

Jp2g Ref No. 19-7059V

April 14, 2025

Darlene Plumley, CAO/Clerk  
Village of Merrickville-Wolford  
317 Brock Street West  
P.O. Box 340  
Merrickville, ON K0G 1N0

Dear Ms. Plumley:

**Re: Planning Report – Application for Draft Plan of Subdivision  
07-T-20252 (Orchards of River Bend)  
819 County Road # 23, Part Lots A & 1, Concession B,  
Geographic Township of Wolford, Village of Merrickville-Wolford**

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This report has been prepared to introduce a new application for a draft plan of subdivision within the Village of Merrickville-Wolford, which has been circulated by the United Counties of Leeds and Grenville. The application involves a 24 ha (59 ac) parcel of land located in the northeast corner of the Village, abutting the Rideau River/Canal. The application proposes a 29-lot plan of subdivision on land described as 819 County Road # 23, Part Lots A & 1, Concession B, Geographic Township of Wolford, Village of Merrickville-Wolford. Lots are proposed to be 1 acre to 4.3 acres in size. All development is proposed to be on private well and septic system. Access to the property is via County Road #23 and a new internal road to be assumed by the Village at the end of the process (United Counties Letter, Application and proposed draft plan in Attachment #1).

In support of the application, the proponent has submitted the following documents:

- Application
- Draft Plan (Kollaard Associates, signed December 19, 2024)
- Archaeological Assessment, Stage 1 and 2 (Archaeological Consultants Canada, October 3, 2022)
- Design Guidelines Assessment (S. J. Lawrence Architect Incorporated, February 6, 2025)
- Environmental Impact Study and Headwater Assessment (BCH Environmental Consulting Inc., July, 2022)
- Environmental Site Assessment, Phase 1 (Kollaard Associates, December 6, 2024)
- Floodplain Analysis Brief (Kollaard Associates, February 5, 2025)
- Geotechnical Investigation (Kollaard Associates, January, 2025)
- Hydrogeological Investigation and Terrain Evaluation (Kollaard Associates, January 20, 2025)
- Minimum Distance Separation Calculations (P-Squared Concepts Inc., November 7, 2024)
- Planning Justification Report (P.H. Robinson Consulting, March, 2025)
- Slope Stability Assessment and Delineation of Erosion Hazard Limit (Kollaard Associates, April 8, 2024)

- Stormwater Management Report, Conceptual (Kollaard Associates, December 20, 2024)
- Technical Drawings - Proposed Grading & Drainage, Erosion and Sediment Control, Detail Sheet, Site Plan, Proposed Walking Path Layout, Tree Conservation Plan (Kollaard Associates, Various Dates)
- Traffic Memorandum (Stantec Consulting Ltd., February 26, 2025).

As with all subdivision applications, the supporting documents submitted are subject to professional peer review to ensure they are accurate and complete. Once the peer review is completed, the Village is required to identify “conditions of draft approval” to be forwarded to the United Counties. The United Counties will prepare the conditions for draft approval, incorporating the Village’s recommended conditions.

The United Counties has indicated that all property owners within 120 m of the subject property have been notified of the complete plan of subdivision application. There is no required public meeting for plans of subdivision. The general public does not have appeal rights on applications of plan of subdivision, although their comments are welcomed and should be directed to the United Counties.

Council should anticipate a planning report from staff in the coming months which assesses the application against the policies of the Official Plan and makes a recommendation on the need for additional information. If no additional information is required, the staff report will present draft Village conditions for consideration by Council.

Should you have any questions regarding the comments please do not hesitate to contact the undersigned.

Sincerely,

Jp2g Consultants Inc.

ENGINEERS ▪ PLANNERS ▪ PROJECT MANAGERS



Forbes Symon, MCIP, RPP

Senior Planner | Planning Services

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## Attachment 1



United Counties of Leeds and Grenville

**Public Works Division**  
Consent Granting Authority  
Forestry  
Planning  
Roads

25 Central Ave. W., Suite 100  
Brockville, ON K6V 4N6  
T 613-342-3840  
800-770-2170  
TTY 800-539-8685  
F 613-342-2101  
[www.leedsgrenville.com](http://www.leedsgrenville.com)

April 1, 2025

Via email only ([bill@kollaard.ca](mailto:bill@kollaard.ca))

William Kollaard  
Kollaard Associates Inc.  
210 Prescott St., Unit 1  
Kemptville, ON K0G 1J0

**Re: Application for a Plan of Subdivision  
File 07-T-20252 (MW), Orchards of River Bend, 819 County Road 23  
Part of Lots A and 1, Concession B, and part of the closed road allowance between Lots A and 1  
Geographic Township of Wolford, Village of Merrickville-Wolford**

Dear Mr. Kollaard:

This is to acknowledge that on **April 1, 2025**, the United Counties of Leeds and Grenville accepted the application noted above, as complete.

