

S.J. Lawrence Architect Incorporated

18 Deakin Street, Suite 205
Ottawa, ON K2E 8B7



February 6th, 2025

Attention: Stacie Lloyd, Manager, Community Development
Re: **Site Plan Application – Design Guidelines**
819 County Road 23, Merrickville, ON K0G 1N0
SJL Ref. No. SL_1139_24 Merrickville Subdivision

Application Submission

This summary provides supplemental information for the Design Guidelines as part of a Site Plan Control application for a new planned subdivision located at 819 County Road 23, Merrickville, ON. We believe the proposed development will enhance the surrounding area by introducing thoughtful, sustainable features, while carefully respecting and preserving the adjacent natural landscape and its distinctive elements. The plan aims to complement the existing environment, ensuring that the development harmonizes with the natural surroundings and contributes positively to the local character. Kollaard Associates Engineers is the developer who has extensive experience in land acquisition, planning, finance, construction, and operations. *S.J. Lawrence Architect Incorporated* is an Ottawa-based firm that will be leading the design team to ensure design excellence and enduring quality.

Legal Description:

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

Municipal Address:

819 County Road 23, Merrickville, ON K0G 1N0

Purpose and Intent:

This report has been prepared for the Village of Merrickville-Wolford to compliment the draft plan control application for the proposed subdivision. The purpose is to ensure an aesthetically pleasing development that presents a cohesive design with the adjacent urban fabric and landscape. While it is the intent of these Guidelines to reflect the overall vision for the development, it is recognised that some flexibility in the interpretation of these Guidelines may be required.

Overall Vision Statement:

The proposed development consists of 29 single-family dwellings (9 waterfront lots) located approx. 8 minutes South of downtown Merrickville-Wolford. Each parcel ranges from 1-3 acres and provides ample soft landscape area as well as independent servicing (*septic & well*). The dwellings will range from 3,000-4,000sq.ft. c/w a 2-3 car garages. The proposed subdivision incorporates a series of public parks, strategically located to minimize impact on the existing land and preserve the larger established trees. These parks are accessible via a network of pathways, which also connects to the proposed right-of-way (ROW) within the development.

Zoning Information:

Rural (RU)

Design Proposal

Site Plan

The property is located on the East side of the Rideau River and the West side of County Road 23, Northeast from

February 6th, 2025

Merrickville-Wolford. The newly planned subdivision was designed with the *Rideau Corridor Landscape Strategy* in mind, ensuring alignment with its environmental and aesthetic goals. The site plan prepared by Kollaard Associates Engineers includes 29 estate lots, which are connected by a two-lane road that is oriented parallel to the Rideau River and set back from the top of bank by about 70 to 90 m. In order to maintain the landscape character and ecological functions along the shoreline, the waterfront lots have a 40m setback from normal high-water level (*10m more than the required setback to accommodate any future pools or landscape features along with servicing (septic & well) towards the front of the property.* In maintaining the natural shoreline, the proposed development preserves the character and provides habitat for wildlife, while mitigating storm water run-off, potential erosion and sediment transfer. Through a series of studies and reports, the design team has identified and strategically designated areas for wetland preservation, tree preservation and stormwater management, ensuring minimal impact to the existing site.

Massing & Materials

As stated above, our objective is in line with Parks Canada's vision [*Rideau Canal National Historic Site Management (2005) and Principles for Good Waterfront Development*] to foster sustainable development while preserving the natural, cultural, and scenic values of the canal. We have minimized the visual impact of the proposed dwellings by preserving the existing shoreline, topography, and incorporating a generous building setback while limiting the dwellings to 2-storey's. Please refer to *Figure 01, 02, 03* below, for sightline cross section.

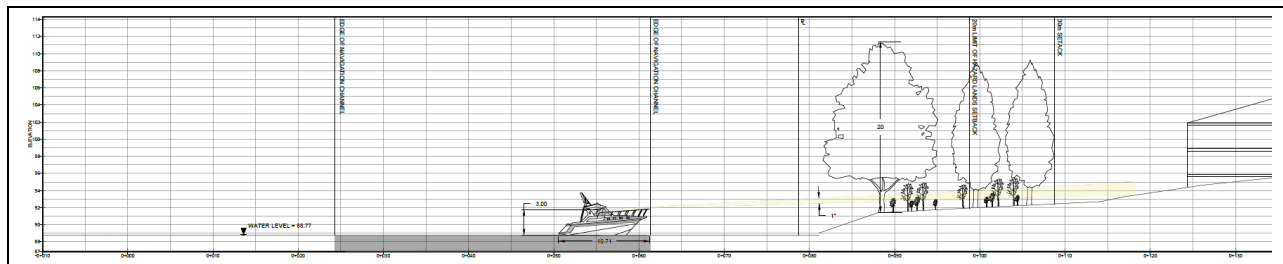


Figure 01 – Sightline Cross Section (Section A – A' Profile). Refer to Appendix A

