



VILLAGE OF MERRICKVILLE-WOLFORD

NOTICE OF APPLICATION AND PUBLIC MEETING FILE NO. ZBA-03-2025 (Brayman)

In the matter of Section 34 (13) of the Planning Act, as amended, the Village of Merrickville-Wolford hereby gives notice of the following:

- i) Application to amend Zoning Bylaw 23-08, as amended, Village of Merrickville-Wolford;
 - ii) A public meeting regarding the zoning bylaw amendment.
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Subject Lands

The subject property for this Zoning Amendment is described as Part of Lot 78, Plan 6, Village of Merrickville, Village of Merrickville-Wolford, and known locally as 418 St John Street, as shown in the Key Map below.

Public Meeting

A Public Meeting to inform the public of the proposed zoning amendment will be held in person and will be open to the public in Council Chambers on Monday, April 14th, 2025 at 3:00 p.m.

Any person may make written representation in support of or in opposition to the proposal. Written comments shall be submitted to the Clerk to clerk@merrickville-wolford.ca or by mail to PO Box 340, Merrickville, ON, K0G 1N0 **no later than 12:00pm on April 14th**, and the written submissions will be provided to Village representatives in advance of the meeting if possible.

All written submissions must clearly indicate **BRAYMAN ZBA** in the subject line of an email or letter submission. In addition, comments may be submitted at the appropriate time during the Public Meeting beginning at 3:00 p.m. on April 14th until the end of the meeting. The Clerk or Village representative(s) will verbally read out written deputations and comments during the meeting. You are entitled to attend this Public Meeting.

If you wish to attend, you should register in advance by email to clerk@merrickville-wolford.ca or by mail to be received no later than noon on April 14th, 2025. Upon registration, you will receive details of the Public Meeting.

To observe the public meeting only, please visit the Village Council's YouTube Channel: https://www.youtube.com/channel/UC_OEkw3yIMarGSHGeNecrQg

Purpose and Effect

The proposed zoning by-law amendment would, upon coming into force and effect, reduce the minimum lot size of the "Residential Type One (R1)" zone from 450 m² (4,844 ft²) to 410 m² (4,413 ft²) and reduce the minimum front yard setback from 6 m (19.7 ft) to 3 m (9.8 ft) to match the existing building line of the street. The proposal would see two single detached dwellings located on the property, serviced by Village water and sewer services.

Additional Information and Notice of Decision

Additional information regarding the proposed Zoning Bylaw amendment is available for inspection on the Village website at www.merrickville-wolford.ca or by email request to clerk@merrickville-wolford.ca.

It should be noted that only specified persons, public agencies and the applicant may appeal Council's decision on this application to the Ontario Land Tribunal.

If you wish to be notified of the decision of the Village of Merrickville-Wolford in respect of the proposed Zoning Bylaw amendment, you must either email clerk@merrickville-wolford.ca or make a written request to:

Village of Merrickville-Wolford
Attn: Clerk
PO Box 340, 317 Brock Street West
Merrickville, ON K0G 1N0

Note: One of the purposes of the Planning Act is to provide for planning processes that are open, accessible, timely and efficient. Accordingly, all written submissions, live comments, documents, correspondence, emails, or other communications (including your name and address) form part of the public record and will be disclosed/made available by the municipality to such persons as the municipality sees fit, including anyone requesting such information. In providing such information, you shall be deemed to have consented to its use and disclosure as part of the planning process.

Dated at the Village of Merrickville-Wolford this 5th day of March, 2025.

Julia McCaugherty-Jansman

Julia McCaugherty-Jansman, Clerk
Village of Merrickville-Wolford

KEY MAP: 418 St. John's St, Part of Lot 78, Plan 6, former Village of Merrickville, Village of Merrickville- Wolford



Lands to be Rezoned from “Residential Type One (R1)” to
“Residential Type One – Exemption 4 (R1-4)”