

Planning Justification Report

Submitted to:

Attn: Cherie Mills - Manager of Planning Services

United Counties of Leeds and Grenville
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Attn: Forbes Symon - Senior Planning Consultant (JP2G Consultants)

Village of Merrickville-Wolford
317 Brock St W, Box 340
Merrickville, ON K0G 1N0

In Consideration for:

**Draft Plan of Subdivision & Zoning By-Law Amendment
2873633 Ontario Inc
Orchards of River Bend Estates**

March 2025

Prepared by:

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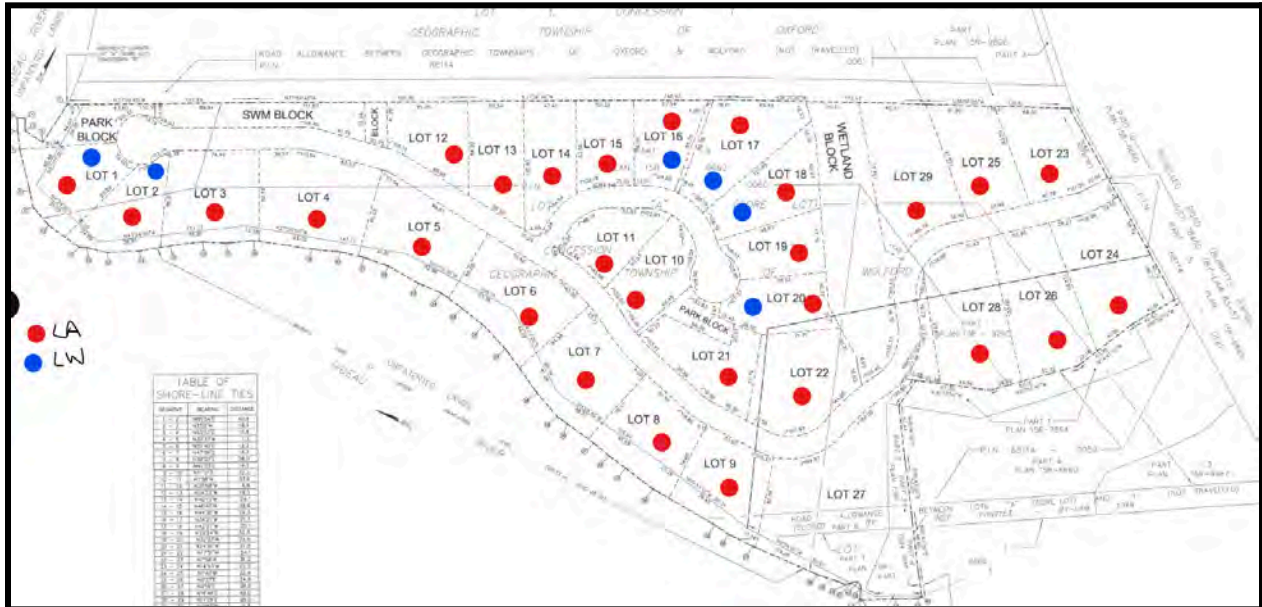
1.0 Introduction

We have been retained by 2873633 Ontario Inc. to prepare a Planning Justification Report for the proposed Draft Plan of Subdivision and Zoning By-Law Amendment application for the parcel located at 819 County Road 23 in the Village of Merrickville-Wolford. The proposal will consist of 29 privately serviced, rural residential lots. The property is located on the west side of County Road 23 (Burritts Rapids Road) between Nicholson Lane and Davis Road

The property is zoned RU (Rural) in the Village of Merrickville-Wolford Zoning By-Law (No. 23-08). The property is designated as Rural Lands in the Official Plan for the United Counties of Leeds and Grenville, and as Special Heritage Policy Area 1 in the Village of Merrickville-Wolford Official Plan.

An amendment to the Merrickville-Wolford Zoning By-Law is required to permit the proposed development. The amendment would rezone the parcel from RU to RU-9 Rural Exception 4. The lots with a reduced lot area (based on the zoning currently in full force and effect) are shown in **red** and those with a reduced lot width are shown in **blue** in the image on the following page

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Draft Plan of Subdivision showing lots with reduced lot areas and lot widths.

The following drawings, reports, and studies were submitted as part of a complete submission:

Deliverable	Completed By	Date
Environmental Impact Statement & Headwater Drainage Feature Study (EIS)	BCH Environmental Consulting Inc.	July 2022
Visual Impact Assessment	S J Lawrence & Associates	February 6 2025
Tree Conservation Plan	Kollaard Associates	December 20 2024
Archaeological Assessment	Archaeological Consultants Canada	October 3, 2022
Traffic Impact Assessment	Stantec	February 26 2025
Stormwater Management Plan	Kollaard Associates	December 20, 2024
Planning Rationale	P H Robinson Consulting	March 6 2025

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Minimum Distance Separation Calculation Report	P-Squared Concepts Inc	November 7, 2024
Hydrogeological Report & Terrain Analysis	Kollaard Associates	January 20 2025
Slope Stability	Kollaard Associates	April 8, 2024
Phase I ESA	Kollaard Associates	December 6, 2024
Draft Plan	Kollaard Associates	December 19, 2024
Geotechnical Investigation	Kollaard Associates	January 2025
Pre-Development Plan	Kollaard Associates	December 20, 2024
Post-Development Plan	Kollaard Associates	December 20, 2024
Proposed Grading and Drainage Plan(s)	Kollaard Associates	December 20, 2024
Erosion and Sediment Control Plan	Kollaard Associates	December 20, 2024
Civil Details	Kollaard Associates	December 20, 2024
Site Plan	Kollaard Associates	December 20, 2024
Proposed Walking Path Layout	Kollaard Associates	February 5, 2025

2.0 Location & Site Description

The site is located on the west side of County Road 23 (Burritys Rapids Road) between Nicholson Lane and Davis Road.

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The site has approximately 196 m (645 ft) of frontage on County Road 23 and an area of 24.02 hectares (59.37 acres). The site is legally described as *Part of Lot 'A' (Gore Lot) and Part of Lot 1, Concession B and Part of the Road Allowance between Lot 'A' (Gore Lot) and Lot 1 (Closed by Inst. PR97153), Concession 'B', Geographic Township of Wolford, Village of Merrickville-Wolford, United Counties of Leeds and Grenville*.

Surrounding Land Uses

For the purposes of this report, it is assumed that the Rideau River is to the west of the subject property and that County Road 23 is to the east of the subject property.



Aerial image showing the subject property and surrounding areas.

North: To the north are wooded areas and a shared Right of Way (shared between the Municipality of Merrickville-Wolford and the Municipality of North Grenville) and also rural residential properties and some rural uses in excess of approximately 200 metres to the north

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East: To the east is County Road 23 which is a paved road (speed limit = 60 km/h) and nearby uses on the east side of the subject property include rural residential and rural properties and woodlots.

West: To the west is the Rideau River which is between 90 and 150 metres in width along the shoreline of this property

South: To the south there are rural residential properties along the Rideau River.

3.0 Proposed Development

The proposed Draft Plan of Subdivision will contain 29 residential lots and the existing home and separate building on the property will be retained. The existing home on the lot is on the proposed Lot 27 and the other current building is located on Lot 22. This building is proposed to be added on to its west side and converted to a residence. The proposed park block has been specifically chosen as the park block due to the fact that those lands contain very large burr oaks that are estimated to be approximately 300 years old. This will be a recreational area enjoyed by all residents of this development.



View of the existing home on the property that will be on Lot 27 with the Rideau River to the rear



Existing building on Lot 22. To be added on to on the west side (right hand side) and converted to a residence

In addition there is also a park block proposed at the far north edge of the river frontage and it would be to allow all residents to have access to the Rideau River and to get boat access to the River.



Aerial view of subject property (approximate boundary)

There are 10 of the 29 lots which will have their rear yards adjacent to the Rideau River and these are generally the larger of the proposed lots. One of these lots (Lot 27) is the lot that contains the existing single family home on the property

As per Section 4.3.2.4 of the Village Official Plan all lots abutting the Rideau River have a minimum shoreline length in excess of 90 m. This is shown on the 'Site Plan' drawing being filed with this submission which shows shoreline lengths, conceptual locations of homes and the 'no touch' zone adjacent to the river.

On the property from the wetland block to the existing house on the property (Lot 27) the alignment of the existing internal driveway is to be retained. Between the wetland block and County Road 23 a new road alignment will be introduced that will allow for lots to be created on either side of the internal road and also the new road alignment will not have the slopes on the road that the current internal driveway has. In addition, the proposed intersection of the new subdivision road meets County Road 23 (Burritts Rapid Road) at a location that is better for sight lines along the County Road to be as far away as possible from a curve in the road.

Beyond Lot 27 in the subdivision, the internal road alignment is on lands that at present do not have a driveway. There is a walking path block between Lots 16 and 17 that will connect to an unopened road allowance to the north which is between the municipal limits of the Merrickville-Wolford and North Grenville. This unopened road allowance runs from County Road 23 through to the Rideau River. The unopened road allowance

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is equally owned by the Village of Merrickville-Wolford and the Municipality of North Grenville. This will allow for a continuous walking loop of approximately 2 km on the internal roads and dedicated walking paths that will go to the Rideau River that can be enjoyed by residents of this subdivision and also area residents. It should be noted that the intent of the walking path on the unopened road allowance is that it will only be on the Merrickville-Wolford portion of the 20 m wide unopened road allowance.

The property was actively farmed up until the early 1990s as seen in the image below. At that time, the only wooded areas consisted of some windrows and the wetland area that is to be protected.

Since that time, it can be seen on the following image (page 11) that with the lands no longer being used for farming purposes, that the majority of the property is forested areas that have been there for just over 30 years.



Aerial image of the [subject property](#) in 1991.



Aerial image of the [subject property](#) in 2022.

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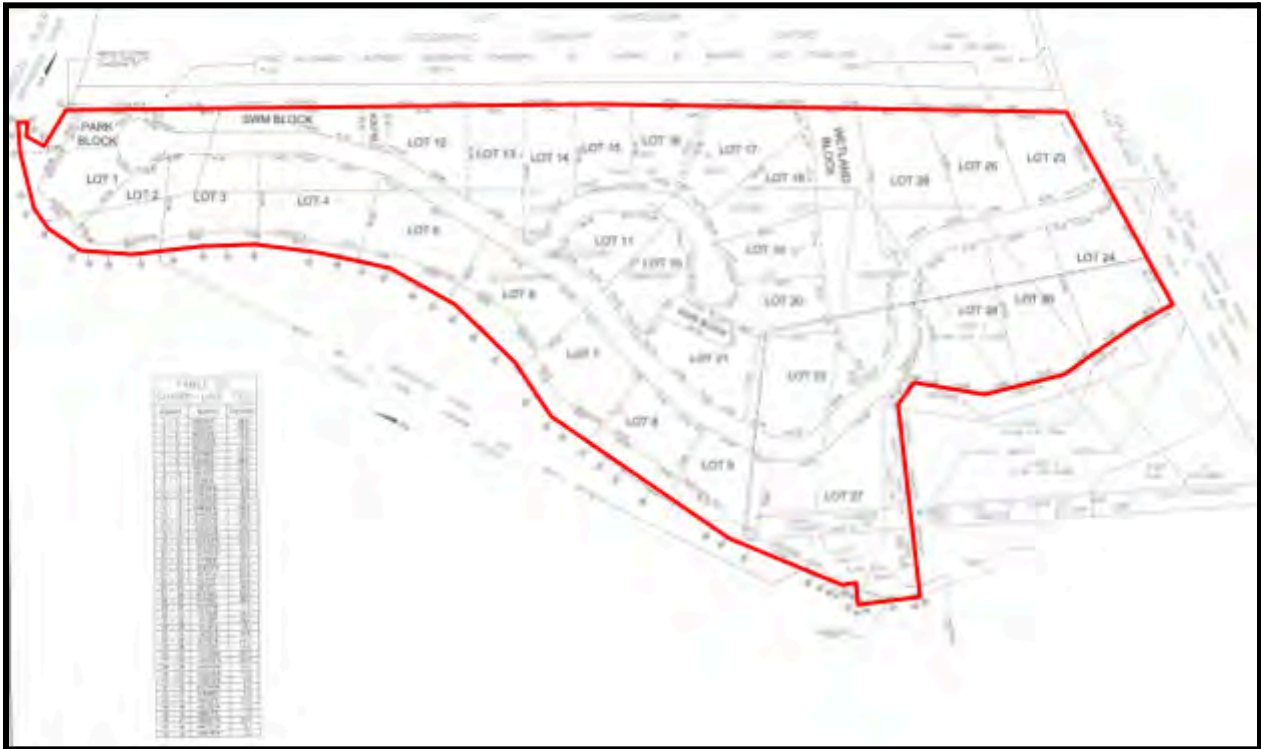
The most recent imagery from 2022 shows that most of the property is now wooded and the farming activities have ended.

It is only where there are some windrows near the house that were there in 1991 and the Burr Oak trees on the park block that have been there for any significant length of time and the remainder of the property is new growth that has occurred naturally since the farming activities have ended on the property approximately 30 years ago.

The lot sizes range from 0.41 ha (1.02 acres) to 1.77 ha (4.37 acres) and there is also a wetland block (to be dedicated to the Village of Merrickville-Wolford or the Rideau Valley Conservation Authority) running through the central area of the property.

The largest lot (1.77 ha) is the lot that the existing house is located on. The block to the north of Lot 12 is a block for a future road connection to development that could be located to the east at a point of time in the future. The lot frontages range from 31.09 m to 147.3 m and this is a function of the shape of the internal roads within the subdivision. Many of the narrower lots are on curves on the roads and further away from the front line their width is greater than at the road edge.

Each lot will allow for a single family home and an accessory dwelling unit on an individual well and septic and this will be subject to applications to the Village of Merrickville-Wolford for building permit and septic design approval.



Draft Plan of Subdivision.

