

March 5, 2025

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

Attention: Darlene Plumley, CAO

Dear Ms. Plumley:

Re: Planning Report – Zoning By-law Amendment Application ZBA-01-2025 (Rob Thompson Construction Ltd) Part of Lot 13, Concession 4 Wolford, Being Part 2 on Plan 15R11628, Save and Except Part 1 on Plan 15R11699 and Save and Except Parts 1 and 2 on Plan 15R11718, Village of Merrickville-Wolford

I have now had an opportunity to review the ZBA Application ZBA-01-2025 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 proposes to modify the zoning regulations of the “Hamlet (H)” as it applies to the subject property to permit the proposed “Carley’s Corners Subdivision” which has recently received draft approval. In order to accommodate the proposed draft plan of subdivision there is a need to reduce the minimum lot frontage for three of the proposed lots, permit additional residential units on 12 of the proposed lots (prohibited on the other lots) and establish a site-specific watercourse setback and setback from the County Road #15.

The subject lands are located in the southwest corner of the Hamlet of Carleys Corners fronting on County Road #15 on lands described as Part of Lot 13, Concession 4, Geographic Township of Wolford, now the Village of Merrickville-Wolford. The subject property is approximately 16.04 ha (39.6 ac) of land with a combined 360 m of frontage on County Road #15 (road frontage is in two sections). The land is vacant and generally described as a hay field.

The proposed development consists of 32 residential lots ranging in size from 0.38 ha (0.94 ac) to 0.7 ha (1.73 ac). The housing form is to be single detached residential dwellings. The access to the proposed lots will be via an internal crescent 20 m wide roadway. The proposed draft plan of subdivision received conditional approval from the United Counties of Leeds and Grenville on September 9, 2024. One of the conditions of draft approval (#30) states:

“The Owner covenants and agrees that prior to registration of the plan of subdivision, the proposed plan of subdivision shall meet the provisions of a Zoning By-Law Amendment approved in accordance with the requirements of the *Planning Act*, with all possibility of appeal to the Ontario Land Tribunal (OLT) exhausted. Specifically, the Zoning for the single detached residential development shall include provisions for additional residential units, where appropriate, and setbacks from water features/wetlands. This shall be to the satisfaction of the Village.”



The lands are currently zoned “Hamlet (H)” in the Village Zoning By-law 23-08 and designated as Hamlet in the Village Official Plan. The Hamlet zone references the standards of the “Residential Type Two (R2)” which in turn references the “Residential Type One (R1)” zoning standards for single detached dwellings. The R1 zone standards establish a 2000 m² (0.5 ac) minimum lot size and a 30 m (98.4 foot) minimum lot frontage.

Provincial Policy Statement, 2024

The proposed development is recognized as being located in a “settlement area” which is defined by the PPS as: “urban areas and rural settlement areas, and include cities, towns, villages, and hamlets.”. Settlement areas vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of infrastructure available.

The PPS directs that settlement areas should be the focus of growth and development, and their vitality and regeneration shall be promoted. Appropriate development standards should be promoted which facilitate intensification, redevelopment, or compact form, while avoiding or mitigating risks to public health and safety.

Through the plan of subdivision process it was concluded that the proposed development is consistent with the PPS. The same holds true for the implementing zoning by-law amendment.

Local Official Plan Policies

The proposed development does well to represent and meet the objectives of the Village’s Official Plan regarding development within Hamlets. Hamlets are identified in the Official Plan as forming part of the urban land use designation within the OP. Hamlet lands are anticipated to be developed on private services with an internal road system and avoiding direct access onto a County Road. The Official Plan policies do reference the Special Heritage Policy Area 2 as applying to future development and specifically references the need for street trees, building designs reflective of pre-World War II architectural style and promoting two storey buildings over bungalows.

The proposed subdivision also appears to meet the minimum lot size of 0.4 ha (1ac) set out in Section 9.3.1 and restricts direct access onto the County Road as required in Section 7.2 of the Official Plan.

As required under Section 9.3.3. of the OP, the applicant has provided a Planning Rationale, a Hydrogeology and Terrain Analysis, a preliminary stormwater management study, a Phase 2 Archeology Study, a Traffic Study, an Environmental Impact Assessment and an Environmental Site Assessment with the plan of subdivision application.

In general, the proposed development conforms to the policies of the Official Plan.

Merrickville-Wolford Zoning By-law 23-08

The subject property is zoned ‘Hamlet (H)’ in the Merrickville Wolford Zoning By-law 23-08. The application is seeking to modify the Hamlet zone by:

- reduce the minimum lot frontage for three of the proposed lots
- permit additional residential units on 12 of the proposed lots (prohibited on the other lots)
- establish a site-specific watercourse setback
- establish a site-specific setback from the County Road #15.



Public and Agency Comments

Agency comments received from RVCA and Enbridge Gas are attached to this report. No concerns were identified from either agency.

No public comments have been received at the writing of this report.

Concluding Comments

It is concluded that the proposed Zoning By-law Amendment complies with the policies of the Official Plan for the Village of Merrickville Wolford and is consistent with the policies of the Provincial Policy Statement (PPS). The proposed development will contribute to positive future growth of the community and help the Village meet their housing growth requirements set out in the Official Plan.

Recommendation

It submitted as my professional recommendation that the Council for the Village of Merrickville-Wolford **APPROVE** the requested Zoning By-law Amendment application as submitted.

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

**Attachment 1:
Lands To Be Rezoned**



Subject lands to ZBA-01-2025

Attachment #2: Draft Plan of Subdivision

