



**THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT
NOTICE OF A PUBLIC MEETING REGARDING PROPOSED ZONING
BY-LAW AMENDMENT**

TAKE NOTICE that the Council of the Corporation of the Township of North Stormont will hold a public meeting on the **25th day of February 2025 at 6:00 PM** in the Township Council Chambers located at 15 Union St., Berwick, to consider proposed Zoning By-law Amendments under Section 34 of the *Planning Act R.S.O., 1990*.

THE PURPOSE of the proposed zoning amendment is to rezone the lands described as 1 William Street, Plan 48 Part of Lot 49, RP 52R8761 ; PART 1 Geographic Township of Finch; Township of North Stormont.

1. From "Residential First Density" to "Residential Second Density – Special Exception 30 (R2-30)";

THE EFFECT of the proposed amendment is to:

1. Permit a semi-detached on the property.
2. Reduce the lot frontage from 9 m for an interior lot to 8.28 m.
3. Reduce the lot frontage from 15 m for an exterior lot to 14.28 m.
4. Reduce interior side yard setback from 2.0 m to 1.24 m.

A KEY MAP is attached identifying the location of the subject lands and area(s) to which the zoning amendments apply.

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)*.

IF YOU WISH TO BE NOTIFIED of the decision of the Council of the Township of North Stormont you must make a written request to: Craig Calder, CAO/Clerk, Township of North Stormont, 15 Union Street, PO Box 99, Berwick, ON K0C 1G0.

IF A PERSON OR PUBLIC BODY would otherwise have an ability to appeal the decision of the Council of the Corporation 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.

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of or opposition to the proposed Zoning By-law Amendment.


ADDITIONAL INFORMATION related to the proposed Zoning By-law Amendment is available during normal office hours at the Township of North Stormont Office, located at 15 Union St. Berwick, ON or contacting planning@northstormont.ca

DATED at the Township of North Stormont this 5th day of February 2025.

Craig Calder, CAO/Clerk
Township of North Stormont
15 Union St., PO Box 40
Berwick ON K0C 1G0
(613) 984-2821 (Phone)
(613) 984-2908 (Fax)

KEY MAP



 Area to be rezoned from R1 to R2-30.