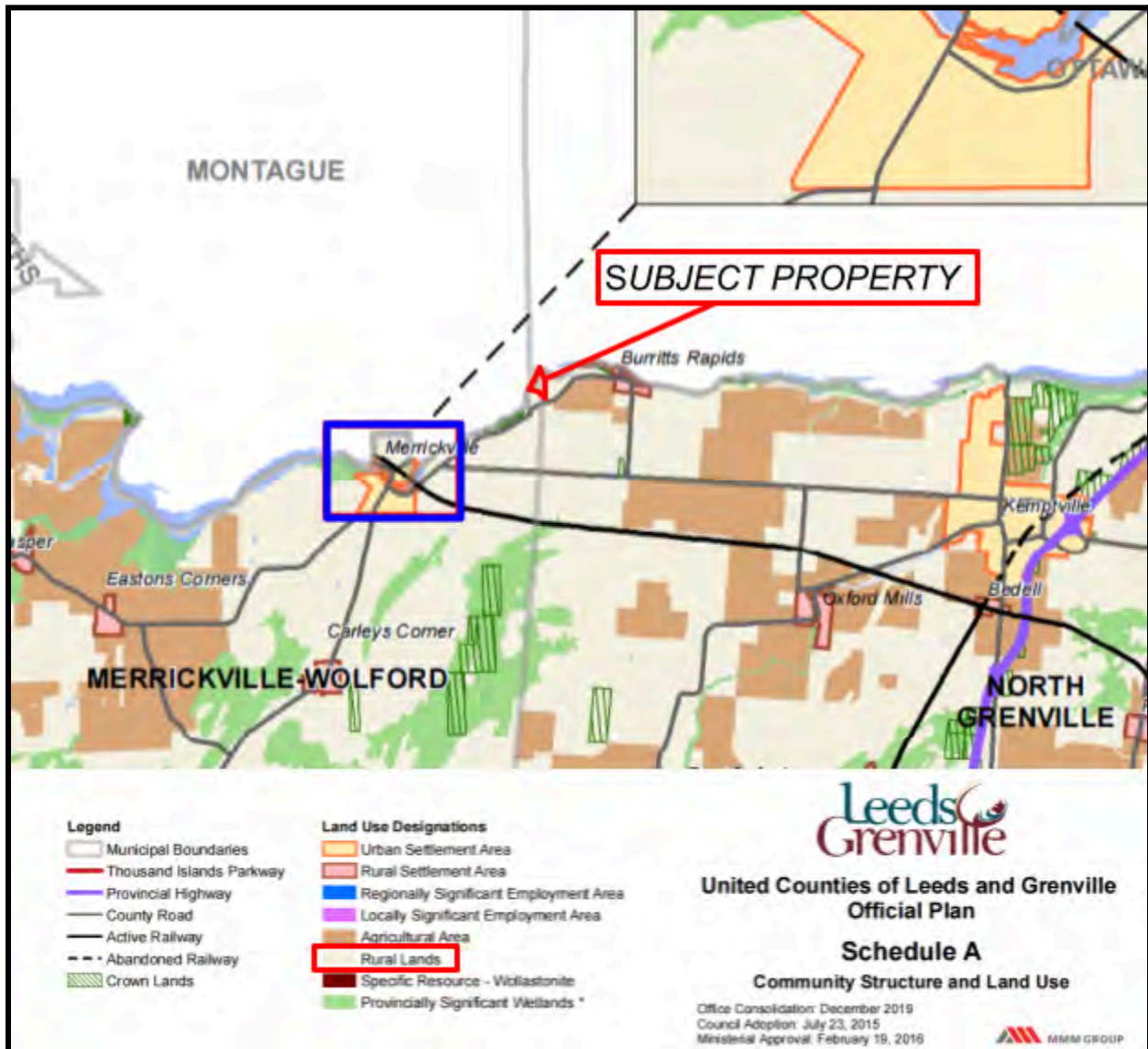
4.0 Policy Analysis

A review of planning documents must be undertaken to evaluate the conformity of the application to municipal and provincial planning documents.

The site is subject to two Official Plans: the United Counties of Leeds and Grenville (UCLG) Official Plan and the Merrickville-Wolford local Official Plan.

4.1 United Counties of Leeds and Grenville Official Plan

The subject property is designated Rural Lands as per Schedule A of the UCLG Official Plan.



Schedule A - Community Structure and Land Use, County Official Plan.

Section 2.7.1 discusses the supply of land for sufficient, diverse, and affordable housing opportunities. It is the policy of the United Counties of Leeds and Grenville that:

- a) Local municipalities are encouraged to provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents of the Counties as outlined below:
 - i) Maintaining at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification, redevelopment and land which is designated and available for residential development.

- ii) *Maintaining at all times, where new development is to occur, that land with servicing capacity is available to provide at least a 3 year supply of residential units in draft approved and registered plans, or in cases of residential intensification and redevelopment, land appropriately zoned in the local municipal zoning by-laws and available for development or redevelopment.*
- iii) *Working with proponents to ensure that a full range of housing types and densities, where appropriate, are provided to meet the anticipated demand and demographic changes. All forms of housing required to meet the social, health and well-being of current and future residents, including those with special needs, will be encouraged*

Response: The subject property is less than 5km from the village centre of Merrickville-Wolford. The strip of land along the Rideau River between the village and the subject property has been developed through a number of individual residential lots. The proposed subdivision proposes intentional residential intensification and will prevent the expansion of an unorganised residential lot fabric. The land is designated as Rural which permits residential land uses, and the land has been used for residential purposes for decades. The proposed lots range from 0.41 ha to 1.77 ha which means a variety of dwelling sizes such as starter homes and multigenerational dwellings can be accommodated.

Section 3.3.1 discusses the objectives of the Rural Lands designation which are to:

- e) Promote limited development that is compatible with the rural landscape and character and can be sustained by rural service levels, which generally includes individual on-site sewage and individual on-site water services;*
- g) Accommodate development that is appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of infrastructure; and*
- i) Provide for the protection of natural heritage features and their ecological functions.*

Response: The proposed lot fabric is compatible with the rural landscape and character. The lot sizes are large enough to accommodate private on-site sewage and water services therefore the development is sustainable from a service perspective. The lot fabric is also designed specifically to mitigate the impact of development on the natural features present on site. For example, two blocks have been created: a Wetland Block, and a Stormwater Management Block, to ensure that the existing unevaluated wetlands are not negatively impacted by the surrounding development and so that proper stormwater management is achieved to support the residential lots; the Park Block east of Lot 21 was created to specifically ensure the preservation of some Burr Oak trees that are more than 300 years old ; a Visual Impact Assessment and

associated Design Guidelines report by S J Lawrence & Associates was prepared to ensure that the cultural heritage of the Rideau River would not be negatively impacted. Additionally, adequate setbacks are provided from the Rideau River and the wetland area as per the recommendations outlined in the EIS, the Slope Stability Reports and the Floodplain Technical Memo that are included in this submission.

Section 3.3.2 Permitted Uses that:

- b) 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 these lands.*

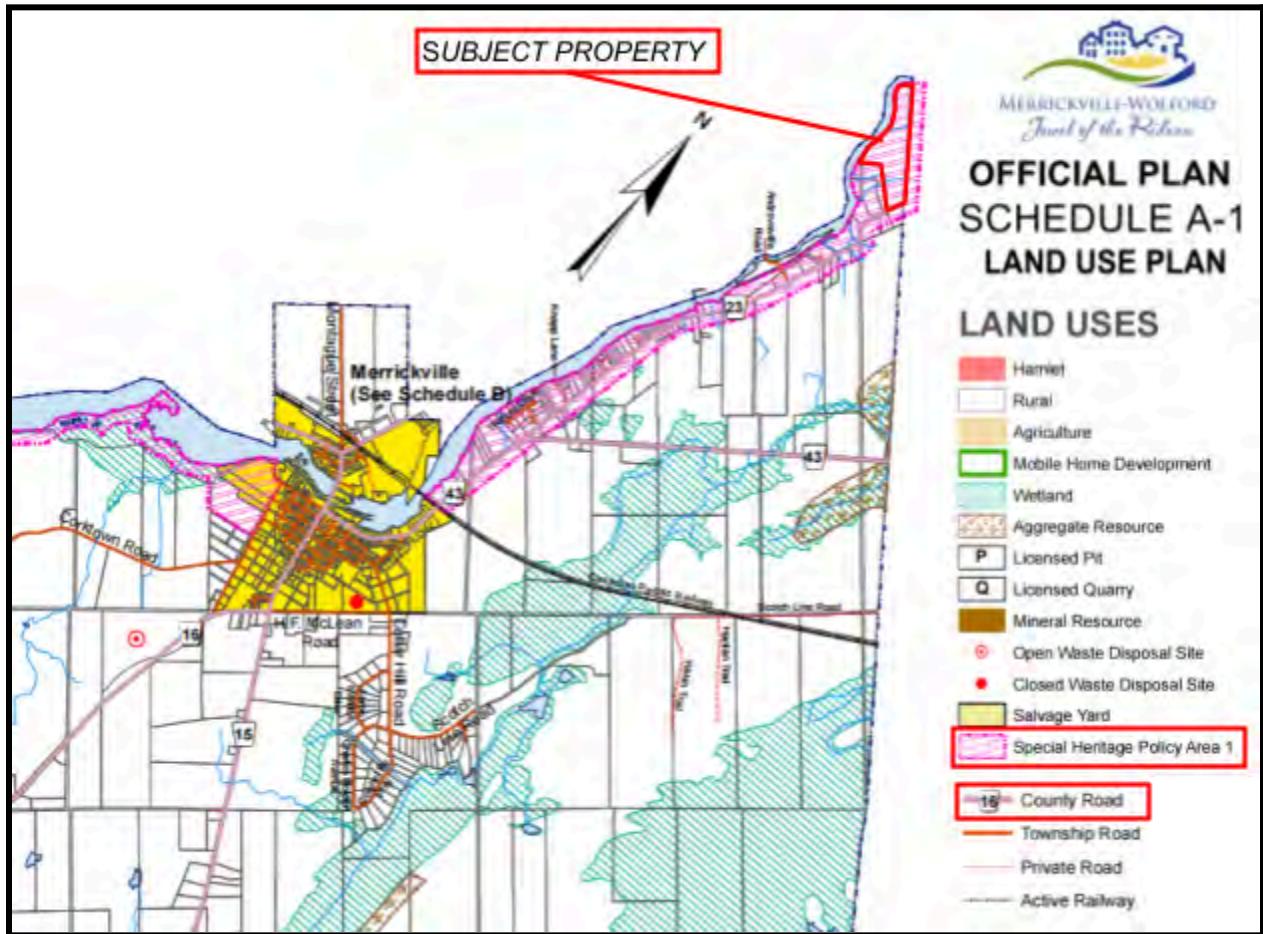
Response: The proposed development aligns with policies in the Local Official plan related to maintaining the character of rural areas while promoting residential development.

Section 4.1 discusses the United County's objectives relating to the protection and conservation of natural heritage and water resources, and the conservation of cultural heritage resources. These objectives include protecting natural heritage features and areas for the long term, and fostering the creation of an improved and connected natural heritage system, and recognizing the importance of provincially, regionally and locally significant features and land forms.

Response: No site alteration is proposed within the sensitive land area. No significant wetland areas have been identified. Significant woodlands have been identified on site and any development proposed will adhere to the mitigation measures listed in the enclosed EIS. There are no significant wildlife habitats on site.

4.2 Village of Merrickville-Wolford Official Plan

The subject property is designated Rural and is within the Special Heritage Policy Area 1 and fronts onto County Road 23 as per Schedule A-1 of the local Official Plan.



Schedule A-1 - Land Use Plan, Local Official Plan

Section 4.1.1 discussed the criteria for development in and around non-Provincially Significant Wetlands.

- 1) Where a development application is made within these other wetlands, or within 30 m (98 ft.) of these other wetlands, Council shall require the applicant to undertake an Environmental Impact Statement
- 2) Where the proposed development may affect the Rideau Canal, the Environmental Impact Statement shall also be undertaken in accordance with the requirements of Parks Canada.

Response: The subject property contains a 1.24 ha non-Provincially Significant Wetland area where no development is proposed. An Environmental Impact Statement has been completed and it states that the proposed development will not increase the potential for cumulative effects in the general landscape. A minimum of 40 m setback from the river edge has been recommended and will be enforced through development

agreements for each property in accordance with the recommendations of the Design Guidelines - Visual Impact Statement report prepared by S J Lawrence Architects. This will allow for 30 m of a 'no touch' zone and then another 10 m where hard landscaping and things such as swimming pools could be located. This 40 m setback would be in excess of Parks Canada and RVCA requirements. There are no anticipated impacts to the Rideau River.

Section 4.1.6 discussed the criteria for development in and around areas of Significant Woodlands.

- 1) *Development and site alteration may be permitted in areas shown as Significant Woodlands, and on lands within 120 m (394 ft.), in accordance with the policies of the underlying designation, if it is demonstrated through an Environmental Impact Statement.*

Response: An Environmental Impact Statement has been completed and it discusses the presence of Significant Woodlands located on the subject property. The area of the most significant trees on the site (on the park block) are to be maintained and the remainder of the trees on site are as a result of the lands being no longer used for farming purposes over the last 30 + years. Development within these woodland areas will not result in negative impacts on this feature or its ecological functions.

Section 4.3 and 4.3.1 discusses the location of the Special Heritage Policy Areas along the shoreline of the Rideau Canal which are treated as an overlay on the rural area. The subject property falls under Area 1 which indicates that all development in Area 1 is to preserve the rural character of the canal and the views to and from the canal by ensuring that development occurs in accordance with the Design Guidelines contained in Appendix A of this Plan.

Response: The Design Guidelines contained in Appendix A indicate that all development is restricted in this area in accordance with the Waterfront Development policies of Section 4.3. The proposed development will create large lots with low-density residential uses taking advantage of the waterfront feature which will preserve the rural character of the canal. Various sightline cross-sections have been included in the Visual Impact Statement by S J Lawrence Architects which demonstrate that views to and from the canal are maintained.

As per Section 4.3.2.1 of the Official Plan It shall be Council's policy to require an appropriate setback for all buildings, structures and septic systems, and for site alteration or soil disturbance from the normal high water mark of the Canal. As such, Council shall establish a minimum setback of 30 m (98 ft.) for development and site alteration. Council may require an increased setback in accordance with the findings of an Environmental Impact Statement or other relevant studies which might be required.

Such increased setbacks may be required due to site-specific characteristics including, but not limited to steep slopes, limited soil depth, sub-optimal (very high or very low) soil percolation rates or limited vegetation cover.

Response: All new homes and any septic systems will be set back at least 40 m to be in excess of the recommendations in the Environmental Impact Statement that has been prepared and is being filed with this application as well as the associated Zoning By-Law requirement.

*As per Section 4.3.2.2 of the Official Plan, Prior to the issuance of a building permit, the applicant shall be required to submit a site plan which illustrates the location of all buildings and structures on the lot, the proposed access to the shoreline, the extent to which the shoreline and shoreline vegetation within the waterbody setback is to be left undisturbed, and the mitigation measures to be implemented where the shoreline and shoreline vegetation within the setback have been previously altered or are disturbed as a result of a proposed development. Applicants are encouraged to consult the Conservation Authority, **Parks Canada in the case of land along the Rideau Canal**, or other recognized professionals in this regard. Prior to accepting a site plan, Council may also consult these public agencies.*

Response: The builders for this development will provide detailed site plans for individual lots as part of the Building Permit process that will meet the policies of this section of the Official Plan.

As per Section 4.3.2.4 of the Official Plan In order to protect public health and safety and to minimize conflicts between landowners and boaters, Council may require larger lot frontages along the Rideau Canal. New lot creation on narrow channels will be permitted in accordance with the following: Where the distance of the narrow channel from shore to shore is 90 m (295 ft.) or greater, a minimum shoreline frontage of 90 m (295 ft.) is required.

Response: All shoreline lots are in excess of 90 m in shoreline frontage.

Section 5.1 discusses the 1:100 year flood plain as mapped by the Rideau Valley Conservation Authority. Development is restricted in these areas in accordance with the following policies:

5.1.1 Generally, no development shall be permitted in a flood plain, except for flood or erosion control structures and shoreline stabilization.

Response: As indicated in the Floodplain Analysis Technical Memorandum, there is no development that is proposed within the floodplain as defined by Schedule A3 of the Merrickville-Wolford Official Plan.

Section 6.4.2.3 discusses rural residential development. These policies encourage development in areas with natural tree cover, scenic views, and rolling terrain. This section also states that generally, the permitted land uses in this area will be restricted to single-detached dwellings and accessory uses. Specifically regarding development through a Plan of Subdivision, no land-locked parcels will be created.

Response: The subject property contains mature trees, many of which will remain through and be preserved throughout the development of these lots due to the location of the proposed dwelling envelopes, creation of park blocks and the location of the roadway. Many of the lots will have views to the Rideau River. The lots have been designed with single-detached dwellings in mind, and no land locked parcels will be created.

