

CORPORATION OF THE VILLAGE OF MERRICKVILLE-WOLFORD BY-LAW XX-2025

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

Part of Lot 13, Concession 4, Geographic Township of 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 “B” to By-law 23-08 is amended by rezoning those lands described as Lots 26-31 and Block 32 on Draft Plan of Subdivision certified July 16, 2024 applying to lands within Part of Lot 13, Concession 4, Geographic Township of Wolford, from “Hamlet (H)” to “Hamlet – X1 (H-X1)” as shown on Schedule “A” attached hereto.
 - (b) Notwithstanding their “Hamlet (H)” zoning designation, those lands identified as “Hamlet – X1 (H-X1)” 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 (X1) H-X1: Lots 26-31 and Block 32 on Draft Plan of Subdivision certified July 16, 2024 applying to lands within Part of Lot 13, Concession 4, Geographic Township of Wolford
 - i. Additional Residential Unit is a permitted accessory use per the following definition:

ADDITIONAL RESIDENTIAL UNIT: Means an accessory residential use located within a dwelling or accessory structure, consisting of a self-contained residential area with sleeping, kitchen, and bathroom facilities, but shall not include a boarding house, group home, or lodging establishment, as defined herein. A mobile home, while not regulated under the Building Code Act, shall be included in this definition, and is required to be placed on a foundation.
 - ii. The following provisions shall apply to an Additional Residential Unit:
 - a. A maximum of one (1) Additional Residential Unit is permitted in addition to the primary dwelling and may be contained within a dwelling or within an accessory structure.

- b. An Additional Residential Unit located within an accessory structure shall be limited to a maximum building height of 5 metres, except in the case of a detached private garage containing an Additional Residential Unit (ARU), the maximum height of the garage shall be 6.1 metres (20 feet) and shall not exceed 1.5 storeys.
 - c. An Additional Residential Unit shall require compliance with the provisions of the Building Code Act and Fire Code.
 - d. The proposed Additional Residential Unit shall be accessed using the driveway providing access to the principal residential use.
 - e. An Additional Residential Unit shall require a minimum of 1 parking space, which is permitted in a tandem arrangement.
 - f. Additional Residential Units contained within an existing dwelling on private services shall be connected to the existing well and septic systems, subject to confirmation that the existing well and septic systems can support the proposed development.
 - g. Additional Residential Units contained within an accessory structure on a property privately serviced may connect to the well and septic system in use by the existing dwelling, should the systems be capable of supporting the additional development, or to an independent well and septic system, subject to confirmation that the existing well and septic systems can support the proposed development.
- iii. Not more than 2 dwelling houses shall be located on a lot.
 - iv. The minimum landscaped open space is 55%.
 - v. No development or site alteration shall be permitted within 30 metres of top-of-bank of a watercourse or a Provincially Significant Wetland.”
- (c) Schedule “B” to By-law 23-08 is amended by rezoning those lands described as Lots 5-10 on Draft Plan of Subdivision certified July 16, 2024 applying to lands within Part of Lot 13, Concession 4, Geographic Township of Wolford, from “Hamlet (H)” to “Hamlet – X2 (H-X2)” as shown on Schedule “A” attached hereto.
- (d) Notwithstanding their “Hamlet (H)” zoning designation, those lands identified as “Hamlet – X2 (H-X2)” 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 (X2) H-X2: Lots 5-10 on Draft Plan of Subdivision certified July 16, 2024 applying to lands within Part of Lot 13, Concession 4, Geographic Township of Wolford

- i. Additional Residential Unit is a permitted accessory use per the following definition:

ADDITIONAL RESIDENTIAL UNIT: Means an accessory residential use located within a dwelling or accessory structure, consisting of a self-contained residential area with sleeping, kitchen, and bathroom facilities, but shall not include a boarding house, group home, or lodging establishment, as defined herein. A mobile home, while not regulated under the Building Code Act, shall be included in this definition, and is required to be placed on a foundation.