The Village has been circulated with this application and the processing fee you provided. The Village has been asked to provide comments and to make recommendations regarding this application. Further, at this time, we are circulating notice of complete application (copy enclosed) to property owners within 120 m of the subject lands. Notice of complete application, the application, the draft plan of subdivision, applicable fees (if any) and relevant reports/supporting materials have also been circulated to each of the following agencies for comment:

Bell Aliant  
Bell Canada  
Canada Post  
Catholic District School Board of Eastern Ontario  
City of Ottawa  
Conseil des écoles publiques de l'Est de l'Ontario  
Conseil des écoles catholiques du Centre-Est  
County of Lanark  
Hydro One  
Infrastructure Ontario  
Leeds, Grenville and Lanark District Health Unit  
Ministry of Environment, Conservation and Parks  
Ministry of Municipal Affairs and Housing  
Municipality of North Grenville  
Ontario Power Generation  
Rogers Communications Canada Inc.  
Rideau Valley Conservation Authority

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where **lifestyle**  
**grows good business**

synonyme de **qualité de vie**  
et de **réussite en affaires**





- 2 -

Township of Montague  
TransCanada Pipelines  
United Counties of Leeds and Grenville - Counties Roads Engineer and Clerk  
Upper Canada District School Board

Peer review comments are expected from the Counties consultants regarding the Environmental Impact Study and the Hydrogeological Investigation and Terrain Evaluation. We understand the Stormwater Management Report will be peer reviewed by the Village. Other parties may be consulted at the discretion of the approval authority and the Village. The peer reviews and all comments received by the Counties on this application will be shared with you for response and with the Village for their consideration.

If you require further information or have any questions, please contact Elaine Mallory at 613-342-3840 ext. 2422 or at [Elaine.Mallory@uclg.on.ca](mailto:Elaine.Mallory@uclg.on.ca).

Yours truly,

A handwritten signature in dark ink that reads "Cherie Mills".

Cherie Mills, MCIP, RPP  
Manager of Planning Services

Enc.





## APPLICATION FOR APPROVAL OF A PLAN OF SUBDIVISION OR CONDOMINIUM DESCRIPTION Under Section 51 of the *Planning Act*

### THE UNITED COUNTIES OF LEEDS AND GRENVILLE

Mail: 25 Central Ave. W., Suite 100, Brockville, ON, K6V 4N6

Phone: (613) 342-3840, ext. 2419; Fax: (613) 342-2101

E-mail: [planner@uclg.on.ca](mailto:planner@uclg.on.ca)

Please print, complete or (✓) appropriate box(es) and attach required reports, copies of draft plan and fee(s)

**Complete Application:** The application will be deemed complete when the required fee(s) and the following have been submitted:

- ☒ Information prescribed by the *Planning Act* and *O. Reg. 544/06*. Prescribed information is indicated by a black asterisk (\*).
- ☒ Required information (no asterisk) is necessary for efficient processing and proper planning evaluation of the application. The application could be refused if this information is missing.

**Submission Checklist:** Please use as a checklist.

- ☒ Copies of completed application form, one with an original signature(s)
- ☒ Copies of folded draft plan with key map, one with an original signature(s)
- ☒ Copies of draft plan on 11 X 17 inch paper
- ☒ Copies of information or reports identified in preconsultation
- ☒ Digital submission of all information on USB
- ☒ Application fees and deposits to the United Counties (see fee guideline)
- ☒ Applicable municipal and agency fees (cheque payable to applicable body) or evidence thereto (see fee guideline)

### Number of Copies of Each Document:

Athens – 2  
Augusta – 2  
Edwardsburgh Cardinal - 1  
Elizabethtown-Kitley - 1  
Front of Yonge - 1  
Leeds and the Thousand Islands - 1  
Merrickville-Wolford - 3  
North Grenville - 1  
Rideau Lakes - 1  
Westport - 1

**Assistance and Pre-Consultation:** Please confer with the Counties Planner, the local municipality and relevant public bodies before completing the application form. This pre-consultation will assist in preparing an application and draft plan of subdivision/condominium that takes into consideration the Provincial Policy Statement and municipal requirements. Appendix 1 also provides some general requirements.

**Fees:** There is a refund of 80% of the initial application fee if the application is withdrawn prior to circulation.

**Peer Reviews:** Peer reviews of reports may be undertaken at the cost of the applicant. Deposit at time of application.

**File Number:** The Counties will assign a file number for complete applications and this number should be used in all subsequent communications.

In this form, the term “subject land” means the land that is the subject of this application.



**United Counties of Leeds & Grenville Application for Subdivision/Condominium**

1. APPLICATION TYPE ☒ Subdivision ☐ Condominium

**2. APPLICANT/OWNER INFORMATION**

\* 2.1 An owner's authorization is required in Section 12.1, if applicant is not the owner.

Name of Owner(s) 2873633 Ontario Inc	Home Telephone No. 1-613-860-0923	Business Telephone No. 1-613-913-0282
Address and Postal Code 210 Prescott Street, Unit 1, Kemptville, Ontario, K0G 1J0	Fax No.	Email Bill@kollaard.ca

\* 2.2 Agent/Applicant - Name of the person who is to be contacted about the application, if different than the owner.