Section 8.4 discusses the requirements for private water and wastewater systems.

- 6. A private septic system or any use in all land use designations which will handle more than 10,000 litres/day requires Ontario Water Resources Act (OWRA) approval for sewage works. A report will be required providing justification that the undertaking meets the criteria of the Ministry of Environment, Conservation and Parks policy on the reasonable use of groundwater. This report should demonstrate soil suitability, sufficient area for effluent treatment and site suitability, and shall be reviewed and approved by the Ministry of Environment, Conservation and Parks.*
- 7. All applications for approval of plans of subdivision which are intended to be developed on individual private services shall be supported by a servicing options report, a preliminary stormwater quality and quantity management plan and, where individual wells and septic systems are proposed, by a hydrogeological and terrain analysis study.*

Response: Included in this application submission is a Hydrogeological and Terrain Study which discusses the proposed septic system, as well as a Stormwater Management report, and a Post-Development Plan. A conservative daily sewage flow of 2,800 L was used to size the septic system envelopes. The Village of Merrickville-Wolford will be the approval body for the future septic design.

4.3 Provincial Policy Statement (PPS) 2024

Section 3 of the Planning Act requires that all decisions affecting planning matters will be consistent with the PPS.

Policy 2.2 (1) states that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

b) permitting and facilitating:

1. *all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities;*

Response: The proposed varied lot fabric presents opportunities for unique developments. The lots range in size from 0.41 ha to 1.77 ha. This will allow a variety of dwelling sizes which accommodate a range of resident demographics. The proposed zoning and development will also accommodate secondary or accessory dwelling units on most of the lots which facilitates an affordable housing option on most of the lots without compromising the appearance or desired characteristics of the proposed development.

Policy 2.5 (1) states that Healthy, integrated and viable rural areas should be supported by:

- a) building upon rural character, and leveraging rural amenities and assets;*
- c) accommodating an appropriate range and mix of housing in rural settlement areas;*
- d) using rural infrastructure and public service facilities efficiently;*
- g) conserving biodiversity and considering the ecological benefits provided by nature;*

Response: The proposed development embraces the rural character of the area and provides opportunities for a mix of housing options supported by private services. The ecological features of the land will be maintained and will continue to function as intended. The proposed walking paths, which together with the proposed roadway and park blocks, will provide a looping community pathway having a length of about 2 km providing active living opportunities for the development and adjacent community. The proposed park block at the west end of the site provides river access for non-motorized transport (canoes and kayaks) further promoting active living opportunities and benefit to the community of the resource which is the Rideau River.

Policy 2.6 (1) states that Rural lands located in Municipalities are permitted the following uses:

- a) the management or use of resources;*
- c) residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services;*

Response: Other than the previously discussed visual and cultural resources posed by the Rideau River, there are no significant natural resources present on site. The proposed lot pattern includes a block dedicated to the unevaluated wetland area

ensuring it remains functional. The development proposed consists of residential dwellings with adequate area for private wells and septic systems provided on each lot.

4.4 Planning Act

The Planning Act is a provincial legislative tool that defines the overarching rules for land use planning in Ontario. In considering a Draft Plan of Subdivision, sections 2 and 51 apply.

Section 2 of the Planning Act indicates that planning authorities will have regard for matters of “Provincial Interest” when carrying out their responsibilities. The applicable matters of “Provincial Interest” are as follows:

- (a) the protection of ecological systems, including natural areas, features and functions;*
- (b) the protection of the agricultural resources of the Province;*
- (e) the supply, efficient use and conservation of energy and water;*
- (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*
- (h) the orderly development of safe and healthy communities;*
- (j) the adequate provision of a full range of housing, including affordable housing;*
- (o) the protection of public health and safety;*
- (p) the appropriate location of growth and development;*

Response: The supporting studies included in this submission confirm that the project aligns with all applicable matters of Provincial Interest. The site contains ecological systems that are proposed to be protected by locating them within a separate block of land. The proposed lots have been designed with adequate area for private wells and septic systems. The internal road location, lot orientation, and proximity to residential land uses ensures that this represents the orderly development of a healthy and safe community and that this site is an appropriate location for residential growth. The proposed allowance of secondary or accessory dwelling units on most of the lots provides a significant affordable housing opportunity within the proposed development.

Section 51(24) of the Planning Act contains the evaluation criteria for Subdivisions.

- (b) whether the proposed subdivision is premature or in the public interest;*
- (c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;*
- (d) the suitability of the land for the purposes for which it is to be subdivided;*
- (f) the dimensions and shapes of the proposed lots;*
- (g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;*

- (h) conservation of natural resources and flood control;*
- (j) the adequacy of school sites;*
- (k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;*

Response: The proposed development will contain increased housing opportunities at the border between two municipalities: Merrickville Wolford and North Grenville. This area contains multiple strips of residential development; therefore, the proposed subdivision is not premature and is in the public's interest.

As listed in sections 4.1 and 4.2 of this report, the proposed subdivision is in conformity with the County and local Official Plans. The land does not require a road extension to the existing County road, it is currently vacant, and the soil can accommodate development on private services; therefore, the land is suitable for residential purposes.

The size and shapes of the lots, while irregular, allow the natural features on site to be retained and protected and are a function of the property shape particularly due to the alignment of the Rideau River shoreline.

All lots have a minimum area of 0.41 ha (1.02 acres) and a minimum frontage of 31.09 m (102 ft) which will align with the proposed RU-9 zoning requirements. Restrictions related to the servicing capacity have been reviewed by the client's civil engineering team and can be accommodated by this development.

The restrictions related to the roadway construction can also be accommodated as demonstrated through the Draft Plan of Subdivision provided. The natural feature on this site being the unevaluated wetlands is proposed to be retained and protected in a separate block. The natural and historic feature consisting of the Rideau River adjacent to the site will be preserved through appropriate setbacks and by careful consideration of the construction and appearance of the proposed dwellings adjacent to the River.

The provided Conceptual Stormwater Management report indicates how stormwater will be controlled to prevent flooding. The Stormwater Management report addresses both storm water and quality control.

Various school sites are located about 6 km from the subject property in Merrickville, and about 15 km in Kemptville. The proposed block containing the unevaluated wetlands will be dedicated to the Village or the Conservation Authority.

5.0 Zoning By-Law

The Merrickville-Wolford Zoning By-Law was approved in November 2008. A new Draft Zoning By-Law has been proposed by the Municipality to ensure conformity with the

recently approved Local Official Plan. The Draft Zoning By-Law has been receiving comments from the public until the end of February 2025 and is expected to be approved during Spring 2025.

The existing zoning of the subject property is RU - Rural, and the proposed zoning in the Draft Zoning By-Law Schedule A is also RU - Rural. The difference between the old and new Zoning By-Laws will occur in the RU zoning provisions.

For example, the minimum required lot area in the current RU zone is 1 ha; however, the proposed RU zone minimum required lot area is 0.4 ha. The Municipality is also proposing to remove the maximum number of dwellings requirement and will now allow an additional residential unit as a permitted land use. This is in line with recent changes from the Province.

5.1 Existing Zoning - RU

The existing zoning for the subject property is RU - Rural and the applicable performance standards as per Section 12.2 of the Zoning By-law (Bylaw 23-08, as amended) are as follows:

12.2 Zone Provisions

<u>Provision</u>	<u>Required</u>
Lot Area (minimum)	10 ha (25 ac), except for a single detached dwelling house in which case the minimum lot area shall be 1 ha (2.5 ac)
Lot Frontage (minimum)	40 m (131.2 ft)
Front Yard Depth (minimum)	7.5 m (24.6 ft) on a lot in a plan of subdivision and 15 m (49.2 ft) on all other lots.
Exterior Side Yard Width (minimum)	7.5 m (24.6 ft)
Interior Side Yard Width (minimum)	3 m (9.8 ft)
Rear Yard Depth (minimum)	7.5 m (24.6 ft)
Lot Coverage (maximum)	20%

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Height of Building (maximum)	11 m (36.1 ft) as calculated in accordance with the definition and illustrations in Section 2H
Dwellings per Lot (maximum)	1
Accessory Uses, Waterbody Setback, Parking, etc	in accordance with Section 3

Due to the proposed size of the lots (the smallest lot is 0.41 ha in lot area) and the minimum lot frontage (40 m. The smallest lot has 31.09 m of frontage) a rezoning application will be required in order to implement the proposed design of the property. The rezoning application will be tailored to meet the lotting pattern that is being proposed in order to capture the smallest lot frontage and lot area that is being proposed.

5.2 Proposed Zoning - RU-9

The Village of Merrickville-Wolford is undergoing the preparation and approval of a new Zoning Bylaw for the entire village. Earlier this year, the new Bylaw was the subject of a Public Meeting and the property is proposed to be in a RU zone. At the present time there are 8 site specific RU zones and as a result, we are proposing that this property will be zoned in an RU-9 zone

One of the fundamental differences between the zoning that is in full force and effect and this proposed new zoning as it applies to the subject property is that under the new proposed zoning the minimum lot size is 4000 m² (0.4 ha. = 1 acre).

Upon final execution of this proposed zoning it appears that all of the lots are in conformity with the new proposed zoning in terms of lot area but the proposed lotting pattern does not match the minimum lot frontage requirements of 40 m in the proposed new Zoning Bylaw. The narrowest lot is 31.09 m in width. The final lot frontage measurements may be different when the final calculations are provided as the lot frontage on properties that do not have parallel side lot lines is the distance between side lot lines measured at the required front yard setback (7.5 m from the front lot line)

12.2 Zone Provisions (under the new proposed Zoning Bylaw for the municipality)

Provision	Required
Lot Area (minimum)	4000 m ² (0.4 ha) (1 acre)
Lot Frontage (minimum)	40 m (131.2 ft)
Front Yard Depth (minimum)	7.5 m (24.6 ft) on a lot in a plan of subdivision and 15 m (49.2 ft) on all other lots.
Exterior Side Yard Width (minimum)	7.5 m (24.6 ft)
Interior Side Yard Width (minimum)	3 m (9.8 ft)
Rear Yard Depth (minimum)	7.5 m (24.6 ft)
Lot Coverage (maximum)	20%
Height of Building (maximum)	11 m (36.1 ft) as calculated in accordance with the definition and illustrations in Section 2H
Accessory Uses, Waterbody Setback, Parking, etc	in accordance with Section 3

Another change that is written into this new Zoning Bylaw is the ability to have an 'additional residential unit' which aligns with changes from the Provincial government that allow an additional residential unit on lands that do not have municipal services.

6.0 Conclusions

The proposed subdivision provides a well-designed residential community within the Village of Merrickville-Wolford.

The findings of the EIS indicate that no negative impacts are expected with the proposed development.

The Visual Impact Assessment details the design for the homes and the water frontages for the proposed lots in order to ensure an aesthetically pleasing development that will have no negative impact on the cultural or historical value of the Rideau Channel Waterway and on the views from the waterway.

P. H Robinson Consulting
Urban Planning, Consulting and Project Management

The Tree Conservation Plan indicates the areas where existing vegetation will remain, including two protected butternut trees as identified in the EIS.

The Archaeological Assessment states that no artifacts or other archaeological resources were identified on the subject property.

The Traffic Memorandum identifies the single site access from County Rd 23 and concludes that traffic is not expected to experience excessive delays under the future proposed conditions.

The collection of civil drawings outline the proposed grading, drainage, and servicing conditions as well as details for the new road.

The collection of civil reports includes the Stormwater Management Report, Slope Stability Report, Phase 1 ESA, Hydrogeological and Terrain Study, Geotechnical Report, and Floodplain Analysis Memo. These reports and studies discuss the physical limitations of the subject property and the design for the subdivision.

The Draft Plan of Subdivision drawing illustrates the proposed lot pattern including the non-significant wetland block and the stormwater management block.

Lastly, the Minimum Distance Separation Calculation Report analyzes the surrounding livestock properties and their associated setback requirements.

The project aims to sustainably merge residential development with the existing ecological features of the site through lot design and road placement. One of the key goals of this subdivision is to create an opportunity for growth within the Village and within this community. The proposed development is consistent with the goals of the County Official Plan, local Official Plan, Provincial Policy Statement, and the Planning Act.

P H Robinson Consulting



Paul Robinson, RPP

100 Palomino Drive, Ottawa, Ontario K2M 1N3
Phone: 613 599 9216
Email: probinson@probinsonconsulting.com

APPENDIX A

Survey
Draft Plan
Pre-Development Plan
Post Development Plan
Site Plan
Grading and Drainage Plan(s)
Erosion and Sediment Control Plan
Detail Sheet
Tree Conservation Plan
Walking Path Layout

OBSERVED REFERENCE POINTS (ORP): MTM ZONE 9, NAD 83 (ORIGINAL)

POINT IDENTIFICATION	NORTHING	EASTING
ORP A	4980323.32	359069.89
ORP B	4979953.39	358910.12

COORDINATES SHOWN TO RURAL ACCURACY IN ACCORDANCE WITH O.REG 216/10, SECTIONS 14, AND 31 TO 35 (BOTH INCLUSIVE).
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

PART 1
PLAN 15R -- 556

LOT 1, CONCESSION 1
GEOGRAPHIC TOWNSHIP OF OXFORD

METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE MARCH 28, 2021

J.P. SHIPMAN

PLAN 15R--

RECEIVED AND DEPOSITED

DATE

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF GRENVILLE (No.15)

PLAN OF SURVEY OF PART OF LOT "A" (GORE LOT) AND PART OF THE ROAD ALLOWANCE BETWEEN LOTS "A" (GORE LOT) AND 1 (NOT TRAVELLED) AND PART OF LOT 1 CONCESSION B GEOGRAPHIC TOWNSHIP OF WOLFORD VILLAGE OF MERRICKVILLE-WOLFORD COUNTY OF GRENVILLE
SCALE 1:1500



