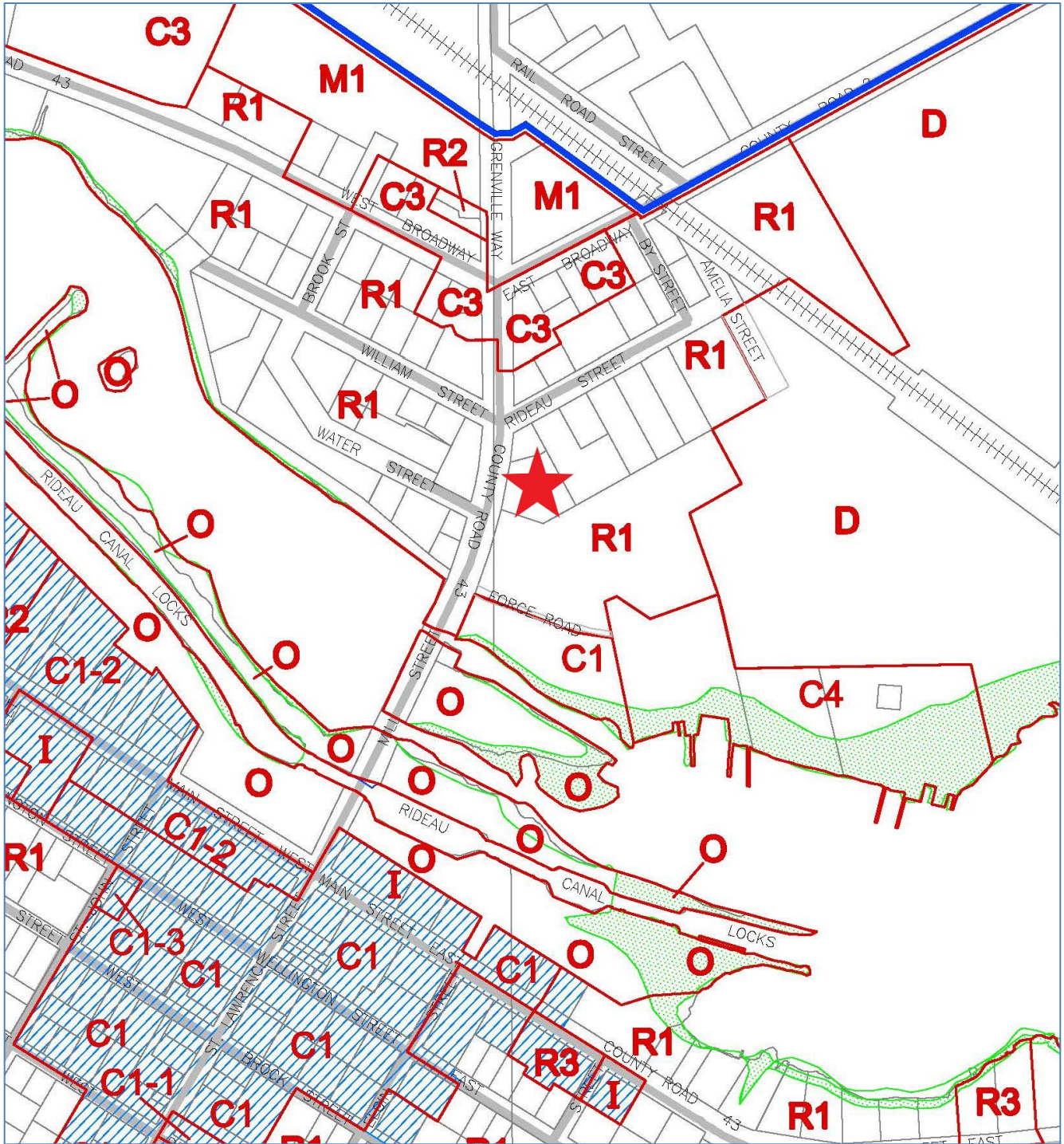
Forbes Symon, MCIP, RPP  
Senior Planner

# Map #1: 205 Mill Street, Merrickville





**Map #2: Zoning of Subject Property (Red Star)**



For Clerk's use only, if required:

**Recorded Vote Requested By:**

Cameron	Y	N
Gural	Y	N
Ireland	Y	N
Maitland	Y	N
Oldfield	Y	N

Resolution Number: R - - 23

Date: July 10, 2023

Moved by: Barr Gural Ireland Maitland

Seconded by: Barr Gural Ireland Maitland

**Be it hereby resolved that:**

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

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

and now returns to the special meeting of Council.

Carried / Defeated

\_\_\_\_\_  
Michael Cameron, Mayor

For Clerk's use only, if required:

**Recorded Vote Requested By:**

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

Resolution Number: R - - 23

Date: July 10, 2023

Moved by: Barr Gural Ireland Maitland

Seconded by: Barr Gural Ireland Maitland

**Be it hereby resolved that:**

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

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

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

Carried / Defeated

\_\_\_\_\_  
Michael Cameron, Mayor

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

**BY-LAW 36-2023**

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

205 Mill Street, Former Village of Merrickville, Now 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 being the Zoning By-law for the Village of Merrickville-Wolford, as amended, is hereby further amended as follows:
  - a) Schedule "A" to By-law 23-08 is amended by rezoning those lands described as 205 Mill Street, Former Village of Merrickville, now Village of Merrickville-Wolford, from "Residential Type One (R1)" to "Residential Type One – Exception 2 (R1-2)" as shown on Schedule "A" attached hereto.
  - b) Notwithstanding their "Residential Type One (R1)" zoning designation, those lands identified as "Residential Type One – Exception 2 (R1-2)" on Schedule "A" attached to this By-law, may be used in accordance with the "R1" zone provisions contained within this By-Law, excepting however that:
    - . "5.1.4.X R1-2 The existing accessory structure may be used as amenity space for guests of the B & B."
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 10th day of July 2023.

This By-law read a THIRD time and finally passed this 10th day of July 2023.

\_\_\_\_\_  
MAYOR

CORPORATE  
SEAL OF  
MUNICIPALITY

\_\_\_\_\_  
DOUG ROBERTSON, CAO/CLERK

**SCHEDULE A TO BY-LAW 36-2023**



Lands to be rezoned from "Residential Type One (R1)" to "Residential Type One Exception 2 (R1-2)"

For Clerk's use only, if required:

**Recorded Vote Requested By:**

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

Resolution Number: R - - 23

Date: July 10, 2023

Moved by: Barr Gural Ireland Maitland

Seconded by: Barr Gural Ireland Maitland

**Be it hereby resolved that:**

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

Carried / Defeated

---

Michael Cameron, Mayor

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

**BY-LAW 37-2023**

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 JULY 10, 2023

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 special meeting held on July 10, 2023 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 special meeting held on July 10, 2023 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 10<sup>th</sup> day of July 2023.

\_\_\_\_\_  
Michael Cameron, Mayor

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

For Clerk's use only, if required:

**Recorded Vote Requested By:**

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

Resolution Number: R - - 23

Date: July 10, 2023

Moved by: Barr Gural Ireland Maitland

Seconded by: Barr Gural Ireland Maitland

**Be it hereby resolved that:**

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

Carried / Defeated

---

Michael Cameron, Mayor