Name of Contact Person Kollaard Associates Inc. (William Kollaard P.Eng.)	Home Telephone No. Cell- 613-913-0282	Business Telephone No. 613-860-0923
Address and Postal Code 210 Prescott Street, Unit 1, Kemptville, Ontario, K0G 1J0	Fax No.	Email Bill@kollaard.ca

**3. DESCRIPTION/LOCATION OF THE SUBJECT LANDS (complete applicable boxes in Section 3.1)**

\* 3.1 Local Municipality  
United Counties of Leeds and Grenville

Former Municipality (Geographic Township)  
Wolford Village of Merrickville

Concession Number(s) B	Lot Number(s) Part A and 1	Registered Plan No.	Lot(s) Block(s)
Reference Plan No.	Part Number(s)	Name of Street/Road County Road 23 ( Burritts Rapids	Street No. 819

\* 3.2 Are there any easements or restrictive covenants affecting the subject land?  
☒ No ☐ Yes If YES, describe the easement or covenant and the effect.

**4. PROPOSED AND CURRENT LAND USE**

4.1 What is the current use of the subject land?  
Vacant Lands

\*4.2 What is the current designation of the subject land in any applicable official plan?  
 United Counties of Leeds and Grenville Official Plan Rural Lands  
 Local Official Plan Special Heritage Policy Area 1

4.3 Has there been an industrial or commercial use, or an orchard on the subject land or adjacent land?  
☐ Yes ☒ No If YES, specify the uses.

# United Counties of Leeds & Grenville Application for Subdivision/Condominium

		Yes	No	Unknown
4.4	Has the grading of the subject land been changed by adding earth or other material?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.5	Has a gas station been located on the subject land or adjacent land at any time?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.6	Has there been petroleum or other fuel stored on the subject land or adjacent land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.7	Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

*4.8 Complete Table A on Proposed Land Use					
Table A – Proposed Land Use					
Proposed Land Use	Number of Units or Dwellings	Number of Lots and/or Blocks on the Draft Plan	Area (ha.) of land	Density (Units/Dwellings per ha.)	Number of Parking Spaces
Residential Detached	28+ 1 ex.	29	18.79	1.54	See Note 1
Semi Detached					See Note 1
Multiple Attached					
Apartment					
Seasonal					
Mobile Home					
Other (specify)					
Commercial					
Industrial					
Park, Open Space	nil	3	0.49	nil	nil
Institutional (specify)				nil	nil
Roads	nil	2	2.93		
Other (specify)		2 SWM & 1 Wetland	1.81		
<b>Totals</b>			24.02		

(1) Complete only if for approval of condominium description

4.9	What information did you use to determine the answers to the above questions?
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Table of areas shown on the Lot Development Plan

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**United Counties of Leeds & Grenville Application for Subdivision/Condominium**

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- 4.10 If **YES**, to (4.5), (4.6), (4.7) or (4.8), a previous use inventory showing all former uses of the subject and or, if appropriate, of the adjacent land, is needed. Is the previous use inventory attached?

Yes      No  
☐      ☐

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**5. ADDITIONAL INFORMATION FOR CONDOMINIUM APPLICATIONS ONLY**

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- |                                                                                                                                                                                                                           | Yes                      | No                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|
| *5.1 Has a site plan for the proposed condominium been approved?                                                                                                                                                          | <input type="checkbox"/> | <input type="checkbox"/> |
| *5.2 Has a site plan agreement been entered into?                                                                                                                                                                         | <input type="checkbox"/> | <input type="checkbox"/> |
| *5.3 Has a building permit for the proposed condominium been issued?                                                                                                                                                      | <input type="checkbox"/> | <input type="checkbox"/> |
| *5.4 Has construction of the development started?                                                                                                                                                                         | <input type="checkbox"/> | <input type="checkbox"/> |
| *5.5 If construction is completed, indicate the date of completion. _____                                                                                                                                                 |                          |                          |
| *5.6 Is this a conversion of a building containing rental residential units?                                                                                                                                              | <input type="checkbox"/> | <input type="checkbox"/> |
| If <b>YES</b> , indicate the number of units to be converted, _____ units. (If the building to be converted includes one or more rental residential units, this application must be submitted to the local municipality). |                          |                          |
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**6. CONSULTATION WITH COUNTIES AND LOCAL MUNICIPALITY**

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- 6.1 Has the draft plan of subdivision or condominium description that is subject of this application been presented to the local municipal council?  
☒ Yes ☐ No
- 6.2 Have you confirmed with the municipality that the proposed development meets all the requirements of the applicable official plan?  
☒ Yes ☐ No (If an official plan amendment is needed, it should be initiated prior to this application.)
- 6.3 Have you confirmed with the Counties that the proposed development meets all the requirements of the Counties Official Plan?  
☒ Yes ☐ No (If an official plan amendment is needed, it should be initiated prior to this application.)
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**7. STATUS OF OTHER APPLICATIONS UNDER THE PLANNING ACT**

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- \* 7.1 Has the subject land ever been the subject of a previous application for approval of a plan of subdivision or a consent?  
☐ Yes ☒ No ☐ Unknown      If **Yes** and **if known**, indicate the application file number and the decision made on the application.
- 
- \* 7.2 Is the subject land also the subject of a proposed official plan or plan amendment that has been submitted for approval?  
☐ Yes ☒ No ☐ Unknown      If **Yes** and **if known**, indicate the file number and the status of the application.
- 
- \* 7.3 Is the subject land also the subject of an application for a consent, approval of a site plan, minor variance, zoning by-law or by-law amendment?  
☒ Yes ☐ No ☐ Unknown      If **Yes** and **if known**, indicate the type of application, the file number and the status of the application.
-



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\* 7.4 If the subject land is covered by a Minister's zoning order, what is the Ontario Regulation Number?

