

April 10, 2025

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

Attention: Darlene Plumley, CAO/Clerk

Dear Ms. Plumley:

**Re: Planning Report – Consent Application B-17-25 (McGrath)
Part Lot 26, Con. A, Wolford, Village of Merrickville-Wolford
761 Roses Bridge Road**

I have now had an opportunity to review Consent Application B-17-25 as it relates to the Village of Merrickville Wolford Official Plan and Zoning By-law and the United Counties of Leeds and Grenville Official Plan and provide the following comments.

The subject property is described as Part Lot 26, Concession A, in the geographic Village of Wolford, now in village of Merrickville Wolford, municipally known as 761 Roses Bridge Road. The lands are designated "Agriculture" in the Merrickville Wolford Official Plan and zoned "Agriculture – Exception 6 (A-6)" in the Merrickville Wolford Zoning By-law 23-08. The property is also impacted by the "Special Heritage Policy Area 1". The subject property totals approximately 32 ha (80.5 ac) in size and is currently used for agricultural purposes (Attachment 1).

The proposal involves a lot addition to an abutting residential property located west of the subject lands at 708 Kilmarnock Road. The existing residential lot is approximately 2,938 m² (0.72 acre) in size. The proposal is to sever roughly 0.089 ha (0.219 acres) of land from the subject property located at 761 Roses Bridge Road and add it to the existing residential lot (Attachment 2).

The surrounding land uses consist primarily of a mix of commercial, institutional (Wolford Chapel), rural residential, and agricultural land uses. The subject property is approximately 3 km north of the Hamlet of Jasper.

Local Official Plan Policies

Section 6.3.3, Agriculture, sets out the policies for development in the area of the subject property. The policies state that development must comply with the Minimum Distance Separation (MDS) and generally have agricultural holdings of 40 ha (98.8 ac).

Section 9.3.2.1 contains specific policies related to consents in the Agricultural designation. Specifically, subsection (4) reads "a farmer may be permitted a severance to make minor boundary adjustments between farms provided that the net effect is the retention of two viable farm parcels and no new lots are created."

There are no identified significant natural heritage features associated with the property. The lands are impacted by Special Heritage Policy Area 1. The Special Heritage Policy Area 1 read as follows:

- “1. The natural heritage of the Rideau Canal is to be protected by restricting all development in accordance with the Waterfront Development policies of Section 4.3.
2. Where development is to occur within view of a lock station, the design should be compatible with the architectural style of the lock station buildings. In this regard, the relevant Design Guidelines for Special Heritage Policy Area 2 are to be followed.
3. In all other instances, owners are encouraged to follow the relevant Design Guidelines for Special Heritage Policy Area 2.”

It is worth noting that the Special Heritage Policy Area 2 provides direction on new residential development and is silent on existing development.

It is the opinion that the proposed lot addition, which will not involve the creation of a new lot or any new development, will not have a negative impact on surrounding agricultural lands, and complies with the above Local Official Plan policies.

United Counties Official Plan Policies

The Official Plan for the United Counties of Leeds and Grenville, Schedule B, recognizes the agricultural designation of the area in which the subject property is located. Accordingly, the severance policies are quite restrictive.

Section 3.2.5 ‘Agricultural Area Lot Creation and Adjustment’ states that “lot adjustments in the Agricultural Area may be permitted for legal or technical reasons. Lot line adjustments will be interpreted to prohibit the creation of new residential or non-farm parcels.”

Section 7.6.3.2 contains the United Counties consent policies and specifically states that the local Official Plans will contain consent policies directing development. The proposed consent appears to conform to the Official Plan for the United Counties of Leeds and Grenville.

Local Zoning By-law Regulations

The lands proposing to be severed from the agricultural parcel are zoned “Agricultural - Exception 6 (A-6)”. The site-specific A-6 zoning permits the subject lands to be used in accordance with the “Agriculture (A)” zone provisions contained within the Zoning By-Law, despite having a lessor lot area than the minimum 40 ha (98.8 ac) required (i.e. 32 ha (80.5ac)).

The benefitting lot appears to be zoned “Agricultural (A)”.

As noted, the Agricultural - Exception 6 (A-6) zone requires a minimum lot area of 40 ha (98.8 ac) and a minimum lot frontage of 40 m (131.2 ft). A rezoning of the benefitting lands will be required to ensure the entirety of the lot and lot addition is appropriately zoned to a site specific “Agriculture (A)” zone to recognize the new lot size.

Village Comments

The consent application has been circulated internally to Village staff. There were no other comments or concerns expressed by the CBO or the Fire Chief.

Summary & Recommendations

The proposal is to sever roughly 0.089 ha (0.219 acres) of land from an existing agricultural holding and add the severed lands to an existing 0.29 ha (0.72 acre) residential property. The lands are located within an agricultural area of the Village and as such consideration must be given to the impact on agricultural activities in the area.



Generally, MDS does not apply to existing situations such as exists with the commercial use of 708 Kilmarnock Road. Nonetheless, the applicant has submitted MDS calculations which confirm that the lands to be added to the existing commercial property is 348 m from the nearest livestock facility, which is located on the retained lands (761 Roses Bridge Road). Therefore, MDS requirements have been satisfied.

