

June 4, 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: Presentation of New Zoning By-law for Council's Consideration

Darlene, I am pleased to present you and Council with the "Redlined Discussion Draft" of the new Zoning By-law for the Village of Merrickville-Wolford. As you are aware, Council is responsible for approving a new zoning by-law to be consistent with the new Village of Merrickville-Wolford Official Plan which was approved in April of 2021.

BACKGROUND

We were tasked with drafting up a new zoning by-law and zoning schedules for Council's consideration. The first step in this process involved consolidation of the current Zoning By-law #23-08, effective September 2024, incorporating all the changes and amendments which have happened to the document since 2008. This work was achieved with support from the Village Clerk and is now the published version of the zoning by-law posted on the Village's website.

The second step in the creation of the "Redline Discussion Draft" involved the identification and incorporation of all of the changes made to the new Official Plan, the United Counties Official Plan, Ontario Planning Act and Provincial Policy Statement (PPS) since 2008. These changes have been numerous and resulted in a number of necessary changes to the Zoning By-law, particularly related to reduced Rural minimum lots sizes, provisions for additional residential units, redundancy of the R1 zoning, and protection of natural heritage features (i.e., wetlands setbacks, agricultural lands, aggregate deposits).

The final step in the creation of the "Redline Discussion Draft" involved a top-to-bottom scan of the current zoning by-law to identify general improvements using "best in class" zoning regulations from other municipalities. Examples include provisions related to hobby farms, removal of regulations related to minimum dwelling unit sizes, provisions for backyard chickens, and improvements to various definitions. You will also see very subtle changes to the "Institutional (I)" zone permitted uses which may assist with the redevelopment of the former Wolford Public School. We have also updated the draft with the most recent changes to additional residential units enacted by the Province.

In addition to the preparation of the "Redline Discussion Draft" textual changes, we have also prepared new digital Zoning Schedules using the latest lot parcel fabric and natural resource shape files (wetlands, agriculture, aggregate). The schedules were constructed to allow for efficient updates and to ensure the maps are "GIS Ready" and able to be easily imported into the United Counties GIS system, putting the zoning in the Village's GIS for the first time. The improved accuracy and digital configuration will greatly enhance the



use and function of the document, increasing staff efficiencies and the ability to provide quality planning services to the ratepayers.

RECOMMENDATION

The “Redline Discussion Draft” has now been subject to two formal public meetings and there are no additional recommended changes to the new Zoning By-law stemming from the second public meet. We are confident that the new Zoning By-law complies with the PPS 2024, conforms to the United County of Leeds and Grenville Official Plan, and conforms to the Village of Merrickville-Wolford Official Plan.

It is now appropriate for Council to consider the new Zoning By-law. In this regard they have three options:

1. DEFER consideration of the new Zoning By-law to allow for additional information/consultation (Not recommended);
2. REFUSE the new Zoning By-law with specified reasons (Not recommended); and,
3. APPROVE the new Zoning By-law as presented (Recommended).

Should Council Approve the new Zoning By-law, the Clerk will issue a Notice of Passage, specifying 20 day appeal period. It is a reminder that property owners have the right-of-appeal of a new zoning by-law.

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 horizontal flourish extending to the right.

Forbes Symon, MCIP, RPP
Senior Planner