\* 7.5 Are the water, sewage or road works associated with the proposed development subject to the provisions of the *Environmental Assessment Act*? ☐ Yes ☒ No

### 8. SERVICING

8.1 Indicate by placing a checkmark (✓) in the appropriate box of Table D the proposed servicing type for the subject land. Attach and provide the title of the servicing information/reports as indicated in Table D.

Table D - Sewage Disposal and Water Supply

	Service Type	(v)	Potential Information/Reports ( <u>Required</u> with application)
<b>*Sewage Disposal</b>	a) Public piped sewage system	<input type="checkbox"/>	Municipality should confirm that capacity will be available to service the development at the time of lot creation or re-zoning
	b) Public or private communal septic	<input type="checkbox"/>	Communal systems for the development of more than 5 lots/units: <u>servicing options statement</u> <sup>1</sup> , <u>hydrogeological report</u> <sup>2</sup> , and indication whether a public body is willing to own and operate the system <sup>3</sup>
		<input type="checkbox"/>	Communal systems for the development of 5 or less lots/units and generating less than 4500 litres per day effluent: <u>hydrogeological report</u> <sup>2</sup>
	c) Individual septic system(s)	<input checked="" type="checkbox"/>	Individual septic systems for the development of more than 5 lots/units: <u>servicing options statement</u> <sup>1</sup> , <u>hydrogeological report</u> <sup>2</sup> .
		<input type="checkbox"/>	Individual septic systems for the development of 5 or less lots/units and generating less than 4500 litres per day effluent: <u>hydrogeological report</u> <sup>2</sup> .
	d) Other	<input type="checkbox"/>	To be described by applicant.
<b>*Water Supply</b>	a) Public piped water system	<input type="checkbox"/>	Municipality should confirm that capacity will be available to service development at the time of lot creation or re-zoning
	b) Public or private communal well(s)	<input type="checkbox"/>	Communal well systems for the development of more than 5 lots/units: <u>servicing options statement</u> <sup>1</sup> , <u>hydrogeological report</u> <sup>2</sup> , and indication whether a public body is willing to own and operate the system <sup>3</sup>
	c) Individual well(s)	<input type="checkbox"/>	Communal well systems for non-residential development where water will be used for human consumption: <u>hydrogeological report</u> <sup>2</sup>
		<input checked="" type="checkbox"/>	Individual wells for the development of more than 5 lots/units: <u>servicing options statement</u> <sup>1</sup> , <u>hydrogeological report</u> <sup>2</sup> .
	d) Communal surface water	<input type="checkbox"/>	Individual wells for non-residential development where water will be used for human consumption: <u>hydrogeological report</u> <sup>2</sup> .
	e) Individual surface water	<input type="checkbox"/>	Approval of a "water taking permit" under Section 34 of the <i>Ontario Water Resources Act</i> is necessary for this type of servicing
		<input type="checkbox"/>	<u>Servicing options report</u> <sup>1</sup> .
	f) Other	<input type="checkbox"/>	To be described by applicant

## United Counties of Leeds & Grenville Application for Subdivision/Condominium

### Notes:

1. Confirmation that the municipality concurs with the servicing options statement will facilitate the review of the proposal.
2. Before undertaking a hydrogeological report, consult the Counties about the type of hydrogeological assessment that is expected given the nature and location of the proposal.
3. Where communal services are proposed (water and/or sewage), these services must be owned by the municipality.
4. A certificate of approval from the local Health Unit or MOECC submitted with this application will facilitate the review.

\*(a) Title of servicing information/reports

☐ Attached

8.2 Indicate by placing a checkmark (✓) in the appropriate box of Table E the proposed type of storm drainage and access for the subject land. Attach and provide the servicing information as indicated in Table E.

**Table E - Storm Drainage, Road Access and Water Access**

Service Type		✓	Potential Information/Reports
* Storm Drainage	a) Sewers	<input type="checkbox"/>	A preliminary stormwater management report is recommended, and should be prepared concurrent with any hydrogeological reports for submission with the application. A stormwater management plan will be needed prior to final approval of a plan of subdivision or as a requirement of site plan approval.
	b) Ditches	<input checked="" type="checkbox"/>	
	c) Other	<input type="checkbox"/>	
* Road Access	a) Provincial Highway	<input type="checkbox"/>	Application for an access permit should be made prior to submitting this application. An access permit is required from MTO before any development can occur.
	b) Municipal or other public road maintained all year	<input checked="" type="checkbox"/>	Detailed road alignment and access will be confirmed when the development application is made. In the case of a Counties Road, an entrance permit is required before development can occur.
	c) Municipal road maintained seasonally	<input type="checkbox"/>	Subdivision or condominium development is not permitted on seasonally maintained roads.
	d) Right of way	<input type="checkbox"/>	Access by rights of way on private roads are not usually permitted, except as part of condominium.
* Water Access		<input type="checkbox"/>	Information from the owner of the docking facility on the capacity to accommodate the proposal will assist in the review.