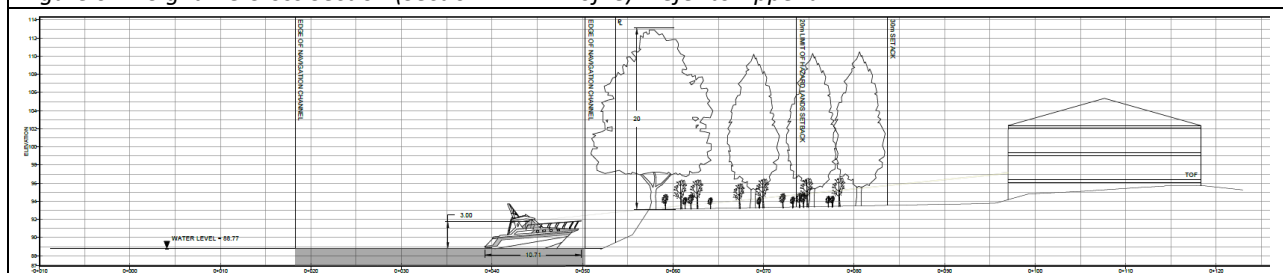


Figure 02 – Sightline Cross Section (Section B – B' Profile). Refer to Appendix A

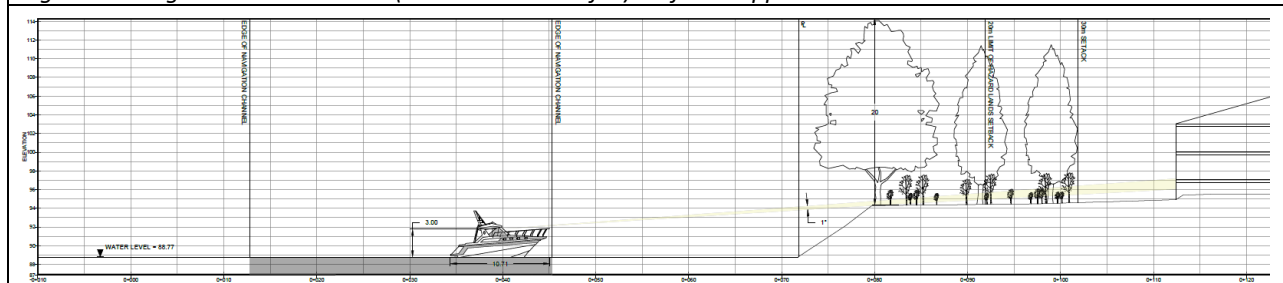


Figure 03 – Sightline Cross Section (Section C – C' Profile). Refer to Appendix A

S.J. Lawrence Architect Incorporated

18 Deakin Street, Suite 205
Ottawa, ON K2E 8B7



February 6th, 2025

The proposed two-storey single-family dwellings will be thoughtfully designed to complement the visual character of the surrounding landscape. We are incorporating natural materials in earthy tones, ensuring a seamless integration with the existing environment. A comprehensive streetscape analysis of the existing village has been conducted to ensure the proposed materials harmonize with the existing urban fabric as well. In addition, we have chosen durable products that will enhance the overall quality and longevity of the development.

These new dwellings are poised to set a new standard for future developments. Through the design strategies outlined below, we aim to ensure that this project seamlessly integrates and becomes a perfect fit within the surrounding community.

- Architectural Styles
 - Modern Farmhouse & Arts and Crafts c/w modern elements will preserve the character of the area while providing functionality and contemporary appeal
- Material Selection
 - Natural materials such as stone and metal evoke the materials traditionally used in the local area. Earth tones, textured finished, and weathered elements can further enhance the heritage feel.
 - Site to include crafted elements such as brickwork, wrought iron fences, stone pathways, or timber features that evoke the craftsmanship of older developments. This adds timeless aesthetics to the new designs.
 - Proposed building materials;
 - **Masonry:** natural field stone c/w tumbled finish (*beige, red, brown and grey are predominant colours in the area along County Rd 15 and 43*). Refer to *Figure 04*.
 - **Roofing:** metal standing seam roof or metal shingles (black and grey). Refer to *Figure 05*.
 - **Siding:** metal horizontal siding or vertical board and batten (*grey & brown*). Refer to *Figure 06*.
- Façade Treatment
 - Designs will include historic building features, such as pitched/gabled roofs, decorative moldings, cornice details, shutters, decorative front porches, stone lintels, and heritage-inspired windows and doors (muntin bars).

By thoughtfully combining these elements, a new development can not only preserve but also celebrate the heritage values of the surrounding area. Please refer to *Figure 04, 05, and 06* below for proposed materials.



Figure 04 – Masonry Options

S.J. Lawrence Architect Incorporated

18 Deakin Street, Suite 205
Ottawa, ON K2E 8B7



February 6th, 2025



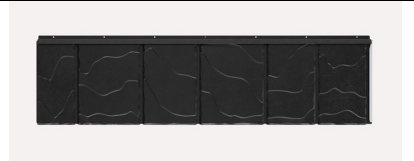
		
Vicwest, Metal Roof - Regency	Vicwest, Metal Shingles – Cedar Creek Slate	Vicwest, Metal Shingles, North Ridge Slate

Figure 05 – Roofing Options

		
Vicwest, Bellara Plank Series	Vicwest, Bellara Board & Batten	Mac Metal, Norwood Mini

Figure 06 – Siding Options

Traffic Considerations

The proposed development has carefully considered traffic flow in its design, ensuring the layout and infrastructure are optimized to reduce congestion off County Road 23. Additionally, provisions have been made to accommodate barrier-free parking spaces and pathways, enhancing accessibility for all users.

