

June 18, 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-05-2025 (Lackey) Part of Lot 24, Concession B & C, Being Parts 2, 4 and 6 on Plan 15R8664, former Township of Wolford, now Village of Merrickville-Wolford

I have now had an opportunity to review the ZBA Application ZBA-05-2025 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 modify the zoning regulations of the “Rural (RU)” as it applies to the subject property to permit the construction of an accessory storage structure prior to the establishment of the main use of the property. The applicant’s intent is to place a 24’ X 30’ (720 ft²) garage/storage structure on the property for the housing of construction related equipment and personal storage. The property is located approximately 90 m west of the applicant’s principal dwelling. No services are proposed to support the proposed structure.

The subject lands are located in the northwest corner of the Village, fronting on Hawley Road on lands described as Part of Lot 24, Concessions B & C, former Township of Wolford, now the Village of Merrickville-Wolford. The subject property is approximately 1.25 ha (3.09 ac) of land with 45.7 (150 ft) of frontage on Hawley Road. The land is vacant, with open fields next to the road where the structure is proposed and naturalized, forested lands next to the Rideau River.

The lands are currently zoned “Rural (RU)” in the Village Zoning By-law 23-08 and designated as Rural in the Village Official Plan. The Zoning By-law defines “accessory uses” as “meaning subordinate to the main use”. This has historically been interpreted as requiring a main use to be established prior to the construction of an accessory use. At this point in time, the applicant only wishes to establish the storage structure on the property, thus requiring an amendment to the Zoning By-law.

Provincial Policy Statement, 2024

The proposed development is recognized as being located in a “Rural Land” which is generally considered to be outside of settlement areas and primate agricultural lands. Rural land use permitted under the PPS include:

“2.6 (1) Rural Lands In Municipalities

- a) the management or use of resources;
- b) resource-based recreational uses (including recreational dwellings not intended as permanent residences);
- c) residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services;



- d) agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;
- e) home occupations and home industries;
- f) cemeteries; and
- g) other rural land uses.”

The proposed use of the land is consistent with the range of residential/home occupation uses permitted under the PPS on rural lands.

Local Official Plan Policies

The proposed development is located on lands identified as “Rural” in the Village’s Official Plan. The Official Plan states that:

“6.4.2.1 The Rural designation is placed on all areas of the Village which have not otherwise been designated for a particular purpose under another land use designation. The Rural designation is intended to protect traditional rural activities such as agriculture and forestry, and to permit a broad range of other uses which are appropriate in a rural setting. Future residential development is to be directed primarily to the Merrickville urban area and the designated Hamlets; however, limited residential development is permitted in the Rural designation. Other permitted uses will be carefully controlled in order to protect existing uses and the rural character of the Village, and to ensure that the Village's financial resources keep pace with development activity.”

The proposed accessory use of the land is consistent with the Rural land use policies of the Official Plan.

Merrickville-Wolford Zoning By-law 23-08

The subject property is zoned ‘Rural (RU)’ in the Merrickville Wolford Zoning By-law 23-08. The definition of “accessory use” in the Zoning By-law indicates that accessory uses are subordinate to the main use of the land. This has been interpreted as requiring the establishment of the main use of the land prior to the construction of an accessory use. The applicant is requesting an exemption to the By-law to permit the establishment of an accessory use prior to the main use.

Public and Agency Comments

Agency comments were received from Enbridge Gas with no objections to the application.

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).



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 horizontal flourish extending to the right.

Forbes Symon, MCIP, RPP
Senior Planner

**Attachment 1:
Lands To Be Rezoned**



Subject lands to ZBA-05-2025