

April 2, 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-03-2025
(Brayman) 418 St John St, Part of Lot 78, Plan 6, Village of Merrickville, Village
of Merrickville-Wolford**

I have now had an opportunity to review the ZBA Application ZBA-03-2025 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 rezone the subject property from “Residential Type One (R1)” to “Residential Type Two (R2)” with a minimum lot area reduced from 450 m² (4844 ft²) to 415 m² (4,500 ft²) in order to facilitate the severance of the property into two residential building lots. Each of the proposed lots are intended to be occupied by a single detached dwellings with a 3 m front yard setback, consistent with the established building line of the street. The development will be on full municipal services. Although the property is being requested to go into the R2 zone, the proposed development of the properties is single detached residential dwellings supported by the R1 zone (Attached Elevation Drawings).

The attached site plan and building elevation demonstrate the nature of the project and the size of the proposed lots. It is noted that both of the proposed lots will comply with the minimum frontage of the R1/R2zone. The westerly lot is proposed with a lot area of 418 m² (4,499 ft²), while the easterly, corner lot is slightly bigger at 433 m² (4,660).

The subject lands are located in the west-central portion of the Village, at the northwest corner of Lewis Street West and St John Street. The property has 23.1 m (75.8 ft) of frontage on St John St, 36.7 m (120 ft) of frontage on Lewis St W and a lot area of 847.8 mw (9,125.6 ft²). The property is currently vacant. The proposed two new single detached dwellings would front on Lewis Street.

The surrounding land uses consist primarily of low-density residential development, along with a nursery school two doors to the west. The proposed lot size and development is very consistent with lot sizes for many corner properties in the Village, including directly across Lewis St W to the south (206 and 212 Lewis St W), as well as at the corner of Drummond St W and St. John St (117, 118, 123, 124 Drummond St W), and the corner of Brook St E and Elgin St (118 & 124 Brook St E).

The lands are currently zoned “Residential Type One (R1)” which permits single detached residential development on the property.



Provincial Policy Statement, 2024

The proposed development is within a “settlement area” as defined by the PPS. 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.

The proposed use of the land is consistent with the direction found in the PPS.

Local Official Plan Policies

The proposed development does well to represent and meet the objectives of the Village’s Official Plan regarding development within the Merrickville Village settlement area. Settlement Areas are identified in the Official Plan as forming part of the urban land use designation within the OP and intended to support a wide range of residential types and tenures.

Section 6.2.2, Residential, of the Official Plan identifies a full range of dwelling types as being permitted within the Village of Merrickville.

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 ‘Residential Type 1 (R1)’ zone, consistent with much of the surrounding residential properties. The proposed ‘Residential Type 2 (R2)’ provides a broader range of low-density residential development forms, including the proposed single detached dwellings proposed for the property.

The proposal is requesting that the minimum lot size of the R2 zone be reduced from 450 m²(4,844 ft²) to 415 m² (4,467 ft²). This minimum lot size is slightly less than the proposed 418 m² smallest lot but is intended to provide some flexibility in the final surveyed lots. In addition, the amendment will recognize an existing building line with a front yard setback of 3 m.

Public and Agency Comments

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

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 an appropriate residential infill development on an existing vacant residential lot.

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.

