

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-02-2025 (Watt)
Part of Lot 24, Concession 2, 33 Henry Street, Hamlet of Eastons Corners,
Village of Merrickville-Wolford (former United Church)**

I have now had an opportunity to review the ZBA Application ZBA-02-2025 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 “Institutional (I)” to “Hamlet (H)” for the purpose of converting the existing church into a commercial wedding venue (i.e. events venue permitted under H zone).

The subject lands are located in the east-central portion of the Hamlet of Eastons Corners, fronting on Henry Street. The lands are known locally as the 33 Henry Street – the “United Church”, and are described as Part of Lot 24, Concession 2, Geographic Township of Wolford, now the Village of Merrickville-Wolford. The subject property is approximately 4348 m² (1.07 ac) of land with a frontage of 79 .2 m (260 ft) on Henry St. The land is occupied by the former United Church.

The surrounding land uses consist of a Village park/recreation field to the north and residential development to the east, west and south of the subject lands. Two sides of the subject property abut the Village Park.

The proposed development involves the conversion of the existing church into a wedding venue, very consistent with the traditional uses of the property. Historically the property and existing building held regular religious services, weddings, funerals and other religious and community events. The conversion does not propose any new development on the property, save except for the construction of a well and septic system to service the facility (church is currently not serviced). It is anticipated that the change of use will trigger the need for site plan control.

The lands are currently zoned “Institutional (I)” which permits uses such as church, community centre, schools, assembly hall and institutions. It is recognized that the “assembly hall” use would permit the proposed “event venue” however, given the commercial nature of the proposed use, it was requested that the “Hamlet (H)” apply to the property. The Hamlet zone currently applies to the majority of the Hamlet. The Hamlet zone references the standards of the “General Commercial (C1)” zoning standards for commercial permitted land uses. The C1 zone standards establish a 2000 m² (0.5 ac) minimum lot size and an 18 m (59 foot) minimum lot frontage. Assembly hall is included in the list of permitted commercial uses of the C1 zone.



Provincial Policy Statement, 2024

The proposed development is recognized as being located in a “settlement area” as defined by the PPS. The PPS recognizes that 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 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 change of use of the former United Church will not result in any new development on the property. There will be a need for a new well and septic system to be constructed to support the proposed use of the former church. 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 ‘Institutional (I)’ zone which was appropriate for the former use of the building as a United Church. The proposed commercial wedding venue use of the property would be supported by the more general “Hamlet (H)” zone which references the “General Commercial (C1)” zone. All provisions of the Hamlet zone will apply to the use of the property.

Public and Agency Comments

Agency comments were received from Enbridge Gas and Rideau Valley Conservation Authority (RVCA) at the writing of this report. There were no objections to the proposed application as presented.

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 renewal of a long established building within the Eastons Corners community. The proposed use of the property would be subject to site plan control.

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 horizontal line underneath.

Forbes Symon, MCIP, RPP
Senior Planner

Attachment 1: Lands To Be Rezoned



Subject lands to ZBA-02-2025