Landscaping

The proposed development features large estate lots with ample space for soft landscaping, two public parks, interconnected pathways, and adequate site lighting, all designed to enhance the overall environment and user experience. Our intent is to engage an arborist to prepare a tree conservation report within the 30m setback, ensuring the proper maintenance and preservation of the existing landscape. The proposed design does not include in-water or shoreline works. Should the future waterfront property Owner’s wish to pursue the construction of a marine structure, such as a dock, they would be required to do so independent.

Sustainability

Following are some sustainable measures provided in this design:

- Energy efficiency will be achieved through proper building envelope design (airtightness), insulation and thermal values (reduce height loss), proper M&E systems (reduce energy consumption), and eco-friendly products
- A compact building form will reduce envelope heat losses
- LED Lighting and low flow plumbing fixtures
- Landscaped and amenity areas which will help reduce urban heat island effects

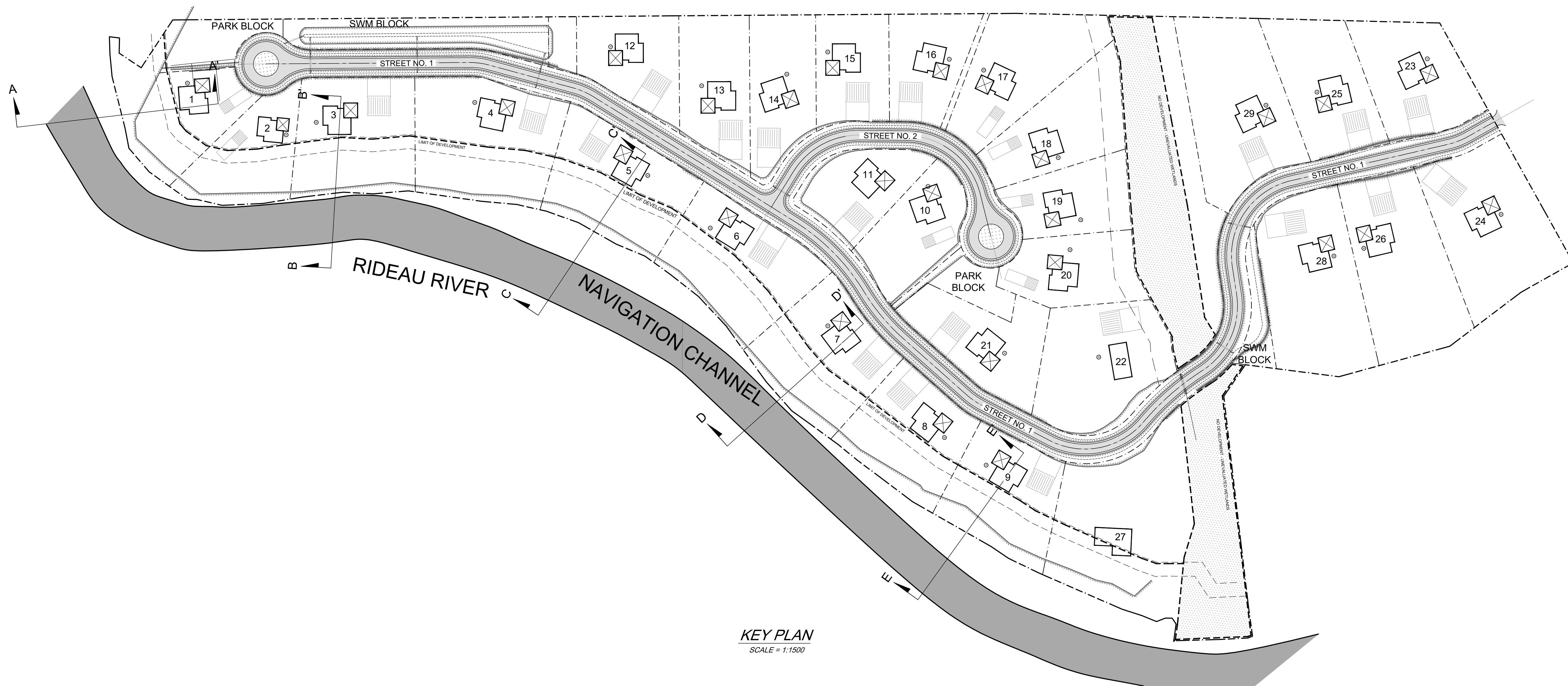
S.J. Lawrence Architect Incorporated

18 Deakin Street, Suite 205
Ottawa, ON K2E 8B7

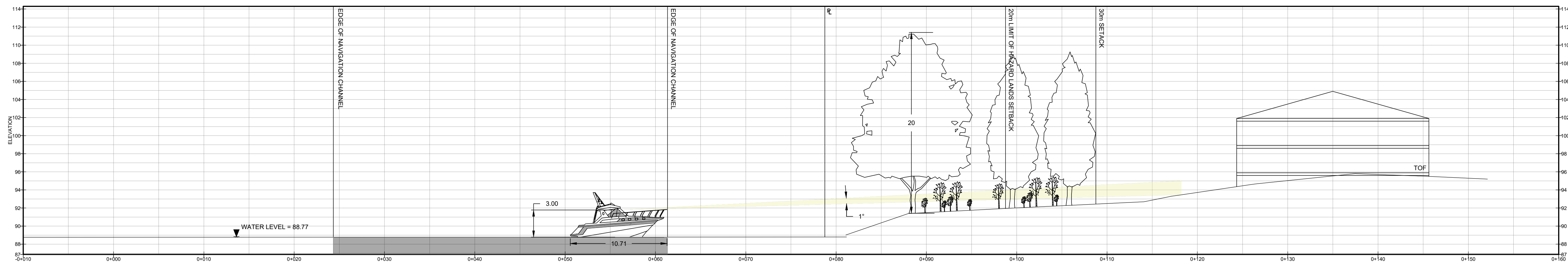


February 6th, 2025

APPENDIX A



KEY PLAN
SCALE = 1:1500



SECTION A - A' PROFILE
SCALE = 1:250

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

CONSULTANTS	

Kollaard Associates
Engineers

BOX 188
210 PIRRESCOTT STREET
MERRICKVILLE, ONTARIO
N5L 1A9
