

NOTICE OF APPLICATION AND PUBLIC MEETING CONCERNING AN APPLICATION FOR PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT

**Proposed subdivision on County Road 12 in Crysler, Township of North Stormont (SDG File 01-NS-S-2024)
Owner: Sylvain Blanchard**

TAKE NOTICE that the Corporation of the United Counties of Stormont, Dundas & Glengarry gives Public Notice of the receipt of an Application for Plan of Subdivision in accordance with Subsection 51(19.4) of the Planning Act and Subsection 4 of Ontario Regulation 544/06 on November 8, 2024.

TAKE NOTICE that the Township of North Stormont has received a zoning amendment application to consider a proposed zoning amendment to the Municipality's Zoning By-law under Section 34 of the Planning Act, R.S.O. 1990, as amended.

A public meeting for the two applications will be held on **January 28th, 2025, at 6:00pm** at the **Township of North Stormont Office** located at 15 Union Street, P.O. Box 40, Berwick, ON, K0C 1G0

Subject Property: The subject property is located on the east side of County Road 12 in the village of Crysler, falling in Part of Lots 12 and 13, Concession 10, in the former geographic Township of Finch, now the Township of North Stormont. The subject property is approximately 10.395 hectares (25.69 acres) in size, all of which will be residential development, with the exception of Block 50, which will be kept for agricultural purposes. Surrounding lots to the North is the Countryside Acres Subdivision and East are rural agricultural lands with a mix of commercial and residential to the West within the settlement area. The Southern border of the property abuts the South Nation River. A map of the property is attached to this notice.

Zoning By-law Amendment:

Purpose and Effect: The Zoning By-law Amendment would change the current zoning designation from Agricultural, R1 (Residential First Density) and R4 (Residential Fourth Density) to R1, R2, R3, R4 and AG to accommodate a proposed residential subdivision with single detached (R1), semi-detached (R2), townhome (R3), apartment (R4) and park (AG) uses. The amendment would also permit increase in maximum lot coverage from 45% to 50% for single detached homes (R1) and 35% to 50% for semi-detached homes (R2). It will also permit an interior yard setback from 3.0 m to 2.0 m, exterior yard setback from 6.0 m to 4.5 m, maximum lot coverage from 35% to 50% and minimum landscaped open space from 35% to 25% for townhomes (R3). The amendment will further permit a minimum lot frontage from 30.0 m to 27.0 m, minimum front yard setback from 9.0 m to 6.0 m, minimum rear yard setback from 7.5 m to 6.0 m and minimum interior yard setback from 3.0 m to 2.0 m for multi-unit / apartments (R4). Additionally, the amendment will permit a minimum lot area from 300,00 m to 58,000 m² and a minimum lot frontage from 200.0 m to 7.5 m in the agricultural zone (AG).

Development Application / Draft Plan of Subdivision:

Purpose: The applicant plans to develop the land to facilitate the creation of a residential subdivision consisting of approximately 93 units, including 30 single family residential lots, 9 semi-detached residential lots, 4 townhouse lots of 4 units each (16 units) and approximately 29 apartment units. Access to the proposed development will be from public roadway access through two connections from the neighbouring subdivision to the north of the property (Countryside Acres). All the lots will be fully serviced with municipal sanitary sewer and water, storm sewers and utilities.

Appeal Rights

Zoning: If a person or public body would otherwise have an ability to appeal the decision of the Council of the Township of North Stormont to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of North Stormont before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of North Stormont before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Plan of Subdivision: If a person or public body does not make oral submissions at the public meeting or make written submissions to the United Counties of Stormont, Dundas and Glengarry in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If a person or public body would otherwise have the ability to appeal the decision of the United Counties of Stormont, Dundas and Glengarry but does not make oral submissions at a public meeting or make written submissions to the United Counties of Stormont, Dundas & Glengarry in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision to the Ontario Land Tribunal.

Further Notice

If you wish to be notified of the decision of the Township of North Stormont in respect of the proposed Zoning By-law Amendment, you must make a written request to the Township of North Stormont
15 Union, P.O. Box 99 Berwick, ON, K0C 1G0, Attention: Craig Calder, CAO/Clerk
(planning@northstormont.ca)

If you wish to be notified of the decision of the United Counties of Stormont, Dundas and Glengarry in respect of the proposed Plan of Subdivision you must make a written request to the United Counties of Stormont, Dundas and Glengarry, 26 Pitt Street, Cornwall, Ontario, K6J 3P2, Attention: Megan Benoit, Planning Technician mbenoit@sdgcounties.ca