SCHEDULE			
PART	LOT	CON.	P.I.N.
1	PART OF "A" (GORE LOT) AND 1	"B"	ALL OF 68114-0060

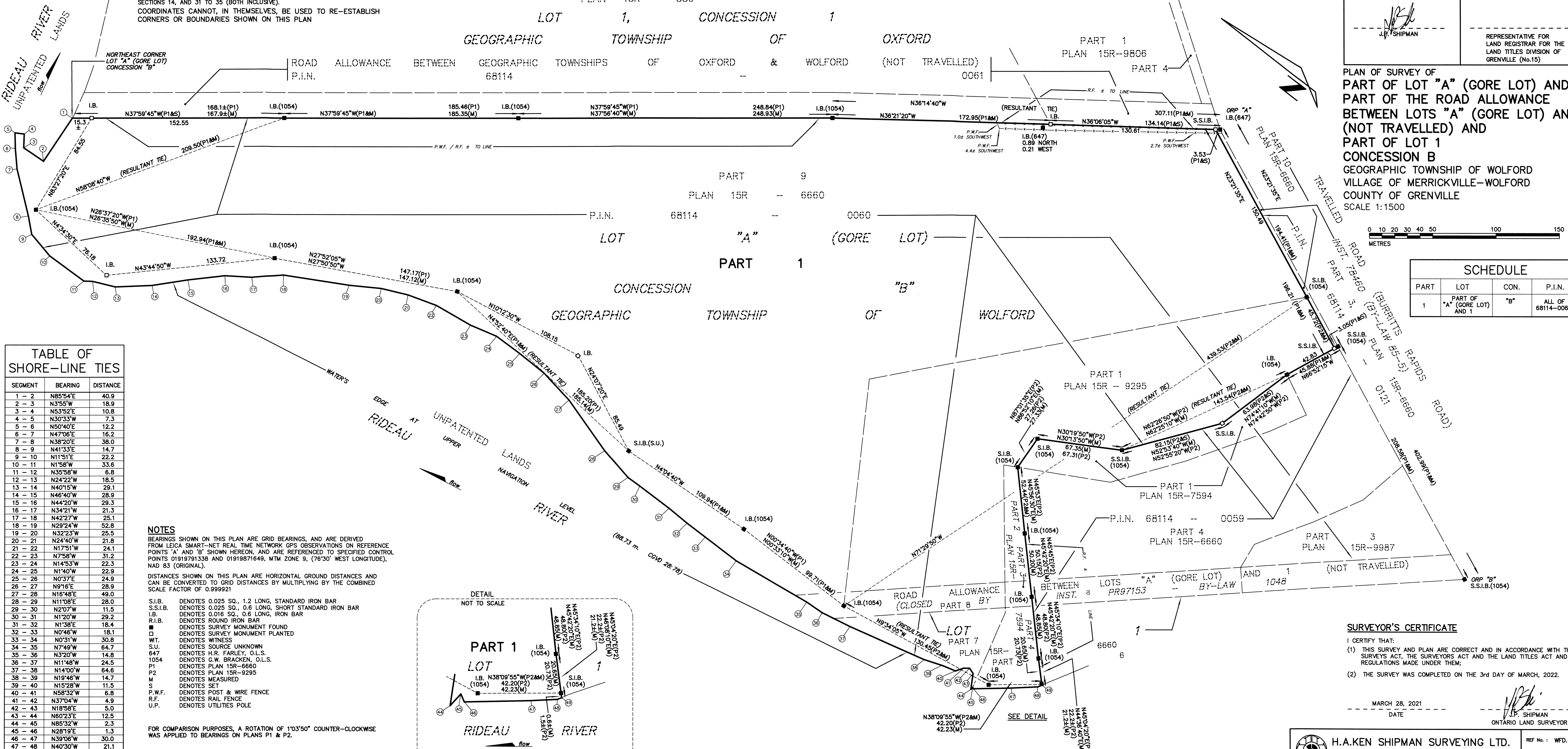


TABLE OF SHORE-LINE TIES

SEGMENT	BEARING	DISTANCE
1 - 2	N85°54'E	40.9
2 - 3	N3°55'W	18.9
3 - 4	N53°52'E	10.8
4 - 5	N30°33'W	7.3
5 - 6	N50°40'E	12.2
6 - 7	N47°06'E	16.2
7 - 8	N38°20'E	38.0
8 - 9	N41°33'E	14.7
9 - 10	N11°51'E	22.2
10 - 11	N1°58'W	33.6
11 - 12	N35°58'W	6.8
12 - 13	N24°22'W	18.5
13 - 14	N40°15'W	29.1
14 - 15	N46°40'W	28.9
15 - 16	N44°20'W	29.3
16 - 17	N34°21'W	21.3
17 - 18	N42°27'W	25.1
18 - 19	N29°24'W	52.8
19 - 20	N32°23'W	25.5
20 - 21	N24°40'W	21.8
21 - 22	N17°51'W	24.1
22 - 23	N7°58'W	31.2
23 - 24	N14°53'W	22.3
24 - 25	N1°40'W	22.9
25 - 26	N0°37'E	24.9
26 - 27	N9°16'E	28.9
27 - 28	N16°48'E	49.0
28 - 29	N11°08'E	28.0
29 - 30	N2°07'W	11.5
30 - 31	N1°20'W	29.2
31 - 32	N1°38'E	18.4
32 - 33	N0°46'W	18.1
33 - 34	N0°31'W	30.8
34 - 35	N7°49'W	64.7
35 - 36	N3°20'W	14.8
36 - 37	N11°48'W	24.5
37 - 38	N14°00'W	64.6
38 - 39	N19°46'W	14.7
39 - 40	N15°28'W	11.5
40 - 41	N58°32'W	6.8
41 - 42	N37°04'W	4.9
42 - 43	N18°58'E	5.0
43 - 44	N60°23'E	12.5
44 - 45	N85°32'W	2.3
45 - 46	N28°19'E	1.3
46 - 47	N39°06'W	30.0
47 - 48	N40°30'W	21.1
48 - 49	N59°16'W	3.5

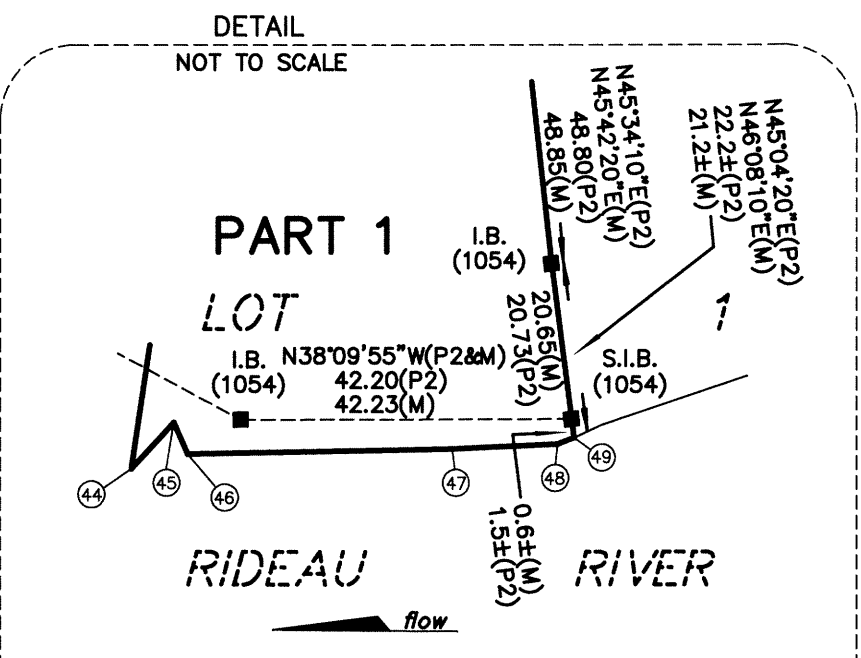
NOTES

BEARINGS SHOWN ON THIS PLAN ARE GRID BEARINGS, AND ARE DERIVED FROM LEICA SMART-NET REAL TIME NETWORK GPS OBSERVATIONS ON REFERENCE POINTS 'A' AND 'B' SHOWN HEREON, AND ARE REFERENCED TO SPECIFIED CONTROL POINTS 01919791338 AND 01919871649, MTM ZONE 9, (76°50' WEST LONGITUDE), NAD 83 (ORIGINAL).

DISTANCES SHOWN ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999921

- S.I.B. DENOTES 0.025 SQ., 1.2 LONG, STANDARD IRON BAR
- S.S.I.B. DENOTES 0.025 SQ., 0.6 LONG, SHORT STANDARD IRON BAR
- I.B. DENOTES 0.016 SQ., 0.6 LONG, IRON BAR
- R.I.B. DENOTES ROUND IRON BAR
- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- WT. DENOTES WITNESS
- S.U. DENOTES SOURCE UNKNOWN
- 647 DENOTES H.R. FARLEY, O.L.S.
- 1054 DENOTES G.W. BRACKEN, O.L.S.
- P1 DENOTES PLAN 15R-6660
- P2 DENOTES PLAN 15R-9295
- M DENOTES MEASURED
- S DENOTES SET
- P.W.F. DENOTES POST & WIRE FENCE
- R.F. DENOTES RAIL FENCE
- U.P. DENOTES UTILITIES POLE

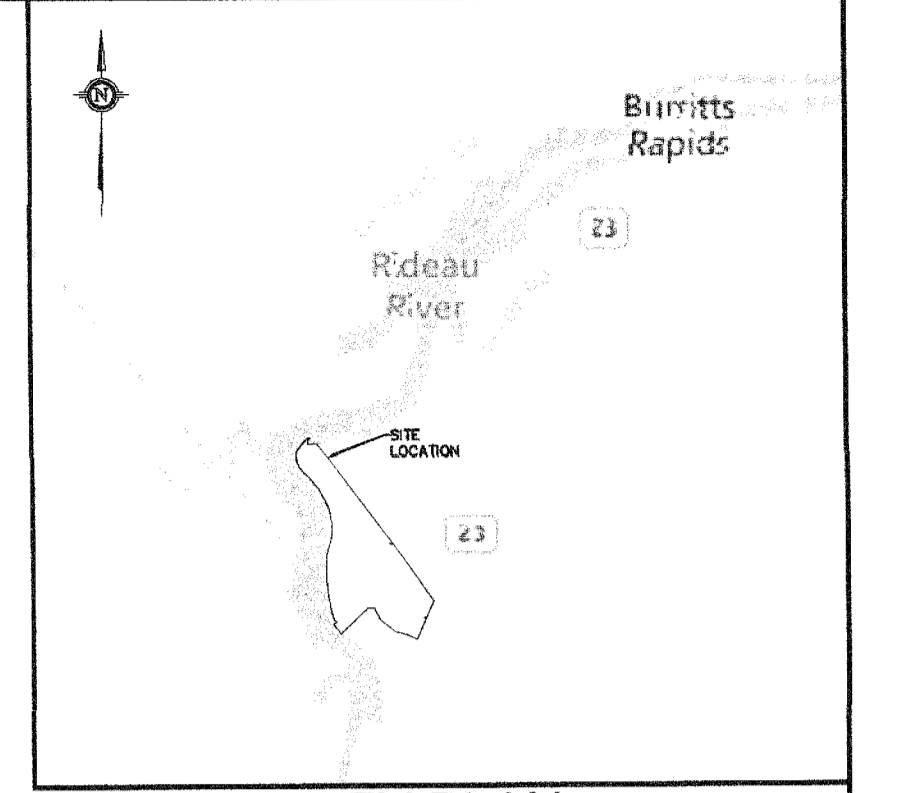
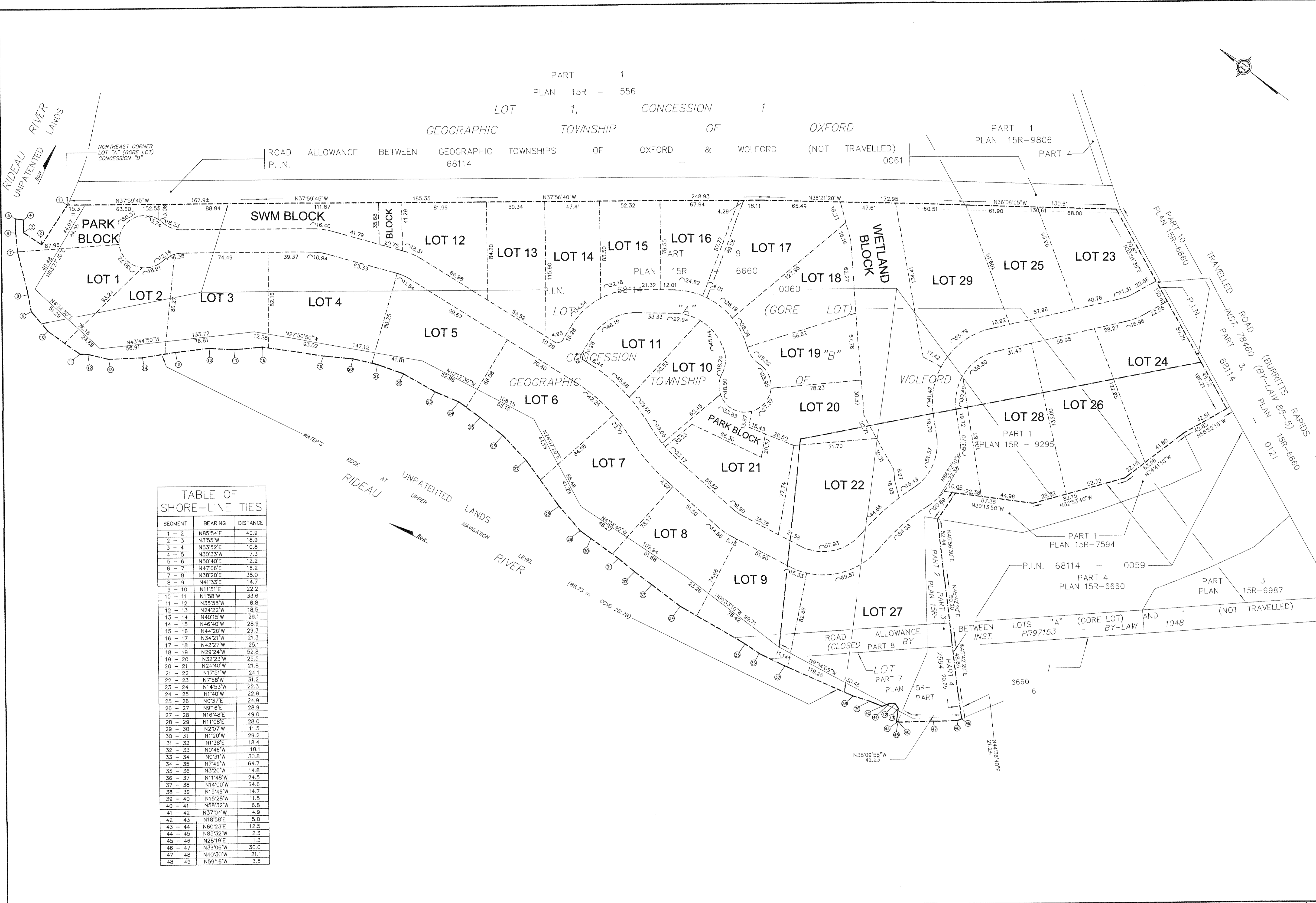
FOR COMPARISON PURPOSES, A ROTATION OF 1°03'50" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PLANS P1 & P2.



SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
(1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM;
(2) THE SURVEY WAS COMPLETED ON THE 3rd DAY OF MARCH, 2022.