\*8.3 a) Is water access proposed? ☐ Yes ☒ No

If **Yes**, attach a description of the parking and docking facilities to be used and the approximate distance of the facilities from the subject land and the nearest public road. ☐ Attached

8.4 b) Is the preliminary stormwater management report attached?

☒ Yes ☐ No If not attached as a separate report, in what report can it be found?

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### 9. PROVINCIAL POLICY

9.1 Briefly explain how this proposal is consistent with the principles in the Provincial Policy Statement issued under the *Planning Act*.

Refer to Planning Rational

9.2 Table B below lists the features or development circumstances of Provincial interest. Complete Table B and be advised of the potential information requirements in noted section.

Table B - Significant Features Checklist

Features or Development Circumstances?	(a) If a feature, it is on site or within 500 metres OR (b) If a development circumstance, does it apply?		If a feature, specify distance in metres	Potential Information Needs
	YES (v)	NO (v)		
Non-farm development near designated urban areas or rural settlement areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Demonstrate sufficient need within 20-year projections and that proposed development will not hinder efficient expansion of urban or rural settlement areas
Class 1 industry <sup>1</sup>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____metres	Assess development for residential and other sensitive uses within 70 metres
Class 2 industry <sup>2</sup>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____metres	Assess development for residential and other sensitive uses within 300 metres
Class 3 industry <sup>3</sup>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____metres	Assess development for residential and other sensitive uses within 1000 metres
Land Fill Site	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____metres	Address possible leachate, odour, vermin and other impacts
Sewage Treatment Plant	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____metres	Assess the need for a feasibility study for residential and other sensitive land uses
Waste Stabilization Pond	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____metres	Assess the need for a feasibility study for residential and other sensitive land uses
Active Railway Line	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____metres	Evaluate impacts within 100 metres

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Controlled access highways or freeways, including designated future ones	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____metres	Evaluate impacts within 100 metres
Operating mine site	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____metres	Will development hinder continuation or expansion of operations?
Non-operating mine site within 1000 metres	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____metres	Have potential impacts been addressed? Has mine been rehabilitated so there will be no adverse effects?
Airports where noise exposure forecast (NEF or noise exposure projection (NEP) is 28 or greater)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Demonstrate feasibility of development above 28 NEF for sensitive land uses. Above the 35 NEF/NEP contour, development of sensitive land uses is not permitted.
Electric transformer station	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____metres	Determine possible impacts within 200 metres
High voltage electric transmission line	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____metres	Consult the appropriate electric power service
Transportation and infrastructure corridors	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Will the corridor be protected?
Prime agricultural land	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Demonstrate the need for use other than agricultural and indicate how impacts are to be mitigated
Agricultural operations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____metres	Development to comply with the Minimum Distance Separation Formulae
Mineral aggregate resource areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Will development hinder access to the resource or the establishment of new resource operations?
Mineral aggregate operations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____metres	Will development hinder continuation of extraction?
Mineral and petroleum resource areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Will development hinder access to the resource or the establishment of new resource operations
Existing pits and quarries	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____metres	Will development hinder continued operation or expansion?
Significant wetlands south and east of the Canadian Shield	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____metres	Development is not permitted
Significant wetlands in the Canadian Shield	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Demonstrate no negative impacts
Significant portions of habitat of endangered and threatened species	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____metres	Development is not permitted



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Significant fish habitat, woodlands south and east of the Canadian Shield, valley lands, areas of natural and scientific interest, wildlife habitat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0 metres	Demonstrate no negative impacts
Sensitive groundwater recharge areas, headwaters and aquifers	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Demonstrate that groundwater recharge areas, head-waters and aquifers will be protected
Significant built heritage resources and cultural heritage landscapes	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Development should conserve significant built heritage resources and cultural heritage landscapes
*Significant archeological resources or areas of archaeological potential	<input checked="" type="checkbox"/>	<input type="checkbox"/>		An archaeological assessment prepared by a person who holds a licence that is effective with respect to the subject land, issued under Part VI (Conservation of Resources of Archaeological Value) of the <i>Ontario Heritage Act</i> ; and a conservation plan for any archaeological resources identified in the assessment.
Great Lakes - St. Lawrence River System and Large Inland Lakes:				
- within defined portions of dynamic beach and 1:100 year flood level along connecting channels	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Development is not permitted
- on lands subject to flooding and erosion	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Development may be permitted; demonstrate that hazards can be safely addressed
Erosion hazards	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Determine feasibility within the 1:100 year erosion limits of ravines, river valleys and streams
Flood plains	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Where one-zone flood plain management is in effect, development is not permitted within the flood plain
	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Where two-zone flood plain management is in effect, development is not permitted within the flood way
	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Where a Special Policy Area (SPA) is in effect, development must meet the official plan policies for the SPA
Hazardous sites <sup>4</sup>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Demonstrate that hazards can be addressed



