

June 17, 2025

Village of Merrickville-Wolford
317 Brock Street West
P.O. Box 340
Merrickville, ON K0G 1N0

Attention: Darlene Plumley, CAO/Clerk

Dear Ms. Plumley:

**Re: Planning Report – Consent Applications B-43-25 (Taylor)
Part Lot 15, Con. 1, Wolford, Village of Merrickville-Wolford
710 Corktown Road**

I have now had an opportunity to review Consent Application B-43-25 as it relates to the Village of Merrickville Wolford Official Plan and Zoning By-law and the United Counties of Leeds and Grenville Official Plan and provide the following comments.

The proposal involves the creation of one (1) new lot from land located at Part Lot 15, Concession 1, within the former township of Wolford, locally known as 710 Corktown Road with the following characteristics:

B-43-25 Severed Parcel = 4.84 ha (11.95 ac) lot area and 368.8 m (1,209 ft) lot frontage on Corktown Road.

Retained Parcel = 29.8 ha (73.6 ac) lot area and 121 m (396.9 ft) lot frontage on Corktown Road.

The proposed severance would create a new lot that includes the existing dwelling, detached shop, septic system and well. The retained lot would not be occupied by any buildings or structures following the severance but proposes to be a future residential building lot. (Attachment #1 – Location Map & Proposed Consent).

The subject lands are designated “Rural” and “Aggregate Resource” in the Merrickville-Wolford Official Plan and zoned “Rural (RU)” and “Aggregate Reserve (AR)” in the Merrickville-Wolford Zoning By-law 23-08. The subject property totals approximately 34.6 ha (85.5 ac) in size and is currently used for residential purposes (Attachment 1). Given that the proposed severed lot is within 500 m (1,640 ft) of an AR zone, the applicant was required to commission a Mineral Resource Impact Assessment (MRIA) in support of the consent application. The results of the study will be discussed in the Local Official Plan Policies section of this report.

The surrounding land uses consist primarily of a mix of rural residential, aggregate, and agricultural land uses. The subject property is approximately 2.3 km west of the Village of Merrickville Wolford.

Local Official Plan Policies

There are a number of policies of the Village Official Plan which are relevant to this application. Section 6.4.2.3, Rural Residential Development states that:



“Residential Development on flat, open land will be discouraged. Such development shall be encouraged to locate in areas having natural tree cover, scenic views and/or rolling terrain, subject to the natural heritage policies of Section 4.1 of this Plan, including the requirements for an Environmental Impact Statement. In designing residential subdivisions, attention should be given to the natural features, such as mature forests, to ensure that the existing vegetation and terrain is disturbed as little as possible. In addition, the housing should be screened from view.”

Given that the severed lot is currently occupied by a single detached dwelling, the above noted policy is not relevant. No additional screening is recommended.

Section 5.6 directs that new residential development shall maintain a minimum setback of 300 m (984 ft) of an open pit or from the boundary of land designated Aggregate Resource on Schedule A-3 of the Official Plan. Given that the proposed lot would be within 300 m of the McGrath Pit to the west (now depleted), and further that a layer of sand and gravel resource designation appears to run through a portion of the subject lands, the applicant was required to commission a Mineral Resource Impact Assessment (MRIA) to evaluate the impacts that the proposed severed lot may have on the adjacent sand and gravel resource designation. The submitted MRIA, prepared by Milestone Aggregate Consulting Services and dated April 23, 2025, concluded that:

“Based on the location of the proposed building lot, the review of the McGrath put site plan, frank discussions with 2 local pit operators, the verification of depleted and abandoned portions of the adjacent put operations, the fact that there is no feasible resource in the influence area on the OP Land Use Schedules based primarily on depth to bedrock and previously depleted areas, I conclude that the proposed building lot as proposed would have no effect or constraint on areas presently protected as aggregate resource. These designated resources do not exist in sufficient quantity to make them feasible to extract.

I would therefore support approval of a consent application to allow the severance of the existing home and garage from existing holdings (east side of property) and to create an adjacent building lot on the retained parcel to the west.”