MARCH 28, 2021
DATE
J.P. SHIPMAN
ONTARIO LAND SURVEYOR



KEY PLAN
NOT TO SCALE

DRAFT PLAN OF SUBDIVISION OF

PART OF LOT "A" (GORE LOT) AND PART OF LOT 1 CONCESSION B AND PART OF THE ROAD ALLOWANCE BETWEEN LOT 'A' (GORE LOT) AND LOT 1 (CLOSED BY INST.PR97153) CONCESSION 'B' GEOGRAPHIC TOWNSHIP OF MERRICKVILLE-WOLFORD UNITED COUNTIES OF LEEDS AND GRENVILLE

DECEMBER 2024

TABLE OF SHORE-LINE TIES

SEGMENT	BEARING	DISTANCE
1 - 2	N85°54'E	40.9
2 - 3	N3°55'W	18.9
3 - 4	N5°52'E	10.8
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5 - 6	N50°40'E	12.2
6 - 7	N47°06'E	16.2
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39 - 40	N15°28'W	11.5
40 - 41	N58°32'W	6.8
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45 - 46	N28°19'E	1.3
46 - 47	N59°06'W	30.0
47 - 48	N40°30'W	21.1
48 - 49	N50°16'W	3.5

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51-17 OF THE PLANNING ACT

a. the boundaries of the land proposed to be subdivided, certified by an Ontario land surveyor;

As shown on Draft Plan

b. the locations, widths and names of the proposed highways within the proposed subdivision and of existing highways on which the proposed subdivision abuts;

As shown on Draft Plan

c. on a small key plan, on a scale of not less than one centimetre to 100 metres, all of the land adjacent to the proposed subdivision that is owned by the applicant or in which the applicant has an interest, every subdivision adjacent to the proposed subdivision and the relationship of the boundaries of the land to be subdivided to the boundaries of the township lot or other original grant of which the land forms the whole or part;

As shown on Draft Plan

d. the purpose for which the proposed lots are to be used;

Residential

e. the existing uses of all adjoining lands;

As shown on Draft Plan (Treed field to north, residential to east and west)

f. the approximate dimensions and layout of the proposed lots;

As shown on Draft Plan

g. natural and artificial features such as buildings or other structures or installations, railways, highways, watercourses, drainage ditches, wetlands and wooded areas within or adjacent to the land proposed to be subdivided;

As shown on Draft Plan

h. the availability and nature of domestic water supplies;

Development will be supplied with private drilled, cased wells.

i. the nature and porosity of the soil;

Clay Loam/Sandy Loam - Medium Porosity

j. existing contours or elevations as may be required to determine the grade of the highways and the drainage of the land proposed to be subdivided;

As shown on Draft Plan

k. the municipal services available or to be available to the land proposed to be subdivided; and

Development will be provided with individual on-site septic systems and surface drainage.

l. the nature and extent of any restrictions affecting the land proposed to be subdivided, including restrictive covenants or easements. 1994, c. 23, s. 30, 1996, c. 4, s. 28 (3).

N/A

OWNER'S CERTIFICATE

I/WE, 2873633 ONTARIO INC., BEING THE REGISTERED OWNER(S), HEREBY AUTHORIZE KOLLAARD ASSOCIATES INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CORPORATION OF THE UNITED COUNTIES OF STORMONT, DUNDAS AND GLENORAIRY FOR REVIEW AND APPROVAL.

DATE: December 19, 2024

WILLIAM KOLLAARD
2873633 Ontario Inc.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJOINING LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: December 19, 2024

J.P. SHIPMAN ONTARIO LAND SURVEYOR



SCALE

0 50 100 METRES

1:1,500

METRIC: Distances shown on this plan are in metres and can be converted to feet by dividing by 0.3048

Kollaard Associates Engineers

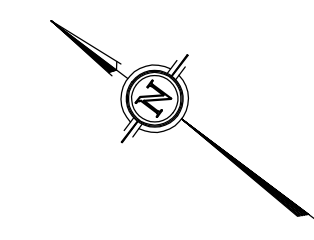
Box 189
210 PRESCOTT STREET
MERRICKVILLE, ONTARIO
N5C 1A2
FACSIMILE (613) 258-0475

(613) 860-0923

KOLLAARD FILING No.: 210816 DRAWN BY: JR DESIGNED BY: SD CHECKED BY: SD

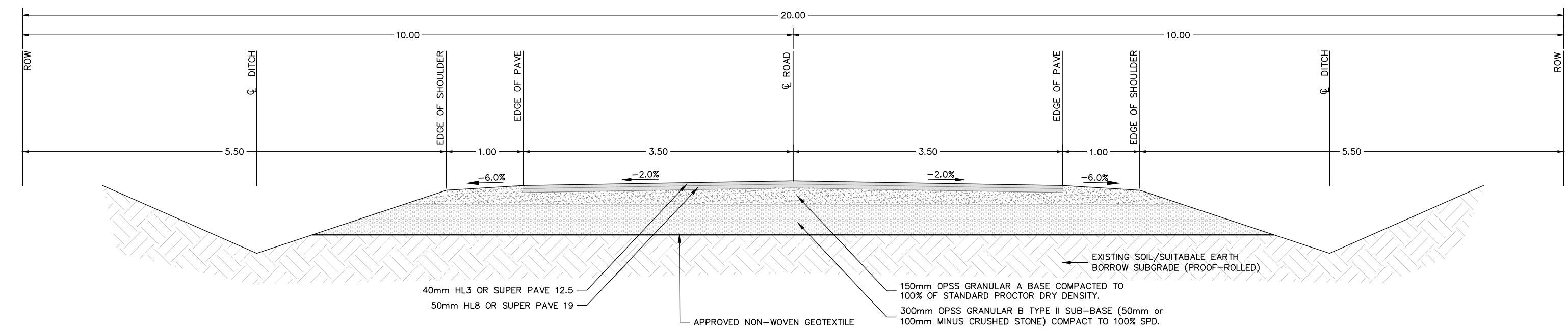
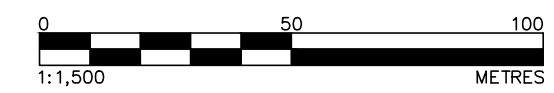


KEY PLAN
NOT TO SCALE



LEGEND

	EXISTING ELEVATION		PROPOSED WELL LOCATION
	DIRECTION OF FLOW		PROPERTY LINES
	TOP OF SLOPE		LOT LINES
	PROPOSED SEPTIC BED LOCATION		ROW
	NO TOUCH ZONE		EDGE OF ASPHALT
			PROPOSED DWELLING LOCATION



TYPICAL ROAD CROSS SECTION
SCALE = N.T.S.

- NOTES:**
1. ALL DIMENSIONS ARE IN METRES, UNLESS OTHERWISE SPECIFIED; ALL ELEVATIONS ARE IN METRES.
 2. THIS IS NOT A LEGAL SURVEY.
 3. EXISTING SERVICES INFORMATION SHOWN ARE BASED ON BEST CURRENT INFORMATION. CONTRACTOR TO VERIFY EXACT LOCATION AND REPORT ANY DISCREPANCIES TO KOLLAARD ASSOCIATES INC.
 4. CLIENT IS RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS.
 5. CONTRACTOR TO VERIFY THAT APPROPRIATE PERMITS HAVE BEEN ACQUIRED PRIOR TO ANY CONSTRUCTION.
 6. CONTRACTOR IS RESPONSIBLE FOR LOCATION AND PROTECTION OF UTILITIES.
 7. ALL DIMENSIONS TO BE VERIFIED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION.
 8. THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL ALL APPROVALS HAVE BEEN GRANTED.

9. INSPECTION OF ROUGH GRADE BY KOLLAARD ASSOCIATES INC. AND MUNICIPALITY MUST BE CONDUCTED PRIOR TO PLACEMENT OF TOPSOIL OR SOD.
10. HYDRO SERVICE TO BE INSTALLED ACCORDING TO THE SPECIFICATIONS OF SERVICE PROVIDER AND THE MECHANICAL ENGINEER.
11. ALL MATERIALS AND CONSTRUCTION TO BE IN ACCORDANCE WITH MUNICIPAL STANDARDS AND ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.
12. ANY CHANGES MADE TO THIS PLAN MUST BE VERIFIED AND APPROVED BY KOLLAARD ASSOCIATES, INC.
13. THIS DRAWING IS PART OF KOLLAARD ASSOCIATES DESIGN REPORT #210816.

No.	REVISION	DATE	BY
1	ISSUED FOR DRAFT PLAN APPROVAL	20.DEC.2024	SD

CONSULTANTS

Kollaard Associates Engineers

BOX 189
210 PRESCOTT STREET
KEMPTVILLE, ONTARIO
K0G 1A0
FACSIMILE (613) 288-0475

(613) 860-0923

DESIGN

STAMP

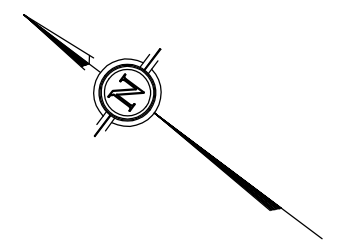
PROFESSIONAL ENGINEER
DEC 20 2024
S. E. deWit
100079612
PROVINCE OF ONTARIO

CLIENT NAME	2873633 Ontario Inc.
PROJECT NAME	PROPOSED RESIDENTIAL SUBDIVISION
PROJECT LOCATION	819 COUNTY ROAD 23, MERRICKVILLE, ON, K0G 1N0
DRAWING	SITE PLAN

PROJECT No.	210816
DATE	2024.NOV.08
SCALE	AS_NOTED
DRAWING No.	210816-SP

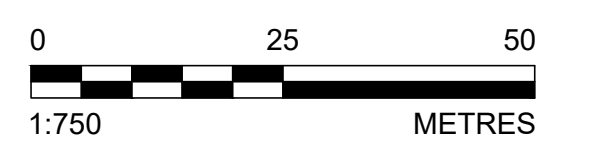


KEY PLAN
NOT TO SCALE



LEGEND

- EXISTING ELEVATION
- EXISTING SPOT ELEVATION
- PROPOSED/EXISTING ELEVATIONS
- PROPOSED SWALE ELEVATION
- PROPOSED DITCH ELEVATION
- DRAINAGE ARROW
- TOF = 94.85
USF = 92.25
- PROPOSED TOP OF SEPTIC LEACHING BED
- DIRECTION OF FLOW
- TOP OF SLOPE
- PROPOSED WELL LOCATION
- NO-DEVELOPMENT AREA
- PROPERTY LINES
- ZONING SETBACKS
- LOT LINES
- EDGE OF ASPHALT
- PROPOSED DWELLING LOCATION
- PROPOSED SEPTIC BED LOCATION



NOTES: 1. ALL DIMENSIONS ARE IN METRES, UNLESS OTHERWISE SPECIFIED; ALL ELEVATIONS ARE IN METRES.
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 13. THIS DRAWING IS PART OF KOLLAARD ASSOCIATES DESIGN REPORT #210816.

No.	REVISION	DATE	BY
1	ISSUED FOR DRAFT PLAN APPROVAL	20.DEC.2024	SD

Kollaard Associates Engineers

805 183
210 PRESCOTT STREET
MERRIVILLE, ONTARIO
N0G 1A0
FACSIMILE (613) 258-0475

(613) 860-0923

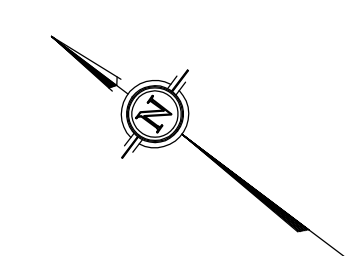
DESIGN: ---
 DRAWN: JR/ABD
 CHECKED: SD
 APPROVED: XX

STAMP: LICENSED PROFESSIONAL ENGINEER
 DEC 20 2024
 S. E. deWit
 100079612
 PROVINCE OF ONTARIO

CLIENT NAME	2873633 Ontario Inc.	PROJECT NO.	210816
PROJECT NAME	PROPOSED RESIDENTIAL SUBDIVISION	DATE	2024.MAY.23
PROJECT LOCATION	819 COUNTY ROAD 23, MERRIVILLE, ON, K0G 1N0	SCALE	AS_NOTED
DRAWING	PROPOSED GRADING & DRAINAGE PLAN (1)	DRAWING NO.	210816-CR(1)

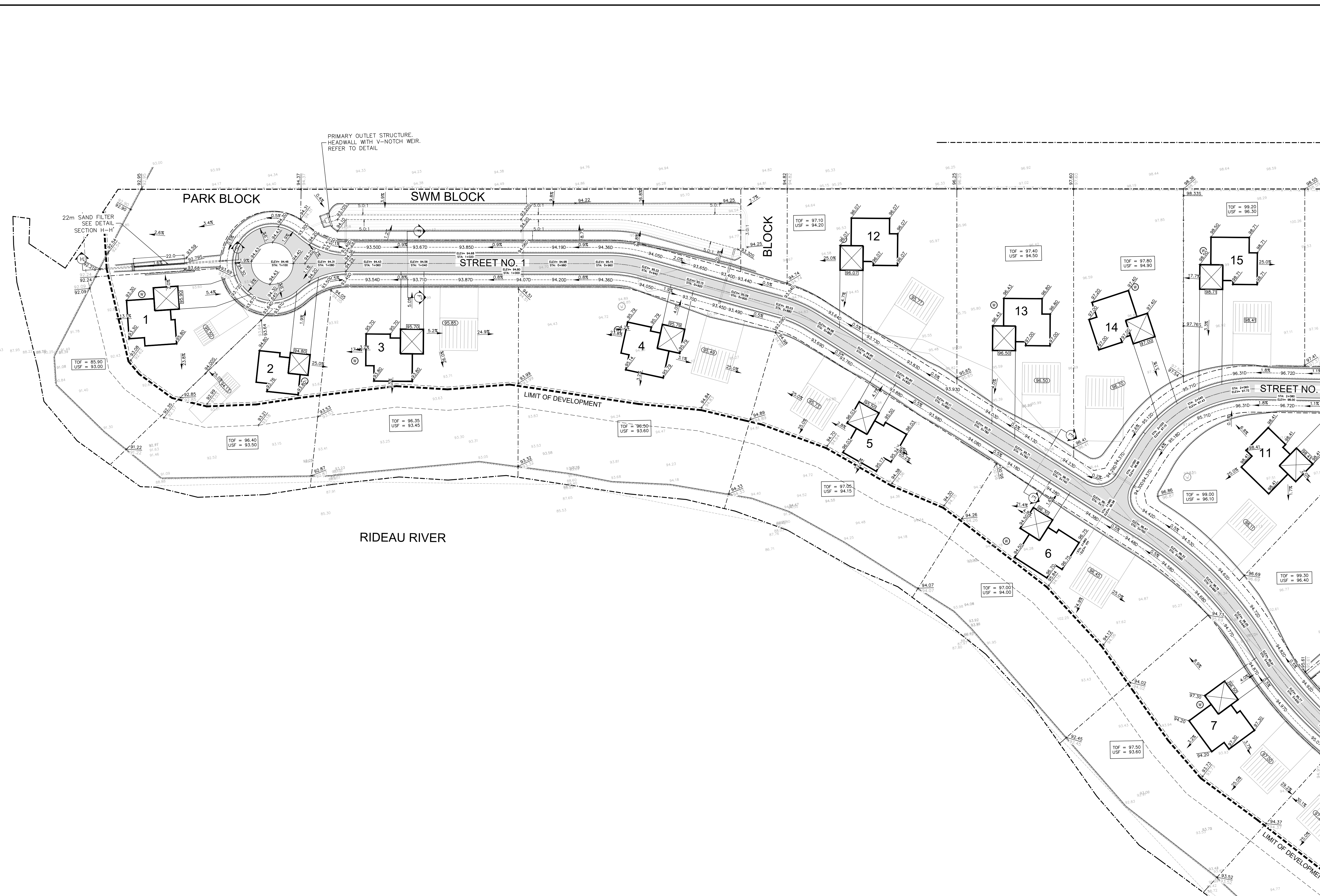
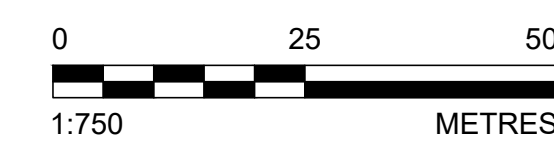


KEY PLAN
NOT TO SCALE



LEGEND

EXISTING ELEVATION	PROPOSED WELL LOCATION
EXISTING SPOT ELEVATION	NO-DEVELOPMENT AREA
PROPOSED/EXISTING ELEVATIONS	FENCELINE
PROPOSED SWALE ELEVATION	PROPERTY LINES
PROPOSED DITCH ELEVATION	ZONING SETBACKS
0.0% DRAINAGE ARROW	LOT LINES
PROPOSED DWELLING ELEVATIONS	EDGE OF ASPHALT
PROPOSED TOP OF SEPTIC LEACHING BED	PROPOSED DWELLING LOCATION
DIRECTION OF FLOW	PROPOSED SEPTIC BED LOCATION
TOP OF SLOPE	



NOTES: 1. ALL DIMENSIONS ARE IN METRES, UNLESS OTHERWISE SPECIFIED; ALL ELEVATIONS ARE IN METRES.
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 13. THIS DRAWING IS PART OF KOLLAARD ASSOCIATES DESIGN REPORT #210816.