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Rehabilitated mine sites	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Application for approval from Ministry of Northern Development and Mines should be made concurrently
Contaminated Sites	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Assess an inventory or previous uses in areas of possible soil contamination
<ol style="list-style-type: none"> <li>1. Class 1 industry - small scale, self-contained plant, no outside storage, low probability of fugitive emissions and daytime operations only.</li> <li>2. Class 2 industry - medium scale processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime truck traffic.</li> <li>3. Class 3 industry - indicate if within 1000 metres - processing and manufacturing with frequent and intense off-site impacts and a high probability of fugitive emissions.</li> <li>4. Hazardous sites - property of land that could be unsafe for development or alteration due to naturally occurring hazard. These hazards may include unstable soils (sensitive marine clays (Leda), organic soils) or unstable bedrock (Karst topography).</li> </ol>				

9.3 For applications that include permanent housing (i.e. not seasonal) complete **Table C – Housing Affordability**. For each type of housing and unit size, complete the rest of the row. If lots are to be sold as vacant lots, indicate the lot frontage. Information should be based on the best information available at the time of application. If additional space is needed, attach on a separate page.

TABLE C – HOUSING AFFORDABILITY			
For example: Semi- detached – 10 units; 1000 sq. ft./5.5 metres, \$119,900			
Housing Type	# of Units	Unit Size (sq. ft.) and/or Lot Frontage	Estimated Selling Price/Rent
Single Detached	28+ 1 ex.	31.09m-149.62m	200,000-500,000
Semi-Detached			
Link- Semi-Detached			
Row or Townhouse			
Apartment Block			
Other Types or Multiples			
<p>9.4 Is there any other information that may relate to the affordability of the proposed housing or the type of housing needs served by the proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please explain in Section 9.1 or attach a separate page.</p>			

United Counties of Leeds & Grenville Application for Subdivision/Condominium

**10. OTHER INFORMATION**

10.1 Is there any other information that may be useful to the Counties in reviewing this development proposal (e.g. efforts made to resolve outstanding objections or concerns)? If so, explain below or attached on a separate page.

**11. AFFIDAVIT OR SWORN DECLARATION**

\* I, William Kollaard of the Municipality of North Grenville in the  
County of Leeds & Grenville make oath and say (or solemnly declare) that the information  
contained in this application is true and that the information contained in the documents that accompany this  
application is true.

Sworn (or declared) before me

at the Municipality of North Grenville

in the Province of Ontario

this 5 day of March 20 25



Commissioner of Oaths



Applicant

~~Rachel Jansen, B. Comm., J.D.~~

**JANSEN LAW**

Barristers, Solicitors & Notaries Public  
215 Van Buren Street, Box 820  
Kemptville, ON K0G 1J0  
Tel: 613-258-7462 Fax: 613-258-7761  
LSUC # A0618881

**12. AUTHORIZATIONS**

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- 12.1 If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.

\* **Authorization of Owner for Agent to Make the Application**

I, \_\_\_\_\_, am the owner of the land that is the subject of this application for

approval of a plan of subdivision or condominium description and I authorize \_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner

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- 12.2 If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below

**Authorization of Owner for Agent to Provide Personal Information**

I, \_\_\_\_\_, am the owner of the land that is the subject of this application for approval of a plan of subdivision or condominium description and for the purposes of the *Freedom of Information and Protection of Privacy Act*, I authorize \_\_\_\_\_, as my agent for this application, to provide any of my personal information that will be included in this application or collected during the processing of the application.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner

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13. CONSENT OF THE OWNER

Complete the consent of the owner concerning personal information set out below.

Consent of the Owner to the Use and Disclosure of Personal Information

I, 2873633 Ontario Inc., am the owner of the land that is the subject of this application for approval of a plan of subdivision or condominium description and for the purposes of the **Freedom of Information and Protection of Privacy Act**, I authorize and consent to the use by or the disclosure of any person or public body of any personal information that is collected under the authority of the *Planning Act* for the purposes of processing this application.

March 5, 2025

Date 

Signature of Owner  
W. P. Collopy

UNITED COUNTIES USE ONLY	
File Name:	File Number:
Date Submitted:	Date Complete:

**Appendix 1**  
**Some General Requirements for Applications of Subdivision/Condominium**

**Planning Application Fees:**

In addition to the application fees charged by the Counties, there may be individual fees set by other agencies such as the Health Unit and the Conservation Authority. There may also be fees charged by the local municipalities. These fees are usually collected by the Counties at the time of application and are payable to the applicable agency.

**Early Pre-Consultation:**

Prior to formally submitting an application, the applicant and/or agent are strongly encouraged to contact the Counties and local municipal staff to discuss the development proposal. Where development is proposed on private services requiring Health Unit and/or Ministry of Environment and Climate Change (MOECC) approvals, it is recommended that applicants consult early with these agencies.

**Assessment/Review of Applications:**

Assessment/review of a plan of subdivision/condominium is based on land use planning legislation, policies and principles of potential social, economic and environmental impacts. All plans must be consistent with the Provincial Policy Statement and in conformity with the Counties and the local official plans. Zoning is also reviewed.