FACSIMILE (613) 258-0475

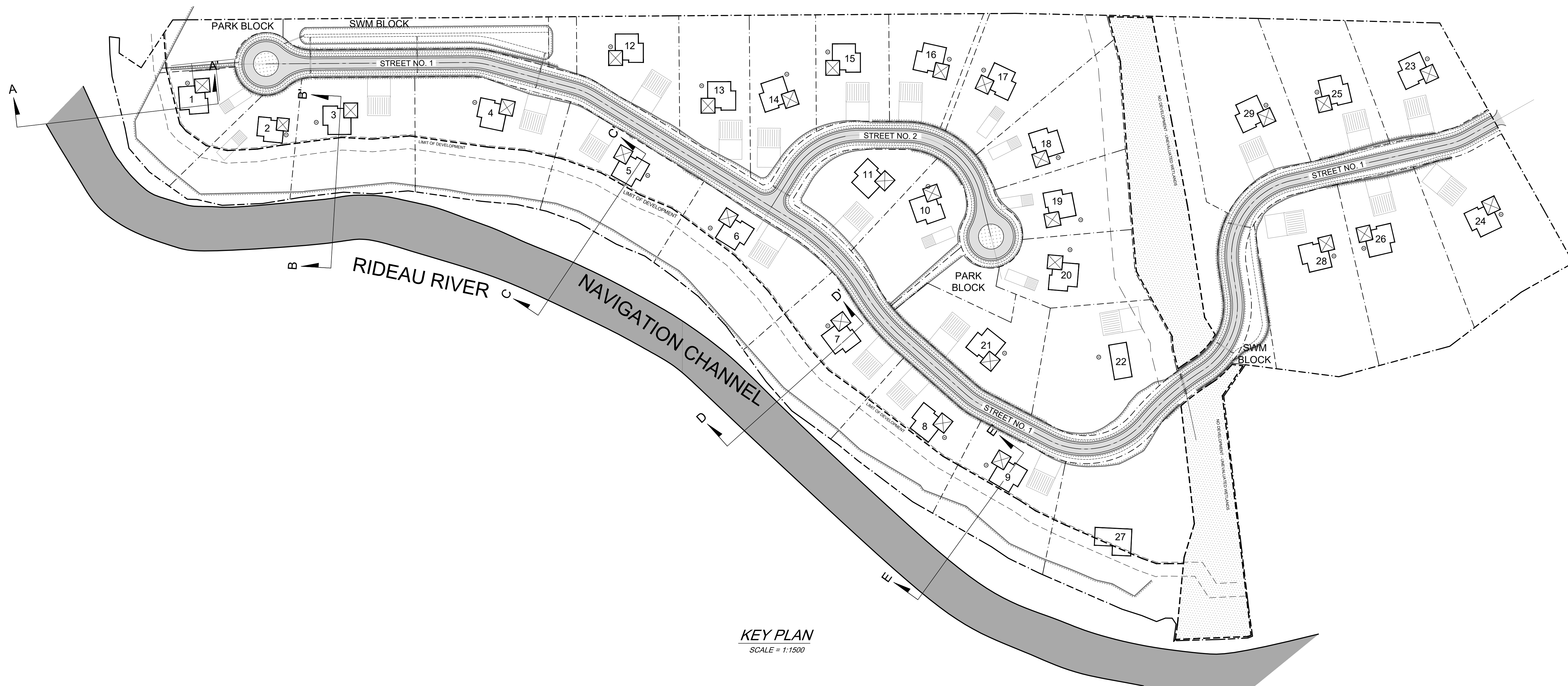
(613) 860-0923

DESIGN	STAMP
--	
DRAWN JR	
CHECKED SD	
APPROVED WK	

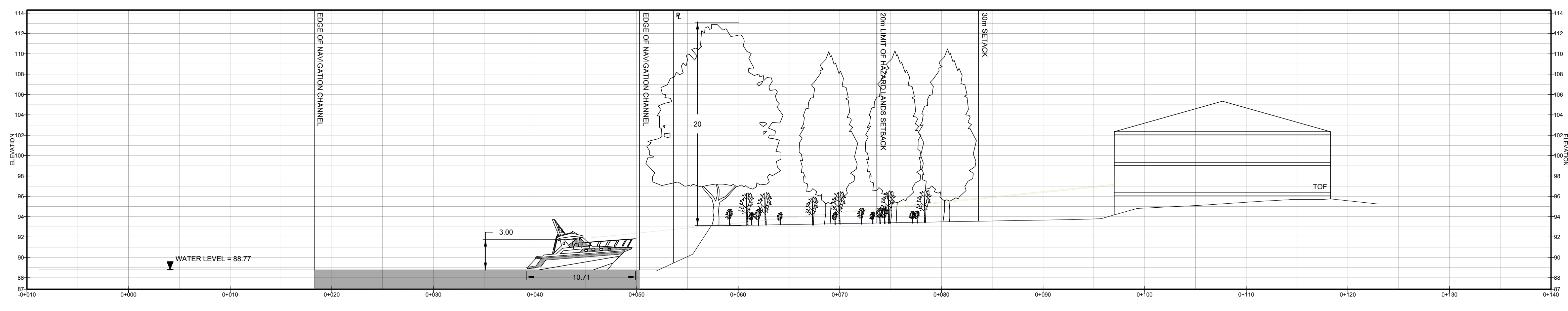
CLIENT NAME	PROJECT NAME	PROJECT LOCATION	DRAWING
2873633 Ontario Inc.	PROPOSED RESIDENTIAL SUBDIVISION	819 COUNTY ROAD 23, MERRICKVILLE, ON, KOG 1N0	SIGHTLINE FROM CHANNEL OF RIDEAU RIVER

PROJECT No.	DATE	SCALE	DRAWING No.
210816	2024.NOV.27	AS_NOTED	210816-SL

© COPYRIGHT 2024
KOLLAARD ASSOCIATES INCORPORATED



KEY PLAN
SCALE = 1:1500



SECTION B - B' PROFILE
SCALE = 1:250

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

CONSULTANTS

Kollaard Associates
Engineers

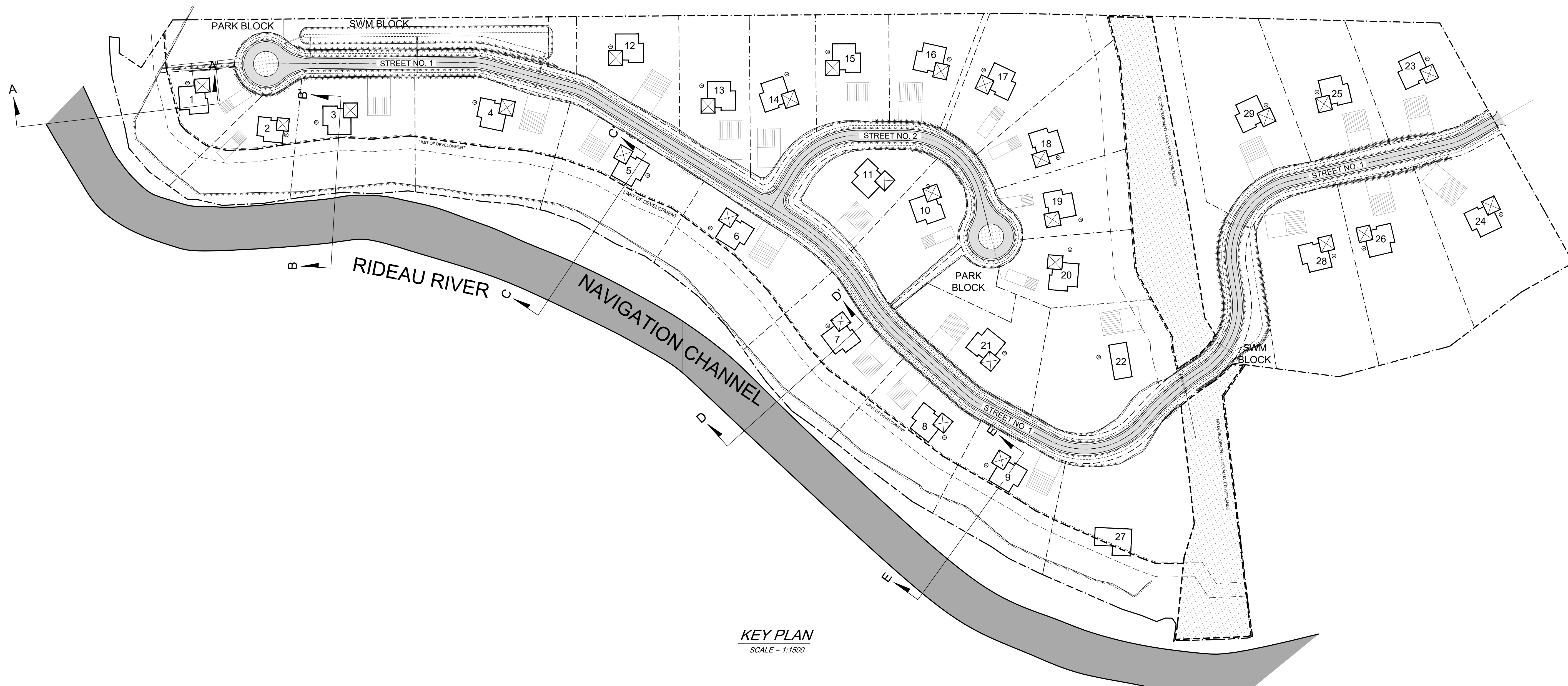
BOX 188
210 PRESCOTT STREET
MERRICKVILLE, ONTARIO
N5G 1A9
FACSIMILE (613) 258-0475

