

**THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT**

**NOTICE OF PUBLIC HEARING REGARDING**

**AN APPLICATION FOR MINOR VARIANCE**

**FILE NO. A-2024-20 (Gutknecht)**

**OWNER/APPLICANT: LOCATION OF PROPERTY:**

Pierre Gutknecht Roll: 041101100045000

4 Nelson Street, Finch, ON, K0C 1K0

PLAN 39 PT LOT 13 LOT 14 LOT ; 15 LOT 16

Geographic Township of Finch, Township of North Stormont

*(keymap attached)*

**TAKE NOTICE THAT** an application under the above file number will be heard by the Committee of Adjustment on the 31st **day of October 2024 at 8:30 A.M. at the Township of North Stormont Municipal Office, 15 Union St., Berwick**, **ON**, under the authority of Section 45 of the Planning Act.

**THE PURPOSE OF THE APPLICATION**  is a request for permission under Section 45(2) of the Planning Act to permit a mobile home with a new foundation and an extended attached garage to the property, similar to the existing legal non-conforming use (mobile home as the primary dwelling).

**THE EFFECT OF THE APPLICATION**

1. Allow a mobile home with an additional garage on the subject property, zoned residential first density (R1).

**ADDITIONAL INFORMATION** relating to the application is available for inspection during normal office hours at the Township of North Stormont Office, located at 15 Union St. Berwick, ON.

**IF A PROPERTY CONTAINS SEVEN OR MORE RESIDENTIAL UNITS**, the owner is required to post this notice at a location that is visible to all of the residents. *O. Reg. 175/16, s. 1 (8-10)*

**PUBLIC HEARING**

You are entitled to attend this public hearing in-person, or you may be represented by counsel or an agent to give evidence about this application. Signed, written submissions that relate to an application shall be accepted by the secretary-treasurer before or during the hearing of the application at the address above and shall be available to any interested person for inspection at the hearing. *Statutory Powers Procedure Act, R.S.O. 1990.*

**FAILURE TO ATTEND HEARING**

If you do not attend this public hearing, it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings. S*tatutory Powers Procedure Act, R.S.O. 1990, c.S.22, s 7.*

**NOTICE OF DECISION**

A certified copy of the decision, together with a notice of the last day for appealing to the Ontario Land Tribunal shall be sent, not later than 10 days from the making of the decision to the applicant, and to each person who appeared in person or by counsel at the hearing and who filed with the secretary-treasurer a written request for notice of the decision. *Planning Act, R.S.O. 1990, c.P.13, s. 45 (10)*

**DATED** this 21st day of October 2024 at the Township of North Stormont.

Township of North Stormont Committee of Adjustment

Anmol Burmy, Junior Planner & Secretary-Treasurer

15 Union St., PO Box 99

Berwick, ON K0C 1G0

Phone: (613) 984-2821

Fax: (613) 984-2908

[planning@northstormont.ca](mailto:planning@northstormont.ca)

**Keymap**

Minor Variance Application No. A-2024-20 (Gutknecht)

Roll No.: 041101100045000

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**Subject Lands**