No.	REVISION	DATE	BY
1	ISSUED FOR DRAFT PLAN APPROVAL	20.DEC.2024	SD

CONSULTANTS

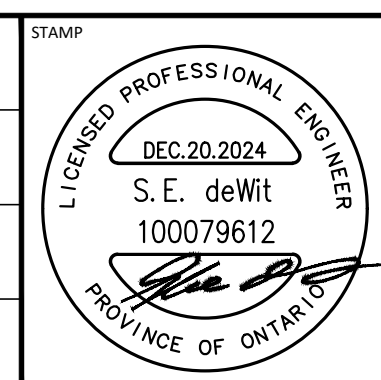
Kollaard Associates Engineers

BOX 189
210 PRESIDENT STREET
MERRICKVILLE, ONTARIO
K0G 1N0
FACSIMILE (613) 258-0475

(613) 860-0923

DESIGN	STAMP

DRAWN JR	
CHECKED SD	
APPROVED XX	

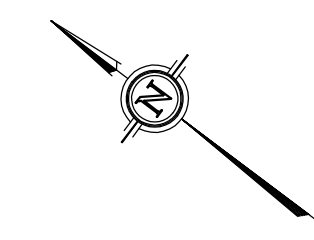


CLIENT NAME	PROJECT NAME	PROJECT LOCATION	DRAWING
2873633 Ontario Inc.	PROPOSED RESIDENTIAL SUBDIVISION	819 COUNTY ROAD 23, MERRICKVILLE, ON, K0G 1N0	PROPOSED GRADING & DRAINAGE PLAN (2)

PROJECT No.	DATE	SCALE	DRAWING No.
210816	2024.MAY.23	AS_NOTED	210816-GR(2)



KEY PLAN
NOT TO SCALE

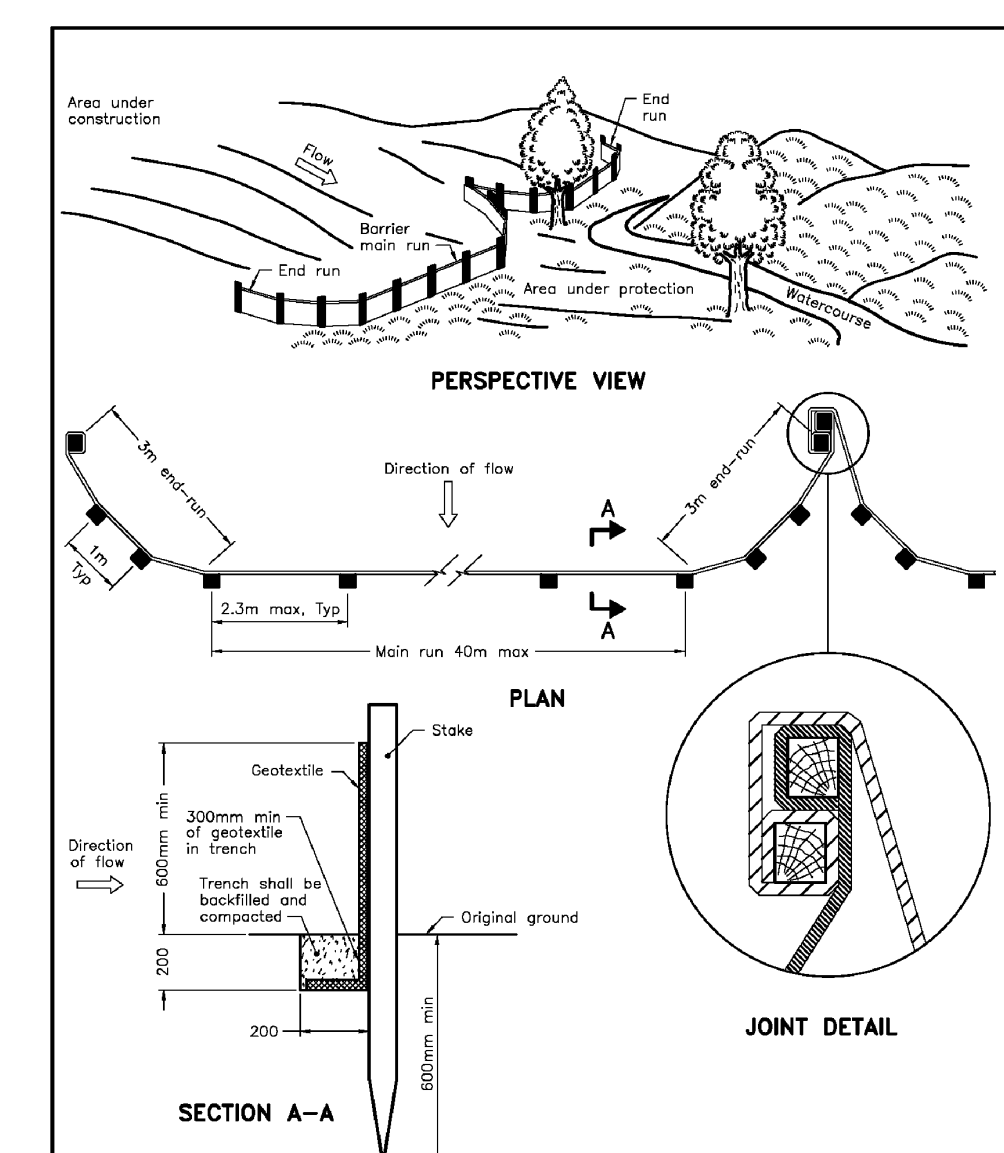
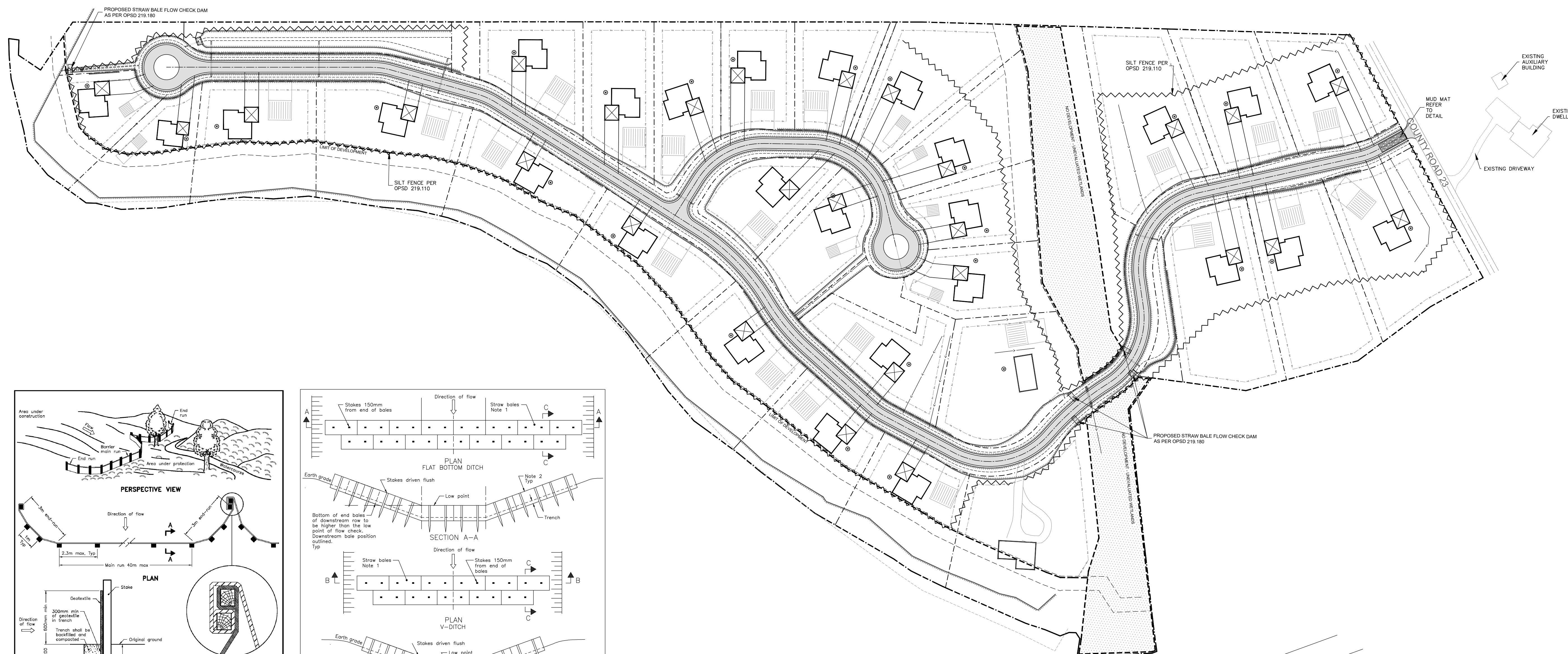


LEGEND

EROSION AND SEDIMENT CONTROL NOTES:

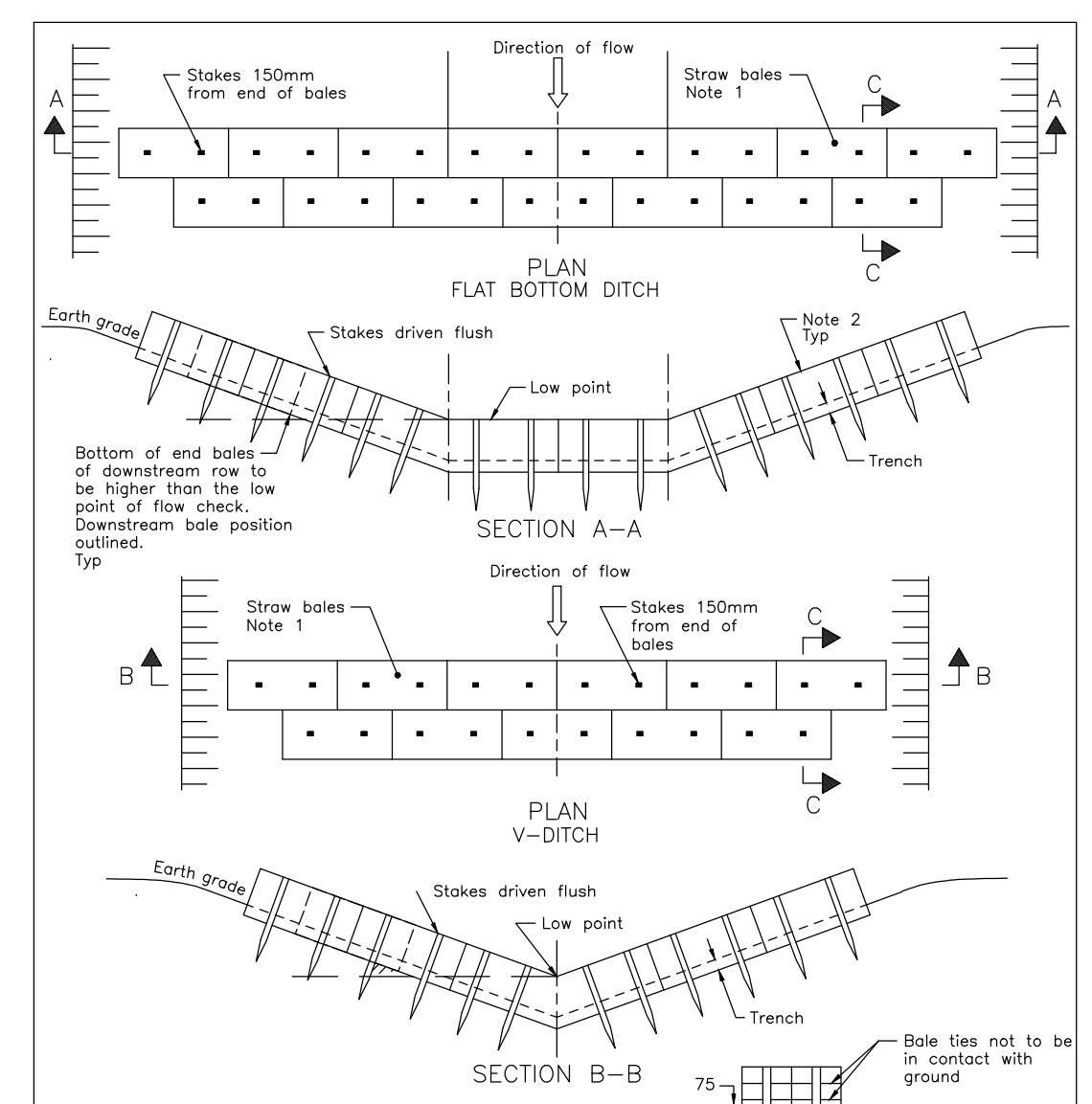
The following Sediment and Erosion Control measures are recommended during the various stages of development of the proposed subdivision.