**Part 8 Permit/Certificate of Approval for Sewage System:**

Plans of subdivision/condominium proposed on small, private sewage servicing systems, generating 10,000 or less litres of effluent per day on one lot, require a Part 8 Permit under the Building Code issued by the local municipality or Health Unit. Prior to issuing a permit, the Health Unit may stake the septic system site and recommend to the Counties that a hydrogeological assessment/terrain analysis and/or servicing options study be completed.

A hydrogeological and terrain analysis report prepared by a qualified professional will be required as part of a complete application for proposals on private well and septic services. The report will be subject to a technical review by a third party peer reviewer, at the applicant's expense. Deposit required at time of application.

Plans of subdivision/condominium proposed on larger sewage systems that generate more than 10,000 litres of effluent per day on one lot would require a Certificate of Approval from the MOECC.

**Other Permits that that May be Required:**

Plans of subdivision/condominium that are near or potentially impact a provincial highway require a Ministry of Transportation entrance permit or land use permit. Proposals on Counties Roads require an access permit from the Counties Director of Public Works.

Proposals for sensitive land uses (e.g. residential) on sites with potential soil contamination would require the completion an environmental site assessment (ESA) by a qualified person to determine extent of contamination and recommended actions for remediation.

Permits for alteration to shorelines, docks or erecting structures near watercourses could be required from the local conservation authority or the Ministry of Natural Resources and Forestry (MNRF).





**NOTICE OF COMPLETE APPLICATION (REVISED)  
FOR A PROPOSED PLAN OF SUBDIVISION**

*(Section 51 (19.4) of the Planning Act)*

**File No. 07-T-20252 (MW): Orchards of River Bend (819 County Rd. 23)  
Village of Merrickville-Wolford**

**TO:** Landowners within 120 metres (400 feet) of the subject lands, other prescribed persons and public bodies and interested parties. If you are the owner of land that contains seven or more residential units, please post a copy of this notice in a location that is visible to all the residents.

**TAKE NOTICE:** An application for approval of a plan of subdivision has been submitted to the United Counties of Leeds and Grenville, the subdivision granting authority, for the property and development described below. The application was deemed to be complete by the United Counties of Leeds and Grenville on April 1, 2025 respecting application requirements pursuant to Subsections 51(17) and (18) of the *Planning Act*.

**LOCATION OF PROPERTY:** The subject lands are addressed as 819 County Road 23 in the Village of Merrickville-Wolford. The subject site is approximately 24 hectares (59 acres). Please refer to key map on reverse.

**DESCRIPTION OF PROPOSAL:** The subdivision application will create 29 lots (ranging from 1.02 acres to 4.37 acres) for single detached residential dwellings, including one lot for an existing dwelling. Another lot will contain an existing accessory building (three car garage) which will be converted and/or added to for residential use. New development will be on individual private water and septic services. 2 roads, 2 blocks for parkland, 1 block for stormwater, 1 wetland block, 1 walking path block, and 1 road block are also proposed. Please refer to draft plan attached.

**OTHER PLANNING APPLICATIONS:** The Counties is not aware of any other related planning applications at this time.

**CONSULTATION:** Written comments are welcome to be submitted to the Counties using the contact details below. Comments will be received by regular mail, facsimile transmission or e-mail. You can also deliver written comments in person. Comments are appreciated on or before May 2, 2025 but will be accepted at anytime prior to issuance of draft approval. All comments will be provided to the Village and applicant and will form part of the public record.

... 2/

**KEY MAP** (Blue outline depicts the subject lands):



**NOTES REGARDING YOUR RIGHTS:**

**Appeal limitations:** Only the applicant, the Minister of Municipal Affairs and Housing, the municipality, public bodies and specified persons (which only includes certain corporations/companies under certain circumstances) may appeal a decision. If a public body or specified person does not make written submissions to the approval authority in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan, the specified person or public body:

... 3/



1. is not entitled to appeal the decision of the United Counties of Leeds and Grenville to the Ontario Land Tribunal.
2. may not be added as a party to the hearing of any appeal(s) before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

**Decision notification:** If you wish to be notified of the decision of United Counties of Leeds and Grenville in respect of this proposed plan of subdivision, you must make a written request to the United Counties of Leeds and Grenville at the address below quoting file number **07-T-20252 (MW)**.

**ADDITIONAL INFORMATION:** Additional information regarding the proposed plan of subdivision is available at [www.leedsgrenville.com/planningapplications](http://www.leedsgrenville.com/planningapplications) or for public inspection between 8:00 a.m. and 4:00 p.m. weekdays in the Planning Department of the United Counties of Leeds and Grenville at the address below.