(613) 860-0923

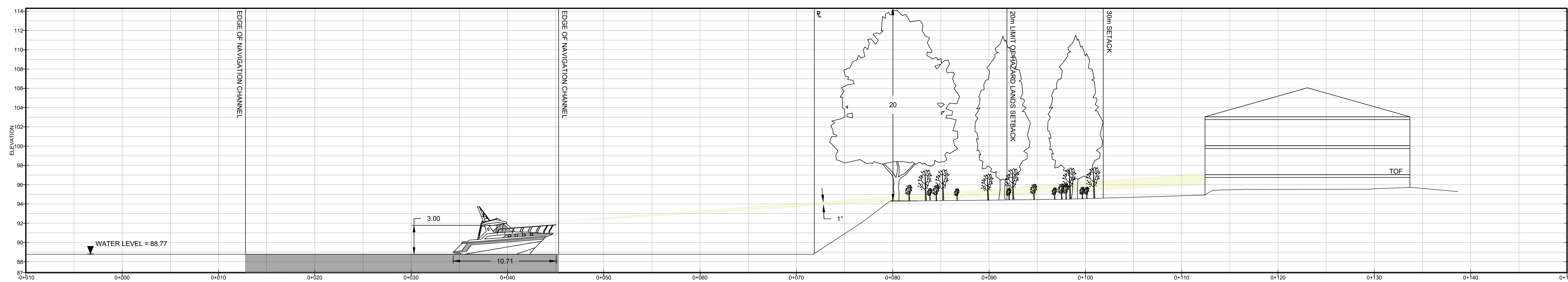
DESIGN	STAMP
---	---
DRAWN JR	
CHECKED SD	
APPROVED WK	

CLIENT NAME	PROJECT NAME
2873633 Ontario Inc.	PROPOSED RESIDENTIAL SUBDIVISION
PROJECT LOCATION	819 COUNTY ROAD 23, MERRICKVILLE, ON, K0G 1N0
DRAWING	SIGHTLINE FROM CHANNEL OF RIDEAU RIVER

PROJECT No.	DATE	SCALE	DRAWING No.
210816	2024.NOV.27	AS_NOTED	210816-SL



KEY PLAN
SCALE = 1:1500



SECTION C - C' PROFILE
SCALE = 1:250

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

CONSULTANTS

Kollaard Associates Engineers

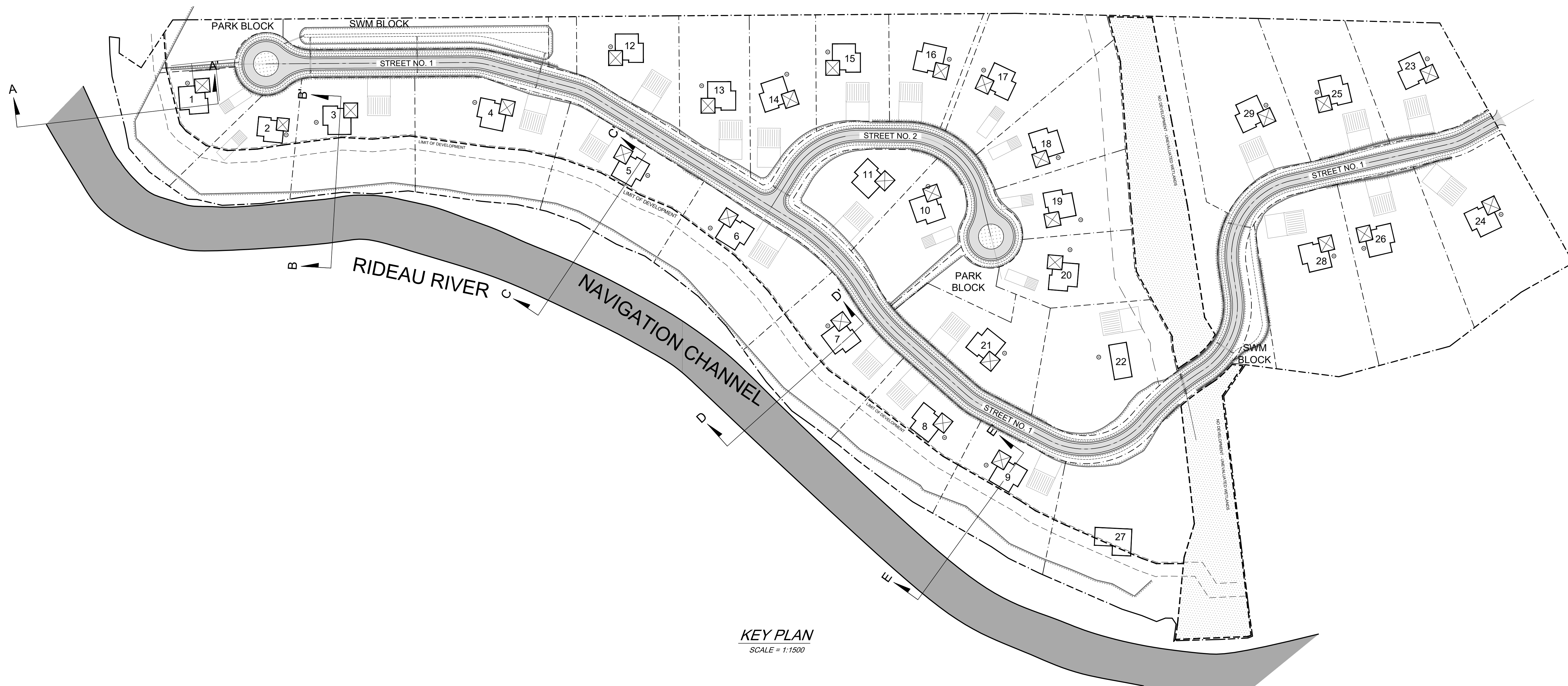
BOX 188
210 PRESCOTT STREET
MERRICKVILLE, ONTARIO
N5G 1A9
FACSIMILE (613) 258-0475