Both the Village and Counties Official Plan generally discourage consents within the Agricultural areas. There are limited opportunities for lot line adjustments, provided the agricultural parcel remains viable and there are no new lots created. The proposal involves a lot line adjustment and proposes to remove approximately 0.089 ha (0.219 acres) of land from agricultural production. This is a modest lot line adjustment and is not seen as decreasing the viability of the existing agricultural holding which is currently less than the 40 ha minimum farm size. There is no new lot created as a result of this application. It is concluded that the proposed lot addition maintains the intent and purpose of the Official Plan.

The Village Official Plan identifies Special Heritage Policy Area 1 (SHPA1) considerations for the subject lands. There is no new lot proposed through this lot addition and as a result, SHPA1 are not applicable. It is also worth noting that the property is approximately 500 m from the Rideau Canal.

In order to facilitate this consent application, it will be necessary for the applicant to submit a zoning by-law amendment for two specific changes:

1. Rezone the benefitting lands and the severed lands to be added to the existing residential property to "Agriculture (A)" to recognize the new lots sizes.

The recommendation of this report is to support the proposed consent application with the standard conditions of:

1. That the applicant deposit a copy of the registered reference plan with the Village Clerk.
2. That the applicant pay all outstanding taxes, if any, to the Village.
2. That the applicant submit a zoning by-law amendment to rezone the benefitting lands to the Agriculture (A) zone to recognize the new lot sizes.

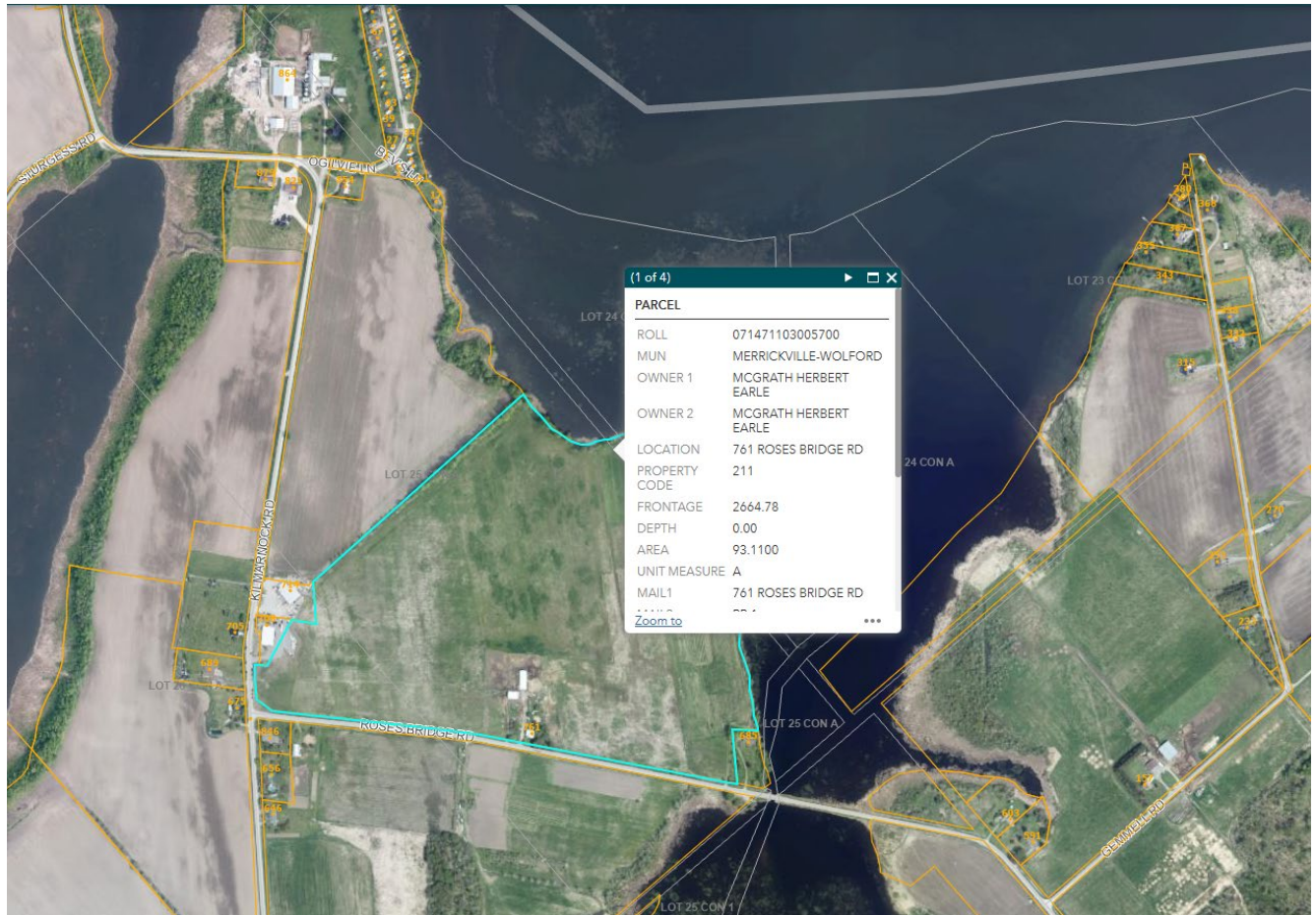
(Note: Cash in lieu of Parkland is not applicable with lot additions.)

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'.

Forbes Symon, MCIP, RPP
Senior Planner
Attachment #1 – Location Map



Attachment #2 - & Proposed Consent