As concluded in the report, there do not appear to be feasible sand and gravel resources in the area indicated on Schedule A-3 of the Official Plan. As such, the proposed consent application conforms to Section 5.6 of the Official Plan.

Section 9.3.1 includes the general land division policies of the Village’s Official Plan. Specifically, the policies require a minimum lot area of 0.4 ha (1 ac) for lots on private services, safe access, avoid natural hazards, meet MDS, and not landlock parcels.

Based on a review of available mapping, it would appear that the only livestock facility within 1500 m of the proposed severed lot is an existing small barn located at 773 Corktown Road. MDS calculations were prepared for the barn structure, however given that the property is 10 ac in size and classified as a hobby farm, MDS calculations were not triggered under current MDS guidelines. Further, the proposed lot will meet the minimum lot area required and the existing entrance is deemed to represent safe access. The proposed development will not landlock other lands. The proposed lots satisfy the policies of 9.3.1 of the Village’s Official Plan.

Section 9.3.2 includes the consent policies of the Village’s Official Plan. These policies direct severances to lands of low agricultural potential, require compliance with MDS, not resulting in strip



development, and be located in treed areas. The proposed lot generally satisfies the policies of 9.3.2 of the Village's Official Plan.

United Counties Official Plan Policies

The Official Plan for the United Counties of Leeds and Grenville, Schedule A, designates the subject property as Rural Land.

Section 3.1 of the United Counties Official Plan contains the policies related to Rural Lands. The policies are intended to protect natural amenities and rural character. Specifically, Section 3.3 (e) states that the policies are intended to “promote limited development that is compatible with the rural landscape and character and can be sustained by rural services levels” which is generally private well and septic systems.

Section 3.3.2 states that term “limited residential development” will be defined in local Official Plans and requires “local municipalities will establish policies in their Official Plans related to rural residential development which may be accommodated on rural lands without compromising the rural character of the lands.”

Section 7.6.3.2 contains the United Counties consent policies and specifically states that the local Official Plans will contain consent policies directing development. The proposed consent appears to conform to the Official Plan for the United Counties of Leeds and Grenville.

Local Zoning By-law Regulations

The proposed severed lot is zoned “Rural (RU)”. A portion of the severed and retained lands is also zoned Aggregate Reserve (AR). The RU zone provisions establish a minimum lot size for residential development at 1 ha (2.5 ac) and a minimum lot frontage of 40 m (131 ft). Both the severed and retained parcels will comply with the minimum lot area of 1 ha (2.5 ac) and lot frontage of 40 m (131 ft).

Section 3.29.5 requires that all buildings and structures shall be setback a minimum 500 m (1,640 ft) from an existing quarry in the Aggregate-Quarry (AQ) or Aggregate Reserve (AR) Zones. As noted in the submitted MRIA, the aggregate resource area illustrated on Schedule “A” to Zoning By-law No. 23-08 is recognized as being a depleted pit. Therefore, no concerns are anticipated as a result of consent approval. A rezoning of the severed and retained lots from AR to RU and relief from the Aggregate Reserve setback is recommended as a condition of consent to allow the proposed severed lot and the proposed future building lot on the retained parcel. Subject to the completion of a rezoning, the application is deemed to conform to the Township's Zoning By-law regulations.

Village Comments

The consent application has been circulated internally to Village staff. There were no other comments or concerns expressed by the CBO or the Fire Chief.

Summary & Recommendations

The proposal involves the creation of a 4.84 ha residential lot. The proposed consents conform to the Village's Official Plan and the United Counties of Leeds and Grenville Official Plan.

It is recommended that Council support consent application B-43-25 with the following conditions:



1. That the applicant provide the Village with a digital and paper copy of the registered Reference Plan.
2. That the applicant provide proof of payment of all outstanding taxes and fees owing to the Village, if any.
3. That the applicant provide payment of cash-in-lieu of parkland.
4. That the severed and retained lots be rezoned to permit future residential building lot in accordance with the submitted Mineral Resource Impact Assessment (MRIA) submitted by Milestone Aggregate Consulting Services and dated April 23, 2025.