(613) 860-0923

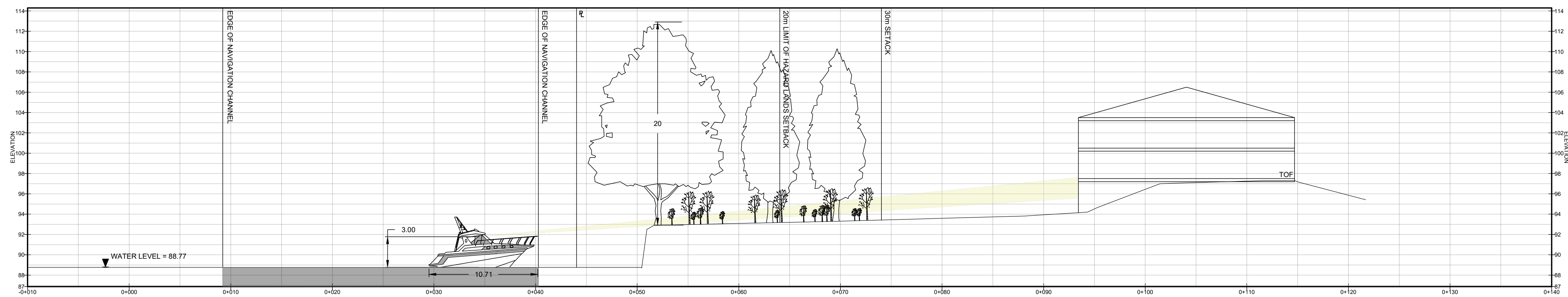
DESIGN	STAMP
---	---
DRAWN JR	
CHECKED SD	
APPROVED WK	

CLIENT NAME	PROJECT NAME
2873633 Ontario Inc.	PROPOSED RESIDENTIAL SUBDIVISION
PROJECT LOCATION	819 COUNTY ROAD 23, MERRICKVILLE, ON, K0G 1N0
DRAWING	SIGHTLINE FROM CHANNEL OF RIDEAU RIVER

