



**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.

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

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

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:

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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 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.

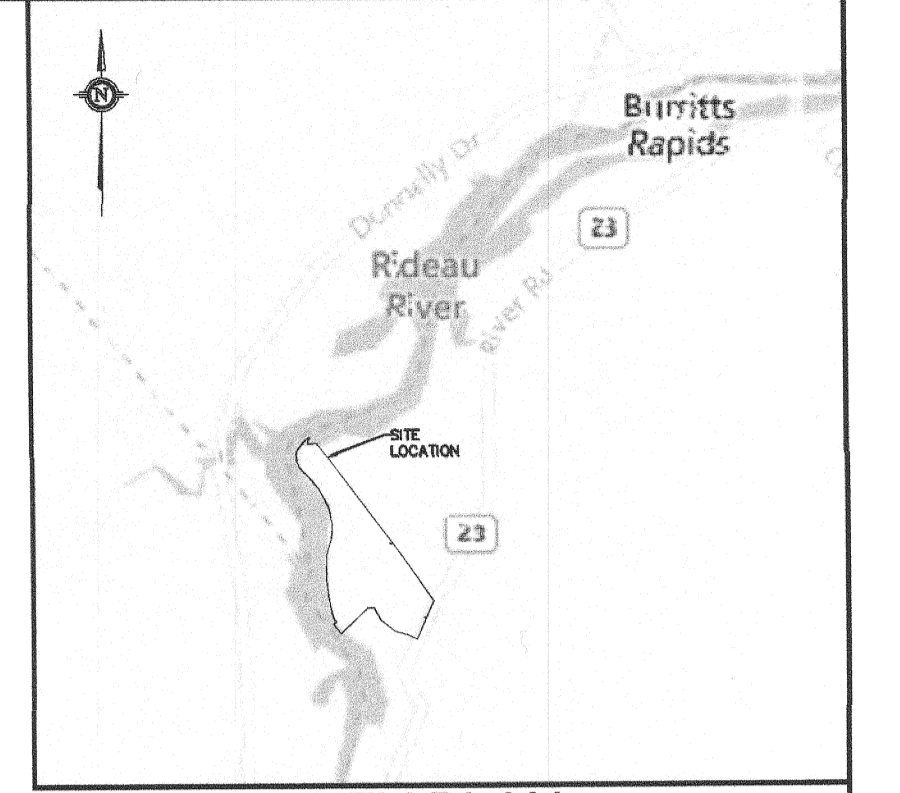
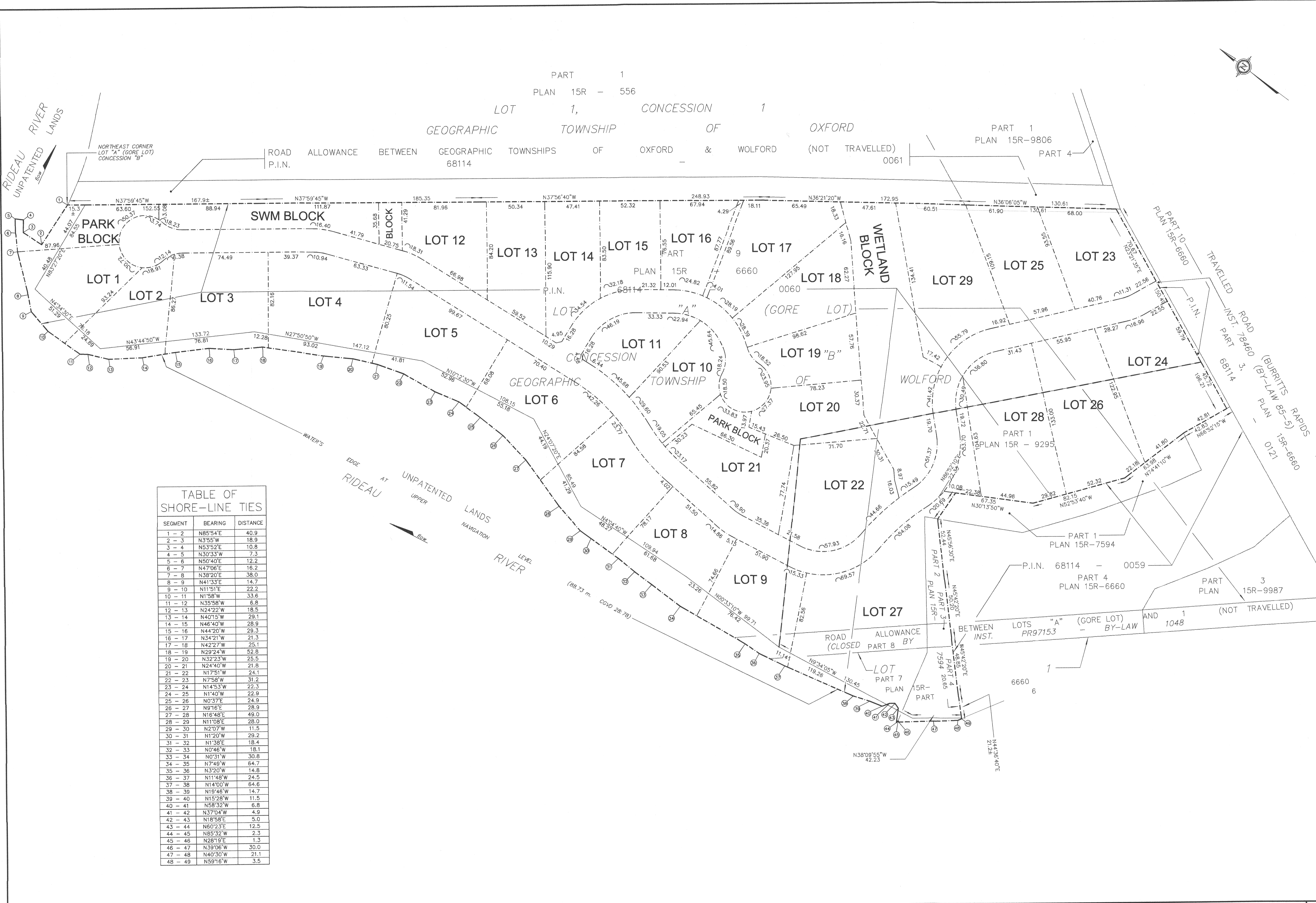
The following documents have been submitted as part of this application:

- 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 **4th day of April, 2025**.

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

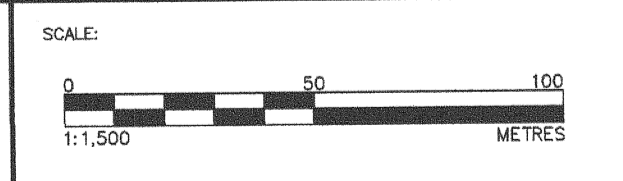
SEGMENT	BEARING	DISTANCE
1 - 2	N85°54'E	40.9
2 - 3	N3°55'W	18.9
3 - 4	N53°52'E	10.8
4 - 5	N30°33'W	7.5
5 - 6	N50°40'E	12.2
6 - 7	N47°06'E	16.2
7 - 8	N38°20'E	38.0
8 - 9	N41°33'E	14.7
9 - 10	N11°51'E	22.2
10 - 11	N1°58'W	33.6
11 - 12	N35°58'W	6.8
12 - 13	N24°22'W	18.5
13 - 14	N40°15'W	29.1
14 - 15	N46°40'W	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°48'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°08'W	30.0
47 - 48	N40°30'W	21.1
48 - 49	N59°16'W	3.5

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

- the boundaries of the land proposed to be subdivided, certified by an Ontario land surveyor;
- As shown on Draft Plan
- 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
- 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
- the purpose for which the proposed lots are to be used;
- Residential**
- the existing uses of all adjoining lands;
- As shown on Draft Plan (Treed field to north, residential to east and west)
- the approximate dimensions and layout of the proposed lots;
- As shown on Draft Plan
- 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
- the availability and nature of domestic water supplies;
- Development will be supplied with private drilled, cased wells.
- the nature and porosity of the soil;
- Clay Loam/Sandy Loam - Medium Porosity
- 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
- 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.
- 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 GLENORA 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



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

Kollaard Associates Engineers
 210 PRESCOTT STREET
 MERRICKVILLE, ONTARIO
 N5G 1A2
 FACSIMILE (613) 258-0475
 (613) 860-0923

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