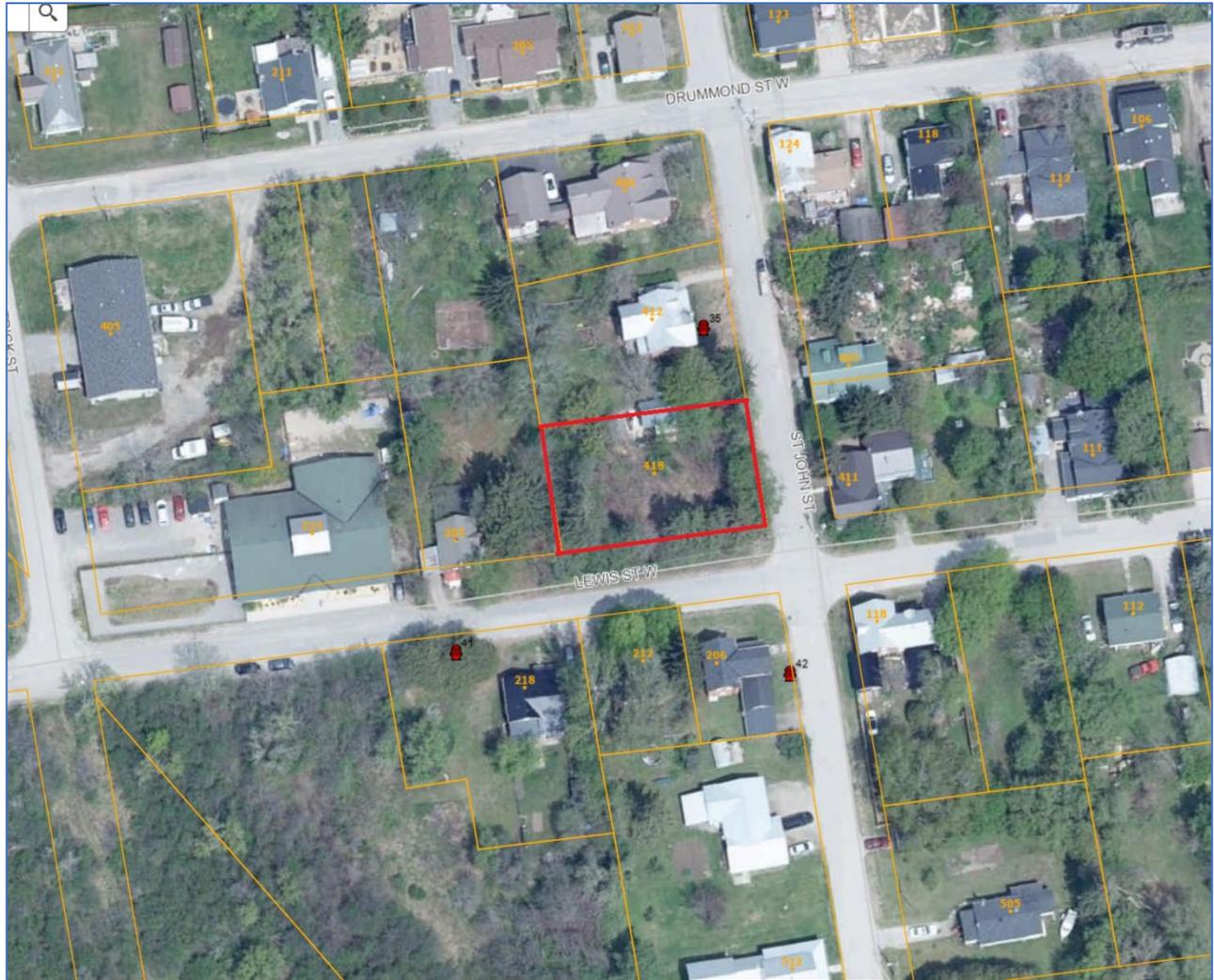
Sincerely,
Jp2g Consultants Inc.
ENGINEERS ▪ PLANNERS ▪ PROJECT MANAGERS

A handwritten signature in black ink, appearing to read 'F. Symon', with a long, sweeping underline.