- 1) Prior to Start of Construction:
 - a) Install silt fence, straw bale check dams and mud mat in location shown;
 - b) Inspect measures immediately after installation.
- 2) In General:
 - a) Do not locate topsoil piles or fill piles within 2.5 m from any paved or gravel surface area;
 - b) Control dust off site by seeding topsoil and soil piles and other disturbed areas watering as necessary if they are to remain unfinished longer than 30 days;
 - c) County Roadway to be cleaned of all sediment from vehicular tracking as required;
 - d) Provide mud mat where ever vehicular traffic leaves the site from an unpaved egress point;
 - e) All erosion control measures should be inspected within 24 hours of a storm event and should be cleaned / repaired / replaced as necessary;
- 3) During Construction of the Roadway:
 - a) Minimize the extend of the disturbed areas outside of the area immediately affected by the road construction;
 - b) Install silt fence at the perimeter of the disturbed area;
 - c) Ensure straw bale check dams are in place at the discharge point from the Cul-de-Sac;
 - d) Equipment used should be sufficient in size and quantity to ensure the construction time is minimized;
 - e) Any excess soil material excavated during the construction should be stockpiled on the proposed lots outside of vulnerable areas and outside of the road allowance. The soil should be leveled to rough grade and should be stabilized by seeding;
 - f) Cover disturbed areas with minimum 100 mm of topsoil then seed and mulch or hydro seed. The topsoil placement and seeding and mulching / hydro seeding should be completed within 30 days of start of the construction of the roadway;
- 4) During Construction of the Storm water Management Facility:
 - a) Minimize the extend of the disturbed areas outside of the area immediately affected by storm water management facility;
 - b) Install silt fence at the perimeter of the disturbed area;
 - c) Ensure straw bale check dams are in place downstream of the facility;
 - d) Equipment used should be sufficient in size and quantity to ensure the construction time is minimized;
 - e) Any excess soil material excavated during the construction should be stockpiled on the proposed lots outside of vulnerable areas and outside of the road allowance. The soil should be leveled to rough grade and should be stabilized by seeding;
 - f) Cover disturbed areas with minimum 100 mm of topsoil then seed and mulch or hydro seed. The topsoil placement and seeding and mulching / hydro seeding should be completed within 30 days of start of the construction of the facilities;
- 5) During Development of Individual Lots
 - a) Install silt fence at the perimeter of the disturbed area;
 - b) Control dust off site by seeding topsoil and other disturbed areas watering as necessary if they are to remain unfinished longer than 30 days;
 - c) Repair any erosion channels as they occur and redirect surface runoff with the use of berms to promote sheet flow;
 - d) Cover disturbed areas with minimum 100 mm of topsoil then seed and mulch or hydro seed as soon as possible;



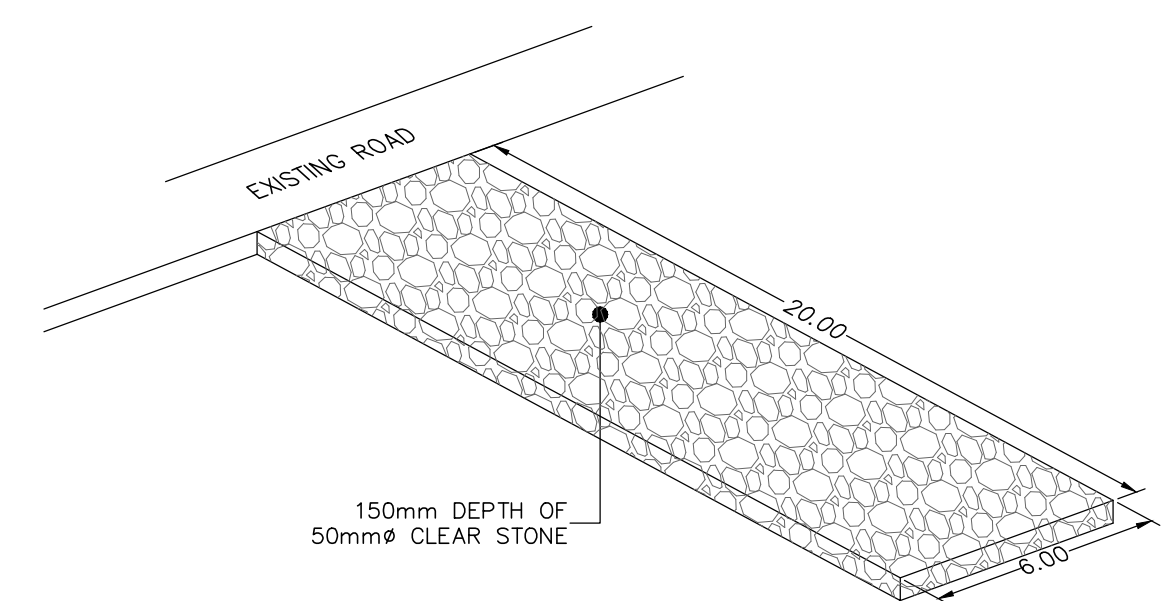
NOTE:
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING
Nov 2021 Rev 3
LIGHT-DUTY SILT FENCE BARRIER
OPSD 219.110

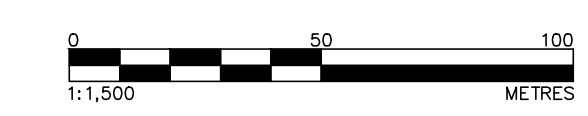


NOTES:
1 Number of bales varies to suit ditch.
2 Straw bales to be butted tightly against adjoining bales and shaped to conform to the sides of the ditch to prevent water flow through barrier.
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING
Nov 2006 Rev 1
STRAW BALE FLOW CHECK DAM
OPSD 219.180



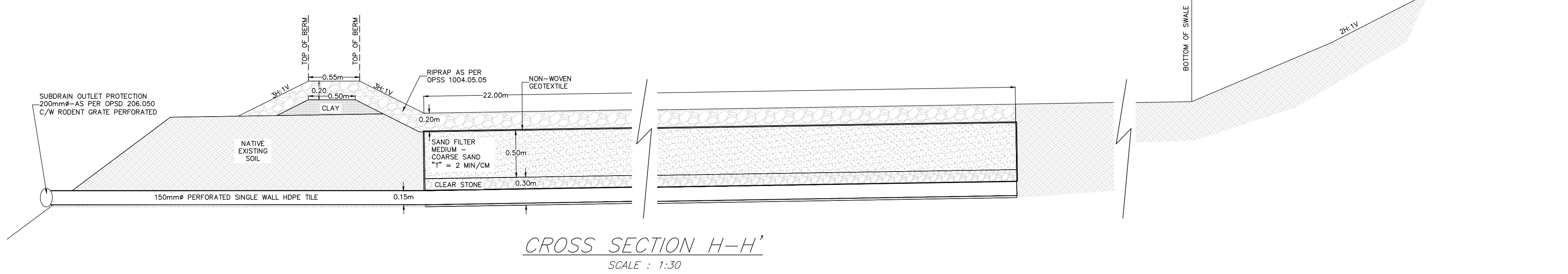
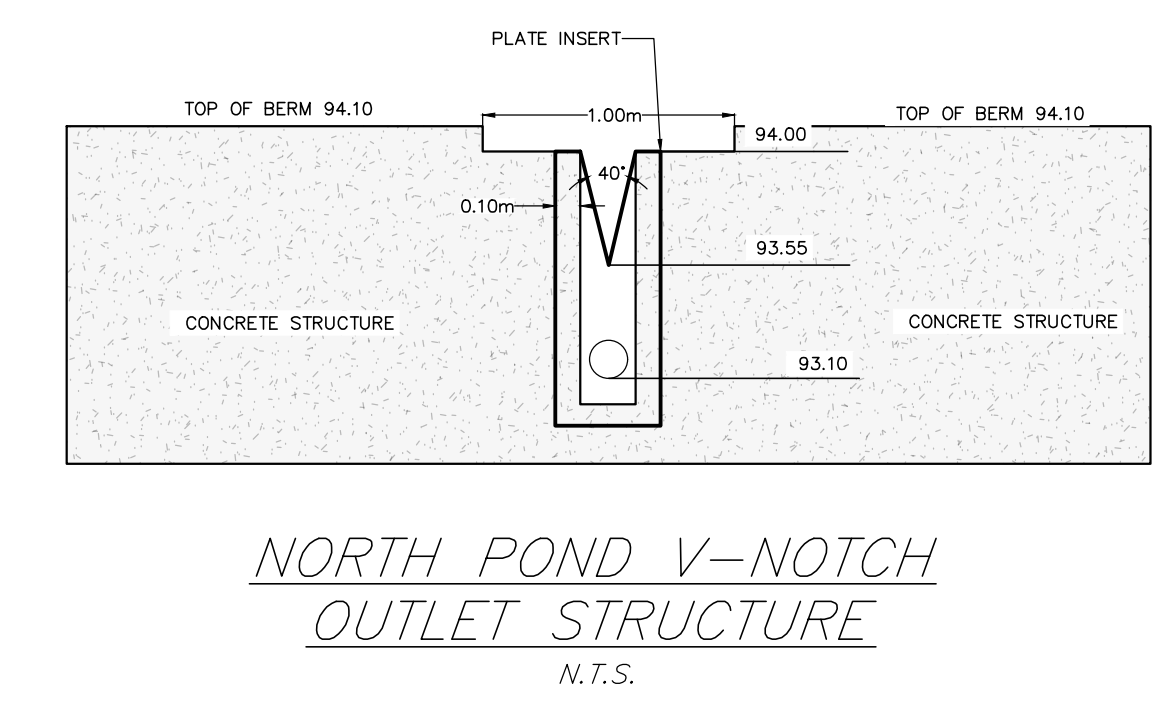
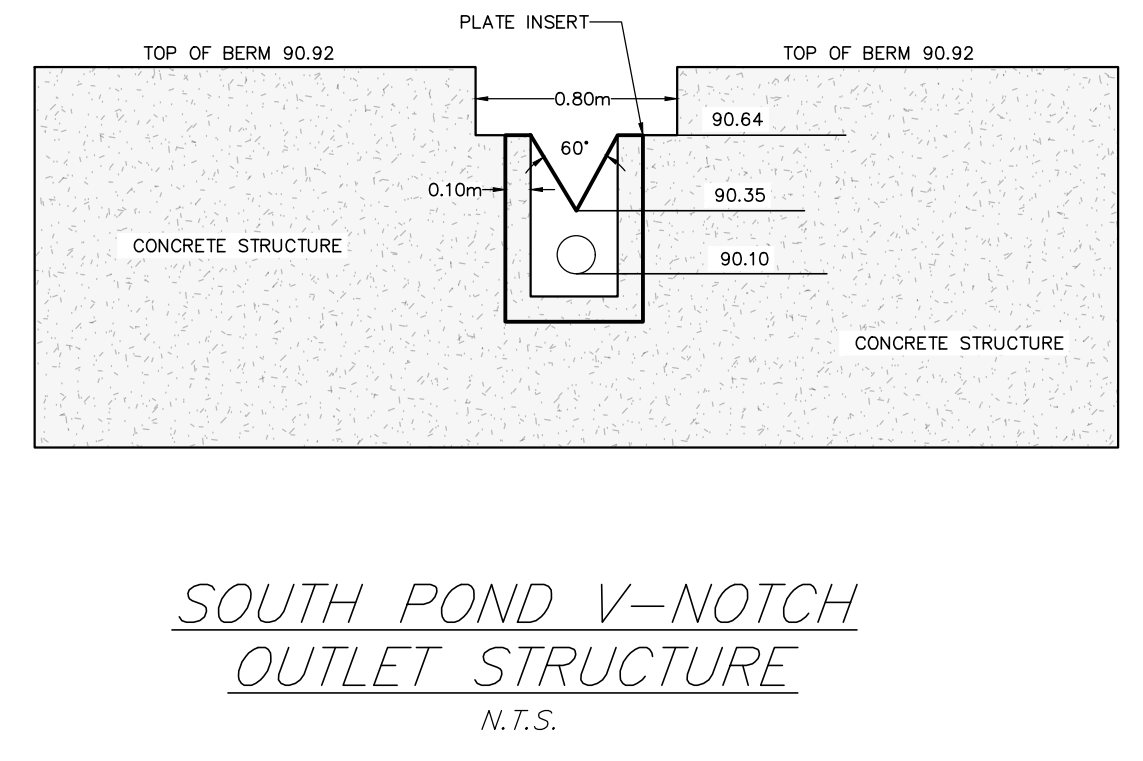
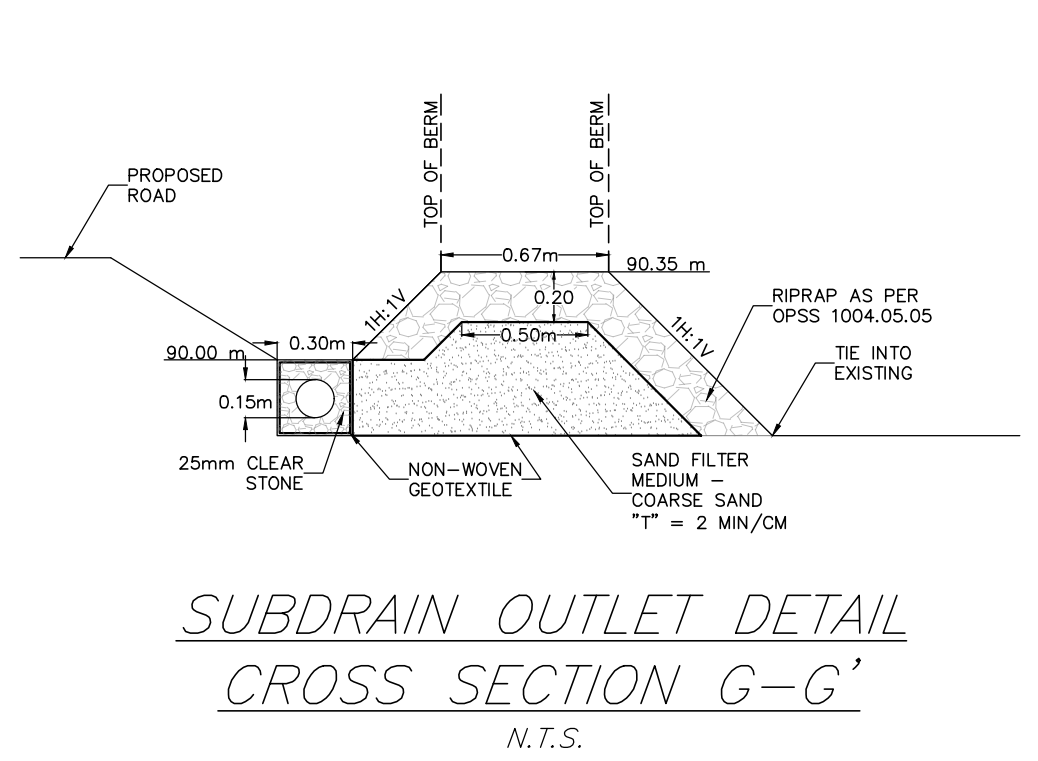
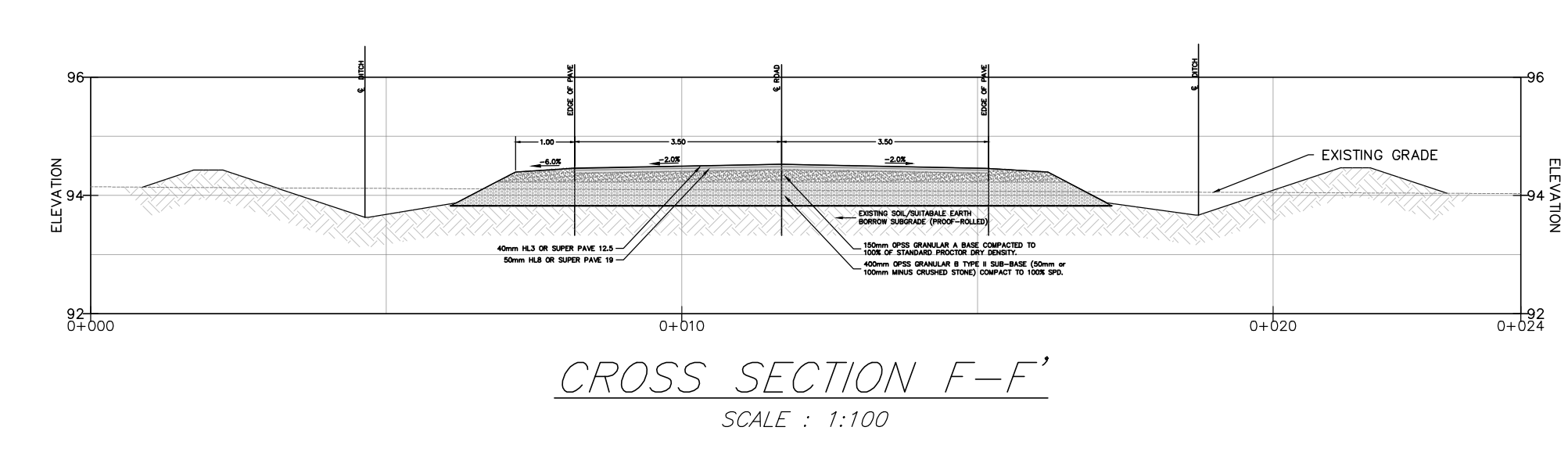
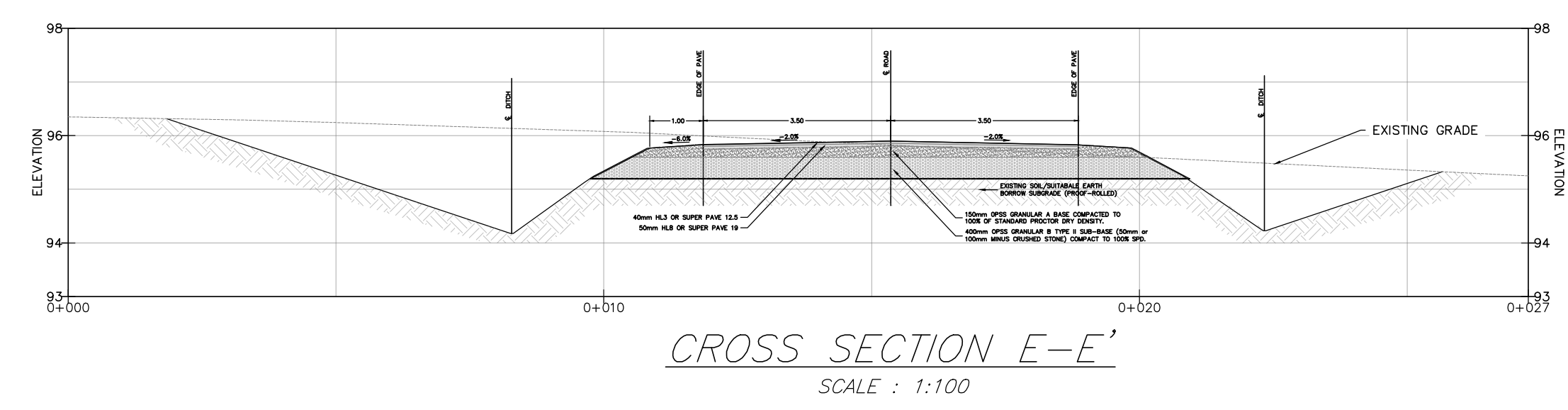
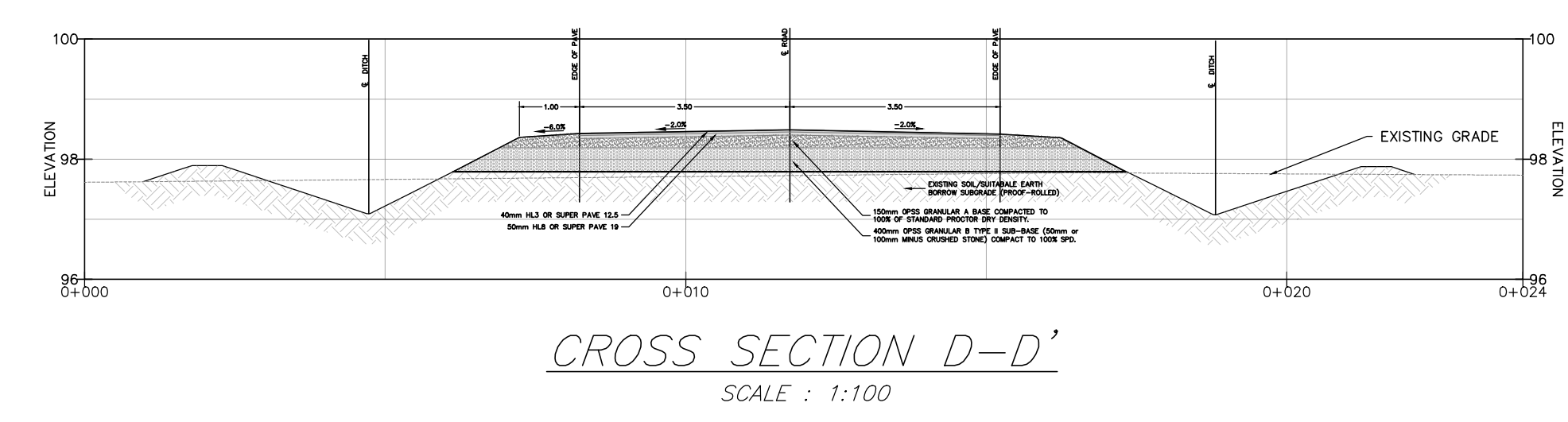
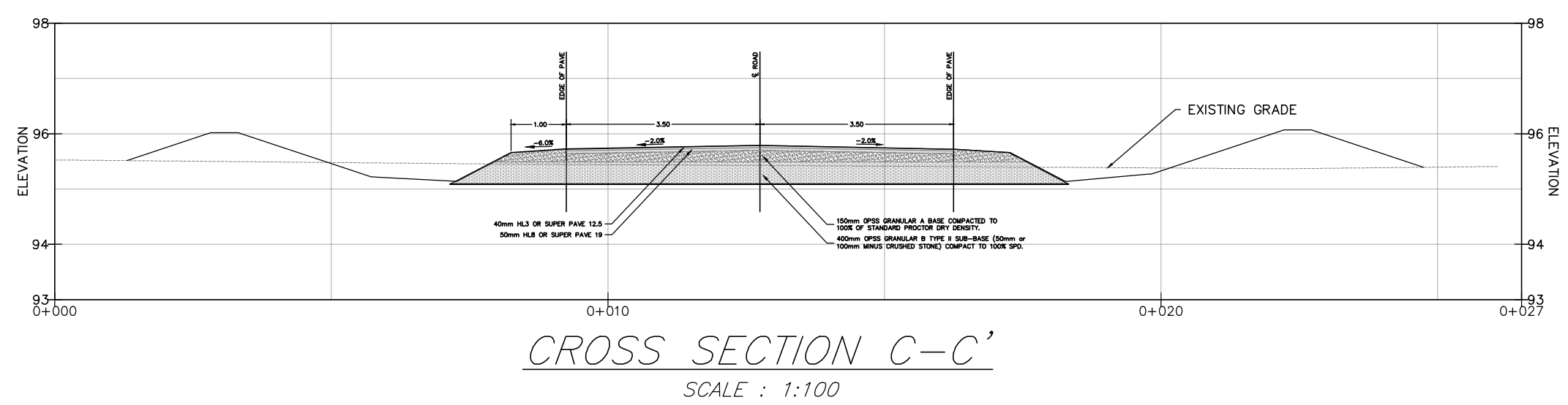
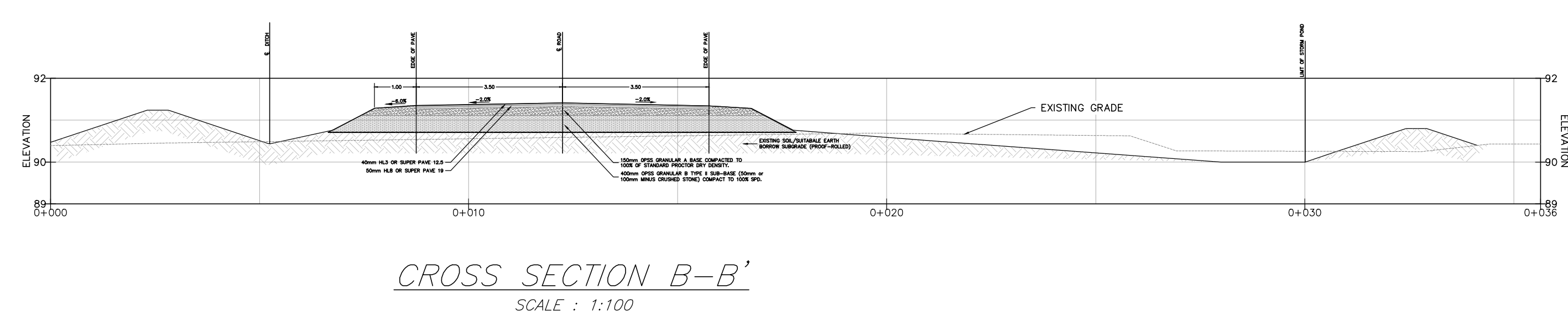
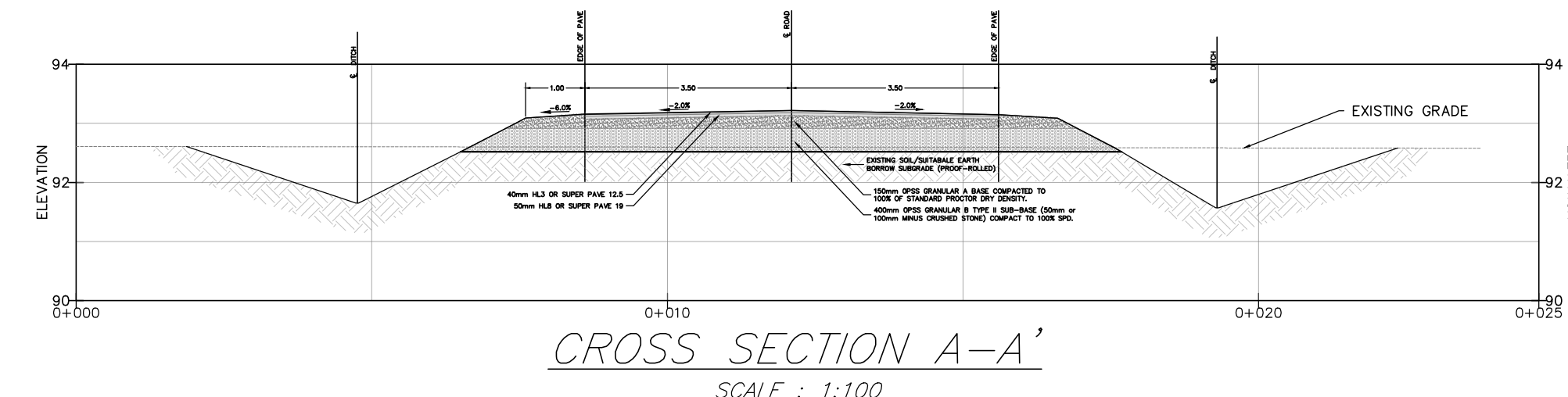
MUD MAT DETAIL
SCALE: NTS



EROSION & SEDIMENT CONTROL PLAN
SCALE = 1:1500

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KOLLAARD ASSOCIATES INCORPORATED

NOTES:	CONSULTANTS			DESIGN ---	STAMP	CLIENT NAME 2873633 Ontario Inc.	PROJECT No. 210816								
						DRAWN JR	PROJECT NAME PROPOSED RESIDENTIAL SUBDIVISION	DATE 2024.DEC.13							
				CHECKED SD		PROJECT LOCATION 819 COUNTY ROAD 23, MERRICKVILLE, ON, K0G 1N0	SCALE AS_NOTED								
				APPROVED SD		DRAWING EROSION & SEDIMENT CONTROL PLAN	DRAWING No. 210816-ESC								
	<table border="1"> <thead> <tr> <th>No.</th> <th>REVISION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>ISSUED FOR DRAFT PLAN APPROVAL</td> <td>20.DEC.2024</td> <td>SD</td> </tr> </tbody> </table>			No.	REVISION	DATE	BY	1	ISSUED FOR DRAFT PLAN APPROVAL	20.DEC.2024	SD	BOX 189 210 PRESCOTT STREET MERRICKVILLE, ONTARIO K0G 1A0 FACSIMILE (613) 258-0475 (613) 860-0923			
No.	REVISION	DATE	BY												
1	ISSUED FOR DRAFT PLAN APPROVAL	20.DEC.2024	SD												



NOTES: 1. ALL DIMENSIONS ARE IN METRES, UNLESS OTHERWISE SPECIFIED; ALL ELEVATIONS ARE IN METRES.
 2. THIS IS NOT A LEGAL SURVEY.
 3. EXISTING SERVICES INFORMATION SHOWN ARE BASED ON BEST CURRENT INFORMATION. CONTRACTOR TO VERIFY EXACT LOCATION AND REPORT ANY DISCREPANCIES TO KOLLAARD ASSOCIATES INC.
 4. CLIENT IS RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS.
 5. CONTRACTOR TO VERIFY THAT APPROPRIATE PERMITS HAVE BEEN ACQUIRED PRIOR TO ANY CONSTRUCTION.
 6. CONTRACTOR IS RESPONSIBLE FOR LOCATION AND PROTECTION OF UTILITIES.
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CONSULTANTS

Kollaard Associates Engineers
 BOX 189
 210 PRESCOTT STREET
 KEMPTVILLE, ONTARIO
 K0G 1A0
 FACSIMILE (613) 258-0475
 (613) 860-0923

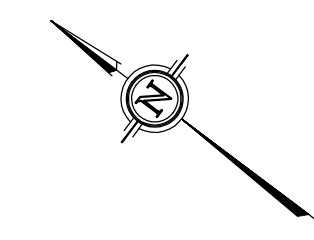
DESIGN	STAMP
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DRAWN JR/ABD	PROFESSIONAL ENGINEER DEC 20 2024 S. E. deWit 100079612 PROVINCE OF ONTARIO
CHECKED SD	
APPROVED XX	

CLIENT NAME	PROJECT NAME	PROJECT LOCATION	DRAWING
2873633 Ontario Inc.	PROPOSED RESIDENTIAL SUBDIVISION	819 COUNTY ROAD 23, MERRICKVILLE, ON, K0G 1N0	DETAIL SHEET

PROJECT No.	DATE	SCALE	DRAWING No.
210816	2024.DEC.18	AS_NOTED	210816-DS1

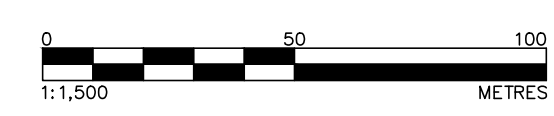


KEY PLAN
NOT TO SCALE



LEGEND

- EXISTING BOTTOM OF SLOPE
- EXISTING TOP OF SLOPE
- PROPERTY BOUNDARY
- AREA OF EXISTING TREES AND SHRUBS TO BE PRESERVED
- PROTECTED BUTTERNUT TREE WITH 25m BUFFER (REFER TO EIS REPORT)



TREE CONSERVATION PLAN
SCALE = 1:1500

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KOLLAARD ASSOCIATES INCORPORATED

<p>NOTES:</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>REVISION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>ISSUED FOR DRAFT PLAN APPROVAL</td> <td>20 DEC. 2024</td> <td>SD</td> </tr> </tbody> </table>	No.	REVISION	DATE	BY	1	ISSUED FOR DRAFT PLAN APPROVAL	20 DEC. 2024	SD	<p>CONSULTANTS</p>	<p>Kollaard Associates Engineers</p> <p>BOX 189 210 PRESCOTT STREET KEMPTVILLE, ONTARIO K0G 1A0 FACSIMILE (613) 258-0475</p> <p>(613) 860-0923</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>DESIGN</td> <td>---</td> </tr> <tr> <td>DRAWN</td> <td>ABD</td> </tr> <tr> <td>CHECKED</td> <td>SD</td> </tr> <tr> <td>APPROVED</td> <td>SD</td> </tr> </table>	DESIGN	---	DRAWN	ABD	CHECKED	SD	APPROVED	SD	<p>CLIENT NAME</p> <p>2873633 Ontario Inc.</p>	<p>PROJECT No.</p> <p>210816</p>
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				<p>PROJECT NAME</p> <p>PROPOSED RESIDENTIAL SUBDIVISION</p>		<p>DATE</p> <p>2025.JAN.29</p>																
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				<p>DRAWING</p> <p>TREE CONSERVATION PLAN</p>		<p>DRAWING No.</p> <p>210816-TCP</p>																