- ii. The following provisions shall apply to an Additional Residential Unit:
 - a. A maximum of one (1) Additional Residential Unit is permitted in addition to the primary dwelling and may be contained within a dwelling or within an accessory structure.
 - b. An Additional Residential Unit located within an accessory structure shall be limited to a maximum building height of 5 metres, except in the case of a detached private garage containing an Additional Residential Unit (ARU), the maximum height of the garage shall be 6.1 metres (20 feet) and shall not exceed 1.5 storeys.
 - c. An Additional Residential Unit shall require compliance with the provisions of the Building Code Act and Fire Code.
 - d. The proposed Additional Residential Unit shall be accessed using the driveway providing access to the principal residential use.
 - e. An Additional Residential Unit shall require a minimum of 1 parking space, which is permitted in a tandem arrangement.
 - f. Additional Residential Units contained within an existing dwelling on private services shall be connected to the existing well and septic systems, subject to confirmation that the existing well and septic systems can support the proposed development.
 - g. Additional Residential Units contained within an accessory structure on a property privately serviced may connect to the well and septic system in use by the existing dwelling, should the systems be capable of supporting the additional

development, or to an independent well and septic system, subject to confirmation that the existing well and septic systems can support the proposed development.

- iii. Not more than 2 dwelling houses shall be located on a lot.
 - iv. The minimum landscaped open space is 55%.
 - v. All buildings and structures including septic tanks shall be set back a minimum horizontal distance of 30 metres from the top-of-bank of a watercourse.
- (e) Schedule “B” to By-law 23-08 is amended by rezoning those lands described as Lots 1-4, 11-14, and 17 on Draft Plan of Subdivision certified July 16, 2024 applying to lands within Part of Lot 13, Concession 4, Geographic Township of Wolford, from “Hamlet (H)” to “Hamlet – X3 (H-X3)” as shown on Schedule “A” attached hereto.
- (f) Notwithstanding their “Hamlet (H)” zoning designation, those lands identified as “Hamlet – X3 (H-X3)” 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 (X3) H-X3: Lots 1-4, 11-14, and 17 on Draft Plan of Subdivision certified July 16, 2024 applying to lands within Part of Lot 13, Concession 4, Geographic Township of Wolford
- i. Additional Residential Units are not permitted.
 - ii. The minimum setback from County Road 15 shall be 4 metres.
 - iii. All buildings and structures including septic tanks shall be set back a minimum horizontal distance of 30 metres from the top-of-bank of a watercourse.”
- (g) Schedule “B” to By-law 23-08 is amended by rezoning those lands described as Lots 15, 16, 18, 19, and 23-25 on Draft Plan of Subdivision certified July 16, 2024 applying to lands within Part of Lot 13, Concession 4, Geographic Township of Wolford, from “Hamlet (H)” to “Hamlet – X4 (H-X4)” as shown on Schedule “A” attached hereto.
- (h) Notwithstanding their “Hamlet (H)” zoning designation, those lands identified as “Hamlet – X4 (H-X4)” 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 (X4) H-X4: Lots 15, 16, 18, 19, and 23-25 on Draft Plan of Subdivision certified July 16, 2024 applying to lands within Part of Lot 13, Concession 4, Geographic Township of Wolford
- i. Additional Residential Units are not permitted.
 - ii. The minimum setback from County Road 15 shall be 4 metres.

- iii. No development or site alteration shall be permitted within 30 metres of top-of-bank of a watercourse or a Provincially Significant Wetland, except for approved stormwater management facilities.
 - iv. All buildings shall be set back a minimum horizontal distance of 15 metres from the centreline of a drainage ditch.”
- (i) Schedule “B” to By-law 23-08 is amended by rezoning those lands described as Lots 20-22 on Draft Plan of Subdivision certified July 16, 2024 applying to lands within Part of Lot 13, Concession 4, Geographic Township of Wolford, from “Hamlet (H)” to “Hamlet – X5 (H-X5)” as shown on Schedule “A” attached hereto.
- (j) Notwithstanding their “Hamlet (H)” zoning designation, those lands identified as “Hamlet – X5 (H-X5)” 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 (X5) H-X5: Lots 20-22 on Draft Plan of Subdivision certified July 16, 2024 applying to lands within Part of Lot 13, Concession 4, Geographic Township of Wolford
 - i. Additional Residential Units are not permitted.
 - ii. The minimum lot frontage is 14 metres.”
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 x day of xx 2025.

This By-law read a THIRD time and finally passed this x day of xx 2025.

MAYOR

CLERK

Markup of Approved Draft Plan for Reference:

