

Village of Merrickville-Wolford Special Council Minutes

Date: February 3, 2025
Time: 6:00 pm
Location: Council Chambers

Members Present Mayor Cameron
Deputy Mayor Barr
Councillor Gural
Councillor Ireland

Members Absent Councillor Maitland

Staff Present Julia McCaugherty-Jansman, Clerk
Darlene Plumley, CAO

Others Present Forbes Symon, Senior Planner

1. Call to Order

The meeting was called to order at 6:00 p.m.

2. Approval of Agenda

Moved By Deputy Mayor Barr

Seconded By Councillor Gural

THAT the Agenda for the Special Council Meeting held on February 3, 2025 be approved as presented.

Carried

3. Disclosure of Pecuniary Interest or the General Nature Thereof

None.

4. Motions for Consideration

Moved By Councillor Gural

Seconded By Deputy Mayor Barr

THAT the Council of the Corporation of the Village of Merrickville-Wolford receive for information the Motions for Consideration document as presented.

Carried

5. Public Meeting

Moved By Deputy Mayor Barr

Seconded By Councillor Ireland

THAT the Council of the Corporation of the Village of Merrickville-Wolford enter into a Statutory Public Meeting regarding the Draft Discussion Zoning By-law.

Carried

5.1 Draft Discussion Zoning By-law

Please note this is not a verbatim report. For the full recording, please visit the Village of Merrickville-Wolford YouTube Channel.

Mayor Cameron called the Public Meeting to order. He provided the explanation of the purpose of the Public Meeting, being to provide an opportunity for members of the public to learn more about the proposed changes to the new draft Zoning By-law, ask questions, and/or make statements either in favour of, or in opposition to, the proposed changes.

Senior Planner Forbes Symon provided an overview of the Discussion Draft Zoning By-law and his summary report as included in the agenda package. Mr. Symon highlighted the informal Open House that took place on January 28th, 2025 and that it created good discussions on the document. He noted the oversight of failing to include zoning provisions for townhouse development as townhouse development is moved from R-2 to R-3. He confirmed that this has been put on the list to be addressed. He noted the discussions surrounding Additional Residential Units (ARUs). He requested that any written public comments be provided to staff by February 28th, 2025.

Members of the public were offered an opportunity to provide comments.

Paul Marriott stated that he attended the public Open House and has reviewed the draft discussion by-law. He noted that the document does not have street townhouses as permitted uses in either R-2 or R-3 and that this reflects on the quality of the document. He stated that the map on Schedule B is incorrect for the roadways, as Merrickville Grove does not have a throughway but rather a walkway. He questioned how he can be sure that the rest of the information is correct in the document. He

proposed to Council that they should consider having the document thoroughly edited and re-issued as a revised document and allow for an additional 28 days for public comment.

Yves Grandmaitre stated that he has read the draft discussion by-law and noted that in Section 3 there are tables that go up to duplexes and no mention of 3 or fourplexes throughout Section 3 in the tables. He noted the missing information and that it is hard to judge the document based on what is not there. He stated that it would be beneficial if the document were to identify the minimum requirement which is part of the Provincial Policy Statement where it applies and where it does not. He said there are some standards included that are not known if the municipality has to do or is recommended to do. He provided the specific example of the house on the corner of Brock and Church Streets looking at the space of the property and stated that someone could put two fourplexes on this double lot. He noted that he is unsure that this is the intent of Council to have that kind of density. He highlighted his understanding of wanting additional tax base and additional properties on the water system but reiterated that it would be good to know why the minimum footage requirements have been removed and what does the Provincial Policy Statement require versus what is recommended. He concluded that the document needs a more thorough read for a clearer understanding for the public.

Cheryl Anderson noted that the by-law proposal is to eliminate zoning provisions for townhouses and concluded that this was a mistake. She commented that the townhouse provisions are to be moved from R-2 to R-3 with perhaps some changes to the provisions. She said the document only shows the removal of townhouse zoning provisions from R2 and that this is the change we must deal with today. She said she did not think anyone wants the zoning by-law to be silent on townhouses and she urged Council to reject this proposed change as this will result in the return of zoning provisions for street townhouse dwellings unaltered to the R-2 zone. She continued that other changes will be needed elsewhere in the proposed by-law for consistency, such as townhouses needing to be put back into permitted uses for R-2 and R-3 the by-law would need to refer back to R-2. She mentioned the proposed changes to reduce minimum lot frontages and lot areas for singles, semis and duplexes, as well as the addition of triplexes fourplexes as dwelling types. She said that the Planner explained that these were consistent with the changes made to other municipalities in the region. She highlighted that Merrickville is different from any of the villages and municipalities in Eastern Ontario.

She continued that tourists who make the businesses prosper come here because Merrickville is different. She said that people move here and pay a premium for their housing, and the Village prospers, because it is different. She stated that these changes are not in the best interest of the Village so requested that they not happen. She suggested that it would make sense to keep the lots as they are until we understand the impact of the new housing styles of ARU's and tiny houses. She said we can probably handle random requests for triplexes and fourplexes through the existing dwelling type of multiple dwelling house R-3. She concluded that it is about managing risk and requested that Council reject the proposed reductions to minimum lot areas and reductions to minimum frontages for singles, semis and duplexes in all zones. She asked that Council reject the proposed addition of triplexes and fourplex dwellings.

Mark Elliott noted that there is a stormwater pond where Mclean's Landing Phase II is proposed to be built and that there is already water in it. He noted that there is no fencing around it. He asked if Council intends to get the developer to provide some protection for the area. He noted that based on the meeting with the developer that it is not their responsibility as it did not belong to this Phase but that he sees it as a concern that there is no safety protection around the stormwater pond. He asked Council to look into this. He mentioned the inconsistencies in the draft Schedule B map. He asked if Alice and Wallace Streets going out to St. Lawrence Street will they be accessible from McLean's Landing Phase II or just down Sophie Lane. He noted that the maps are not clear if it is or not and would like some clarification on this. He asked that if by-laws are re-issued for further public review that this map gets looked at to be reflective of what the current proposed plan is.

Members of the public were offered a final opportunity to provide comments. No further comments were provided.

Mayor Cameron closed the Public Meeting portion of the Meeting.

6. Resume Special Meeting

Moved By Deputy Mayor Barr

Seconded By Councillor Gural

THAT the Council of the Corporation of the Village of Merrickville-Wolford close the Public Meeting and resume the Special Meeting of Council.

Carried

7. Confirmatory By-law 12-2025

Moved By Councillor Gural

Seconded By Councillor Ireland

THAT the Council of the Corporation of the Village of Merrickville-Wolford give First, Second, Third and Final Reading to By-law 12-2025, being a By-law to Confirm the Proceedings of Council for the Special Meeting of February 3, 2025;

AND FURTHER THAT authorization be given to the Mayor and Clerk to sign, seal and place in the By-law Book for the Municipality By-law Number 12-2025.

Carried

8. Adjournment

Moved By Councillor Gural

Seconded By Deputy Mayor Barr

THAT the Council of the Corporation of the Village of Merrickville-Wolford adjourn at 6:21 p.m.

Carried

Mayor Michael Cameron

Clerk Julia McCaugherty-Jansman