Forbes Symon, MCIP, RPP
Senior Planner



**Attachment 1:
Lands To Be Rezoned**



Subject lands to ZBA-03-2025



2024 418 St. John St. / Lewis St.
Brayman Construction
Merrickville, ON



418 ST. JOHN STREET (LEWIS STREET)
MERRICKVILLE, ON

ZONING: R1 RESIDENTIAL TYPE 11

FULL MUNICIPAL SERVICES SETBACK
REQUIREMENTS

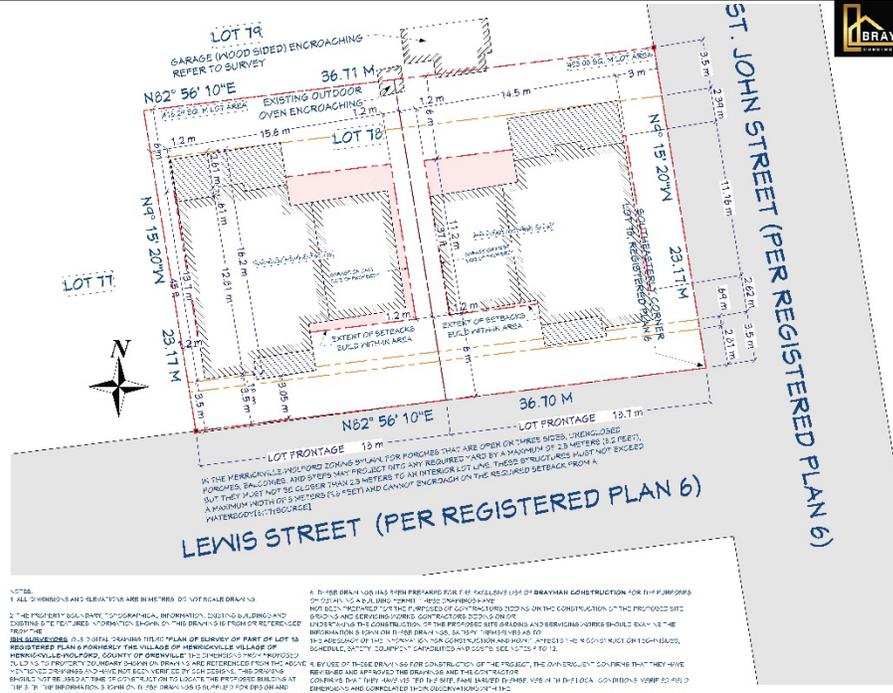
5.1.2 ZONE PROVISIONS

SINGLE DETACHED DWELLING FULL MUNICIPAL
SERVICES PARTIAL OR FULL SERVICES

1. LOT AREA (MINIMUM) 450 SQ. M (1,121 SQ. FT.)
2. LOT FRONTAGE (MINIMUM) 18.1 M (59.4 FT.)
3. FRONT YARD DEPTH (MINIMUM) 1.1 M (3.6 FT.)
4. EXTERIOR SIDE YARD WIDTH (MINIMUM) 1.1 M (3.6 FT.)
5. INTERIOR SIDE YARD WIDTH (MINIMUM) 1.1 M (3.6 FT.) ON ONE SIDE WITH A TOTAL OF 4.2 M (13.8 FT.) FOR BOTH SIDES, EXCEPT WHERE A GARAGE OR CARPORT IS ATTACHED TO THE MAIN BUILDING, IN WHICH CASE THE MINIMUM SHALL BE 1.2 M (3.9 FT.) FOR EACH YARD.
6. REAR YARD DEPTH (MINIMUM) 1.1 M (3.6 FT.)
7. DWELLING UNIT AREA (MINIMUM) 35.2 SQ. M (1,185 SQ. FT.)
8. LANDSCAPED OPEN SPACE (MINIMUM) 4.0%
9. BUILDING HEIGHT (MAXIMUM) 11.1 M (36.4 FT.) AS CALCULATED IN ACCORDANCE WITH THE DEFINITION AND ILLUSTRATIONS IN SECTION 24.
10. VERTICAL ROOF HEIGHT (MAXIMUM SCHEDULE B URBAN AREA ONLY) 3.4 M VERT. CAL. HEIGHT FROM THE BOTTOM OF THE EAVES TO THE PEAK OF THE ROOF OR, IN THE CASE OF A MANSARD ROOF, 3.4 M FROM THE BOTTOM OF THE EAVES TO THE RIDGELINE.
11. VERTICAL ROOF HEIGHT (MINIMUM) SCHEDULE B URBAN AREA ONLY 2.4 M VERT. CAL. HEIGHT FROM THE BOTTOM OF THE EAVES TO THE PEAK OF THE ROOF OR, IN THE CASE OF A MANSARD ROOF, 2.4 M FROM THE BOTTOM OF THE EAVES TO THE RIDGELINE.
12. FINISHED SECOND FLOOR ELEVATION (MAXIMUM) SCHEDULE B URBAN AREA ONLY 2.0 M ABOVE THE EXISTING GRADE OF THE LOT, OR 0.6 M ABOVE THE FINISHED GRADE OF THE LOT, WHICHEVER GRADE OF THE LOT IS CHANGED IN ACCORDANCE WITH A ZONING AND DRAINING PLAN AS APPROVED UNDER A PLAN OF SUBDIVISION OR S-E-PLAN AGREEMENT.
13. GARAGES, CARPORTS AND DRIVEWAYS IN ACCORDANCE WITH SECTIONS 2.2.5 AND 2.2.6.
14. ACCESSORIES, USES, PARKING, PATTERNS, SETBACK, ETC.

PROPOSED BUILDING SETBACKS

EAST LOT AREA: 416.21 SQ. M
WEST LOT AREA: 413.21 SQ. M
EAST LOT FRONTAGE: 13.1 M
WEST LOT FRONTAGE: 13.1 M
FRONT YARD DEPTH: 5.5 M
EXTERIOR SIDE: 3 M
INTERIOR SIDE: 2 M
REAR YARD DEPTH: 8 M
DWELLING UNIT AREA: 35.2 SQ. M
LANDSCAPED OPEN SPACE: 10%BUILDING HEIGHT: 11 M



NOTES:

1. ALL DIMENSIONS AND ELEVATIONS ARE IN METRES UNLESS OTHERWISE SPECIFIED.
2. THE PROPERTY SURVEY, TOPOGRAPHICAL INFORMATION, EXISTING BUILDINGS AND UTILITIES IS TO BE USED TO VERIFY THE DIMENSIONS SET FORTH ON THESE SETBACKS.
3. THE DIMENSIONS OF THE PROPOSED BUILDING SHALL BE AS SHOWN ON THE PLAN OF SUBDIVISION OR S-E-PLAN AGREEMENT. THE DIMENSIONS OF THE PROPOSED BUILDING SHALL BE AS SHOWN ON THE PLAN OF SUBDIVISION OR S-E-PLAN AGREEMENT.
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12. ANY CHANGES TO THE DIMENSIONS MUST BE APPROVED BY THE MUNICIPAL ENGINEER.

BRAYMAN
CONSTRUCTION

PROJECT INFORMATION:
Brayman Construction Inc.
418 St. John Street
Merrickville, ON

DATE: 2024-11-01

SCALE: 3/16" = 1' 0"

SHEET: A-2

Site Layout



PROJECT INFORMATION: PROJECT NO.: 19-7059 PROJECT NAME: 4151 ST. JOHN STREET, HONOLULU, HI, USA	
DATE:	2024-11-01
SCALE:	3/16" = 1'-0"
SHEET:	A-3