The following documents have been submitted as part of this application:

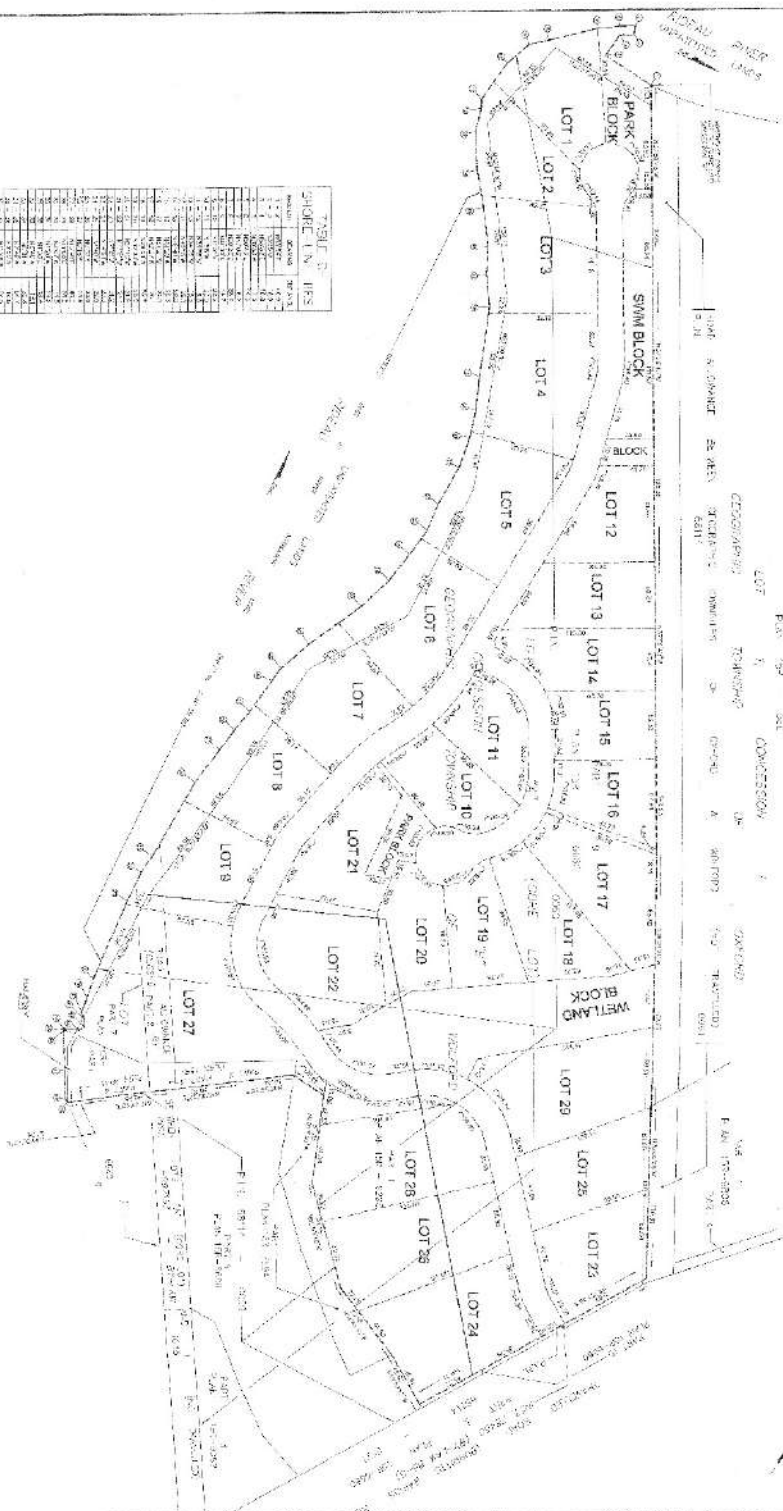
- Application
- Draft Plan (Kollaard Associates, signed December 19, 2024)
- Archaeological Assessment, Stage 1 and 2 (Archaeological Consultants Canada, October 3, 2022)
- Design Guidelines Assessment (S. J. Lawrence Architect Incorporated, February 6, 2025)
- Environmental Impact Study and Headwater Assessment (BCH Environmental Consulting Inc., July, 2022)
- Environmental Site Assessment, Phase 1 (Kollaard Associates, December 6, 2024)
- Floodplain Analysis Brief (Kollaard Associates, February 5, 2025)
- Geotechnical Investigation (Kollaard Associates, January, 2025)
- Hydrogeological Investigation and Terrain Evaluation (Kollaard Associates, January 20, 2025)
- Minimum Distance Separation Calculations (P-Squared Concepts Inc., November 7, 2024)
- Planning Justification Report (P.H. Robinson Consulting, March, 2025)
- Slope Stability Assessment and Delineation of Erosion Hazard Limit (Kollaard Associates, April 8, 2024)
- Stormwater Management Report, Conceptual (Kollaard Associates, December 20, 2024)
- Technical Drawings - Proposed Grading & Drainage, Erosion and Sediment Control, Detail Sheet, Site Plan, Proposed Walking Path Layout, Tree Conservation Plan (Kollaard Associates, Various Dates)
- Traffic Memorandum (Stantec Consulting Ltd., February 26, 2025).

Dated at the United Counties of Leeds and Grenville, this **4<sup>th</sup> day of April, 2025**.

Elaine Mallory, Ext. 2422  
Planner II  
United Counties of Leeds and Grenville  
25 Central Ave. W., Suite 100  
Brockville, ON K6V 4N6

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