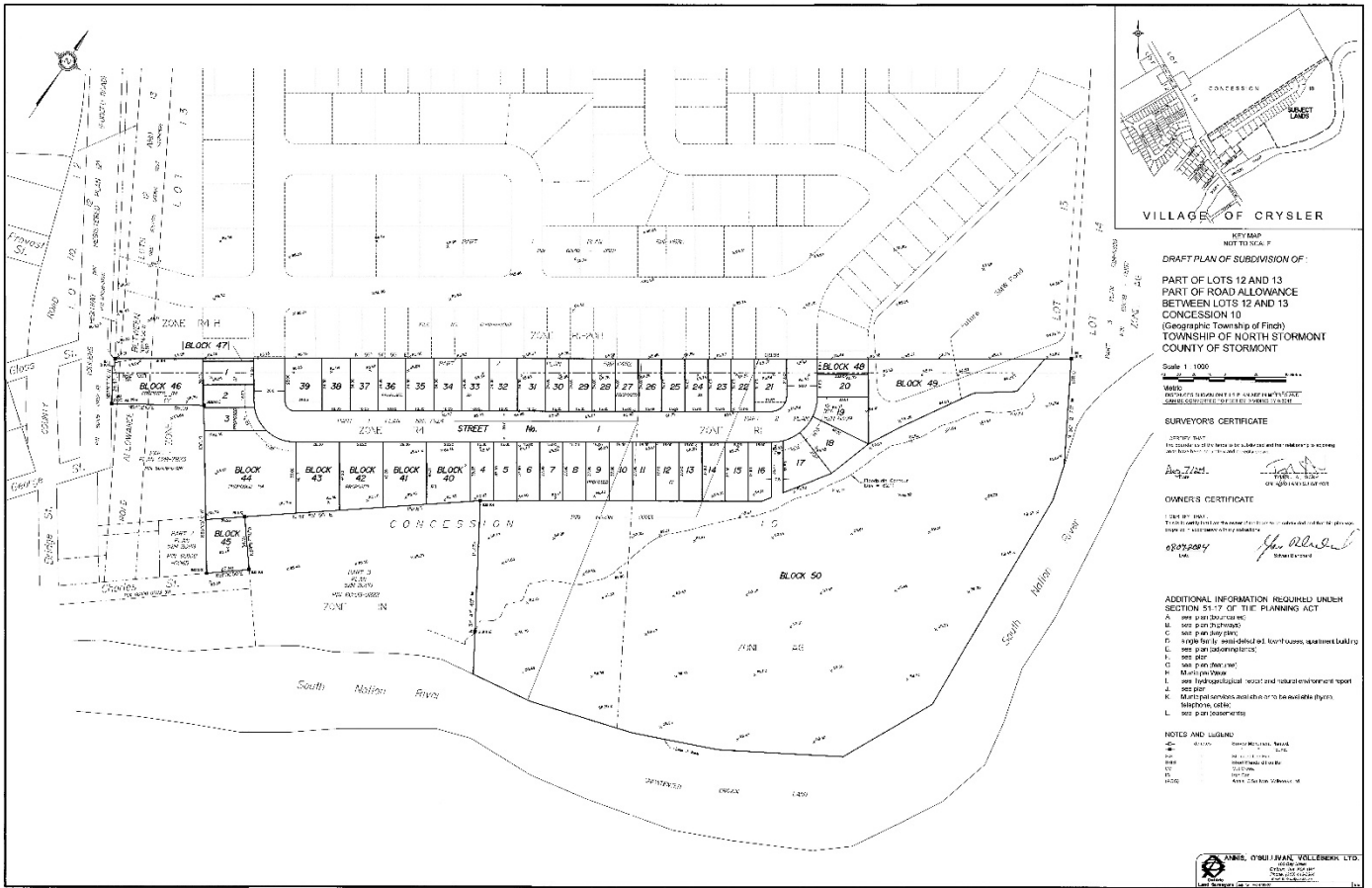
IF A PROPERTY CONTAINS SEVEN OR MORE RESIDENTIAL UNITS, the owner is required to post this notice at a location that is visible to all residents. O. Reg. 545/06, s. 5(11); O. Reg. 179/16, s. 2(4-6); O. Reg. 73/18, s. 4, 5 (1, 2).

ADDITIONAL INFORMATION relating to the proposed Plan of Subdivision and Zoning Amendment is available between 8:30 a.m. and 4:00 p.m., Monday to Friday at the Township office.

DATED AT THE TOWNSHIP OF NORTH STORMONT THIS 8th DAY OF JANUARY 2025

Craig Calder, CAO/Clerk
Township of North Stormont
15 Union Street, P.O. Box 40
Berwick, ON, K0C 1G0
613-984-2821
planning@northstormont.ca

Draft Plan of Subdivision



Proposed Zoning

