

Conservation Partners Partenaires en conservation



February 28, 2025

SENT BY EMAIL (clerk@merrickville-wolford.ca)

Julia McCaugherty-Jansman, Clerk
Village of Merrickville-Wolford
P.O. Box 340
Merrickville, ON K0G 1N0

Re: **Zoning By-law Amendment Application (ZBA-01-2025)
Part of Lot 13, Concession 4 Wolford
County Road 15, Village of Merrickville-Wolford
Rob Thompson Construction Ltd.**

This letter acknowledges receipt of the above-noted application circulated by the Village of Merrickville-Wolford. The materials were received by the Rideau Valley Conservation Authority (RVCA) on February 7, 2025.

RVCA staff have reviewed this application in accordance with the *Conservation Authorities Act*, which requires RVCA to provide programs and services related to the risk of natural hazards within its jurisdiction. With respect to *Planning Act* matters, conservation authorities have a role to ensure that decisions under the *Planning Act* are consistent with the natural hazard policies (Section 5.2) of the Provincial Planning Statement (PPS), 2024.

In addition, RVCA staff have also reviewed this application in accordance with Section 28.1 of the *Conservation Authorities Act*. Where development activity is proposed within a regulated area, a permit is required to ensure that it conforms to the applicable tests for implementation of the Act.

Purpose of the Application

The purpose of the application is to facilitate reduced lot frontage for three (3) lots, permit Additional Residential Units on twelve (12) lots and prohibit them on all other lots, to establish site-specific watercourse setbacks, and to establish the required setback from County Road 15.

Conservation Authorities Act - Section 28

The subject lands are regulated by the Conservation Authority for lands within or within 15 metres of a watercourse located along the rear property line as well as lands within 30 metres of the Wolford Bog Wetland.

Any development activity within RVCA's Regulated Area would be subject to a permit pursuant to 28.1 of the *Conservation Authorities Act*. In accordance with Section 28.1 of the *Conservation Authorities Act*, development activity may be permitted in the Regulated Area, where it can be demonstrated to RVCA's satisfaction that the control of flooding, erosion, dynamic beaches, or unstable soils and bedrock will not be affected.

Application-Specific Comments

Based on a review of the submission materials and information noted in Appendix 'A' of this letter, the proposed development is not anticipated to have any impact on natural hazards.

Recommendation

The RVCA has no objections to the above noted site plan control application.

Should you have any questions, please contact me.

Respectfully,

A handwritten signature in black ink, appearing to read 'E. Lalande', written in a cursive style.

Eric Lalande, MCIP RPP

Senior Planner

Rideau Valley Conservation Authority

eric.lalande@rvca.ca

613-692-3571 ext. 1137

Appendix 'A' Materials and Information Reviewed by RVCA

The following materials received on February 7, 2025, were reviewed by RVCA staff:

- Application Form
- Notice of Public Meeting
- RVCA Geoportal mapping

Excerpt from RVCA Geoportal

