



**THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT
NOTICE OF PUBLIC HEARING REGARDING
AN APPLICATION FOR MINOR VARIANCE
FILE NO. A-2024-23 (G&E Reno)**

OWNER/APPLICANT:

Jen-Sub Developments Inc.
G&E Reno Construction Inc

LOCATION OF PROPERTY:

Roll: 041101601154653
89 Villeneuve Street, PLAN 52M66 LOT 13
Geographic Township of Roxborough, 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 **27th day of November 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 to permit relief from section 6.2 (2)(a) which states that the minimum exterior side yard setback on a property zoned Residential Second Density (R2) shall be 6 m to 5.94 m.

THE EFFECT OF THE APPLICATION

1. Reduce the exterior side yard setback from 6 m to 5.94 m.

The proposed reductions will allow for the stone wall to remain on the property and allow for a semi-detached dwelling on the subject property.

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. *Statutory 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 15th day of November 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

Keymap

Minor Variance Application No. A-2024-23 (G&E Reno)

Roll No.: 041101601154653



Subject Lands