PROJECT No.	DATE	SCALE	DRAWING No.
210816	2024.NOV.27	AS_NOTED	210816-SL



KEY PLAN
SCALE = 1:1500



SECTION D - D' PROFILE
SCALE = 1:250

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

CONSULTANTS	

Kollaard Associates Engineers

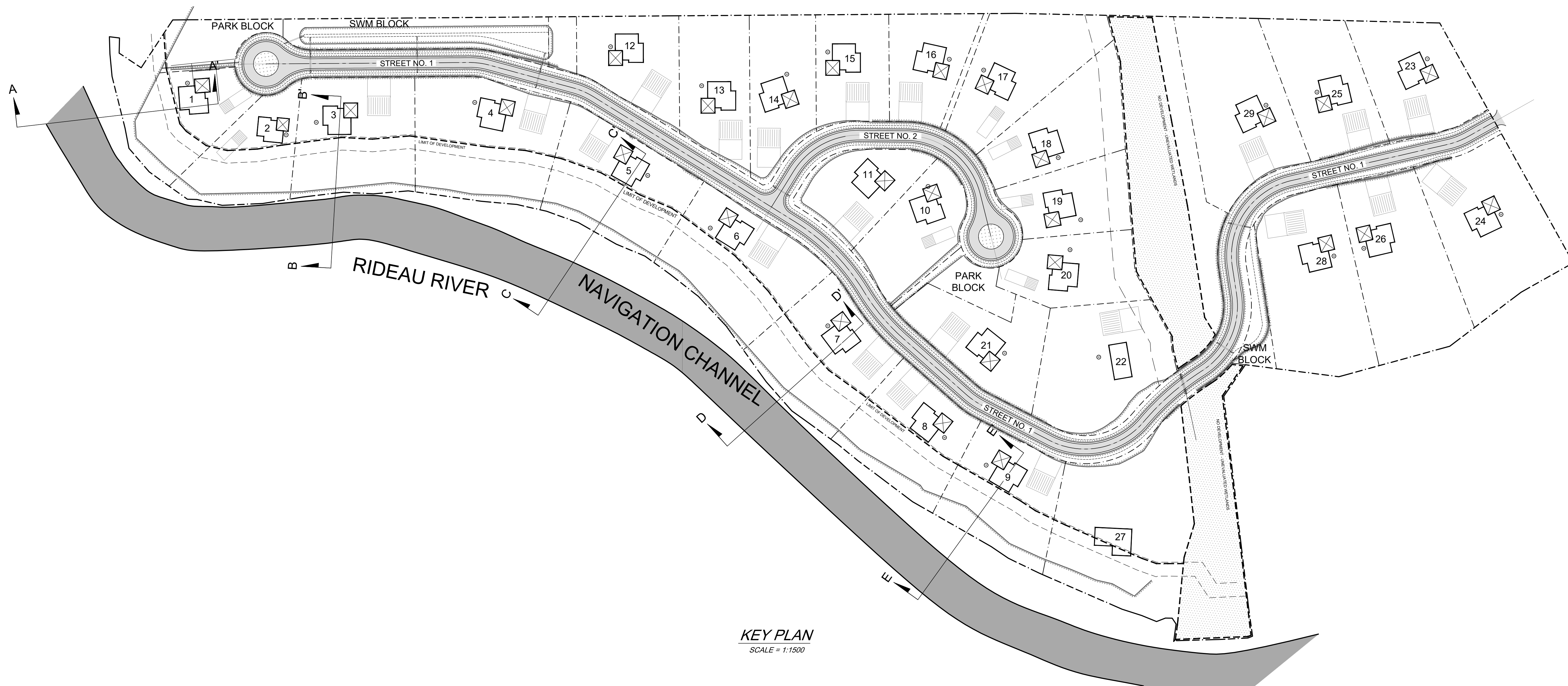
BOX 188
210 PRESCOTT STREET
MERRICKVILLE, ONTARIO
K0G 1N0
FACSIMILE (613) 258-0475

(613) 860-0923

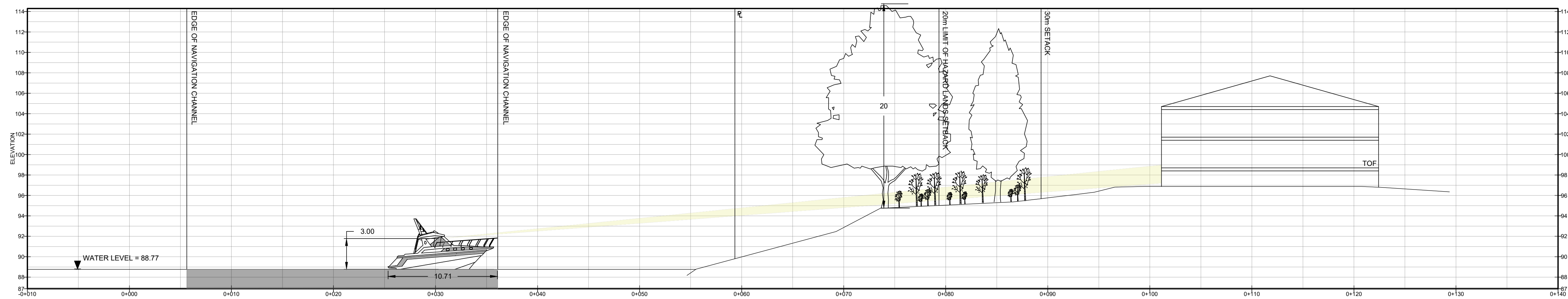
DESIGN	STAMP
--	
DRAWN JR	
CHECKED SD	
APPROVED WK	

CLIENT NAME	PROJECT NAME
2873633 Ontario Inc.	PROPOSED RESIDENTIAL SUBDIVISION
PROJECT LOCATION	819 COUNTY ROAD 23, MERRICKVILLE, ON, KOG 1N0
DRAWING	SIGHTLINE FROM CHANNEL OF RIDEAU RIVER

PROJECT No.	DATE	SCALE	DRAWING No.
210816	2024.NOV.27	AS_NOTED	210816-SL



KEY PLAN
SCALE = 1:1500



SECTION E - E' PROFILE
SCALE = 1:250

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

CONSULTANTS

Kollaard Associates Engineers

BOX 188
210 PRESCOTT STREET
MERRICKVILLE, ONTARIO
N0S 1R0
FACSIMILE (613) 288-0475

(613) 860-0923

DESIGN	STAMP
---	---
DRAWN JR	
CHECKED SD	
APPROVED WK	

CLIENT NAME	PROJECT NAME
2873633 Ontario Inc.	PROPOSED RESIDENTIAL SUBDIVISION
PROJECT LOCATION	819 COUNTY ROAD 23, MERRICKVILLE, ON, K0G 1N0
DRAWING	SIGHTLINE FROM CHANNEL OF RIDEAU RIVER

PROJECT No.	DATE	SCALE	DRAWING No.
210816	2024.NOV.27	AS_NOTED	210816-SL