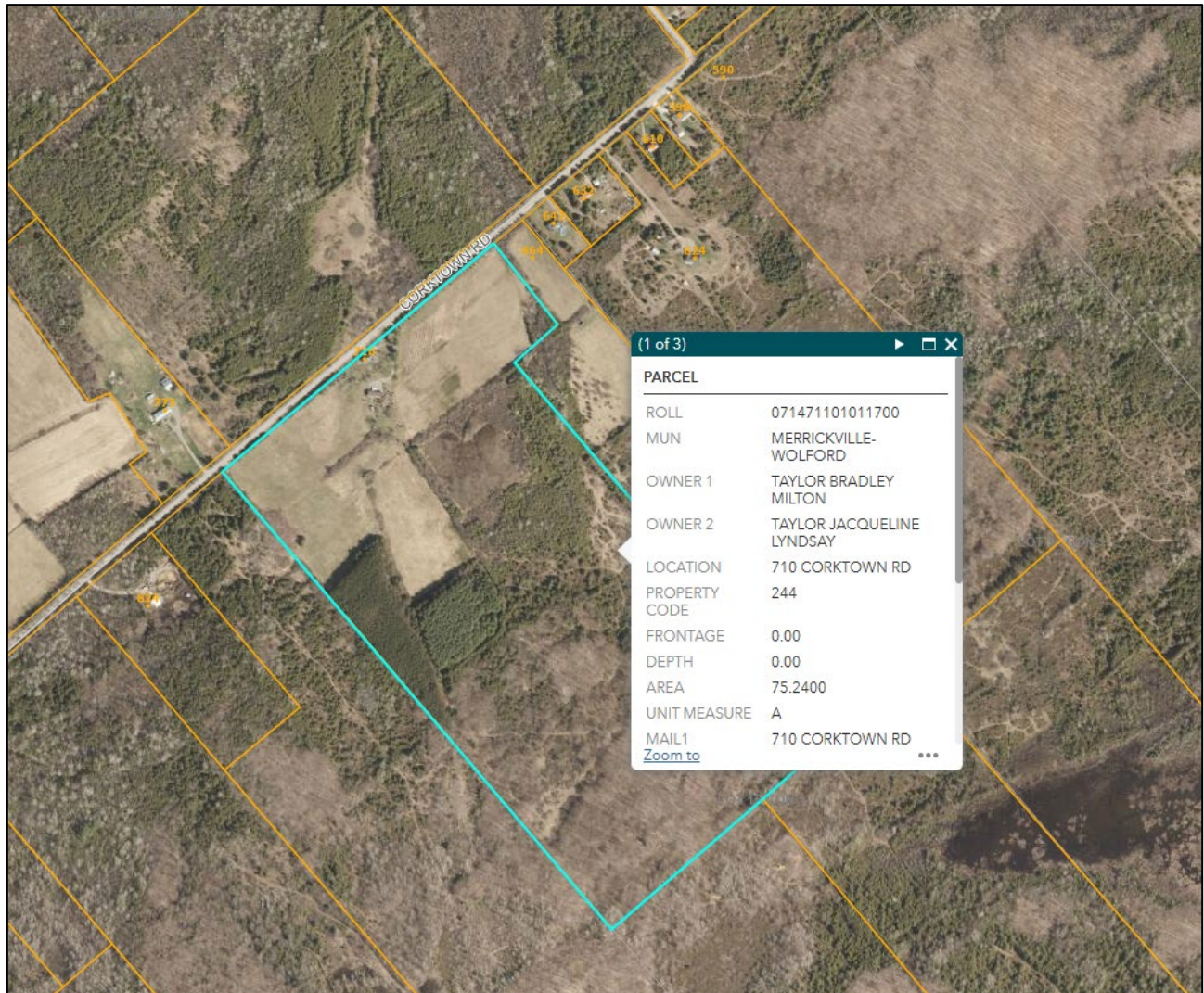
All of which is respectfully submitted.

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

A handwritten signature in black ink, appearing to read 'F. Symon', with a horizontal line underneath.

Forbes Symon, MCIP, RPP
Senior Planner

Attachment #1 – Location Map & Proposed Consent



Attachment #2 – Applicant's Sketch (B-43-25)- Proposed Consent

