

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-2023)
Owner: 13066266 Canada Inc.**

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 April 18, 2023.

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 **May, 16th, 2023, at 6:00pm** at the **Crysler Community Centre** located at 16 Third Street, Crysler, ON, K0A 1R0

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 total property is approximately 40 hectares in size with the proposed development taking place within the 10 hectares located on the southern end. Surrounding lots to the North and East are rural agricultural lands with a mix of commercial and residential to the West within the settlement area. Lands to the South are currently vacant and abut 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 and R4 to accommodate a proposed residential subdivision with single detached (R1), semi-detached (R2), townhome (R3) and apartment (R4) uses.

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 272 units, including 115 single family residential lots and 39 blocks for higher density units and stormwater/servicing features. Access to the proposed development will require 2 new access points to County Road 12 across from Matheson and Provost Streets. 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 is not entitled to appeal the decision of the United Counties of Stormont, Dundas and Glengarry to the Ontario Land Tribunal. Please note that only utility and rail companies are included as "specified persons" as defined in the Planning Act, and other property owners are not entitled to appeal the decision.

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. Please note that only utility and rail companies are included as "specified persons" as defined in the Planning Act, and other property owners are not entitled to appeal the decision.

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 mboenoit@sdgcounties.ca

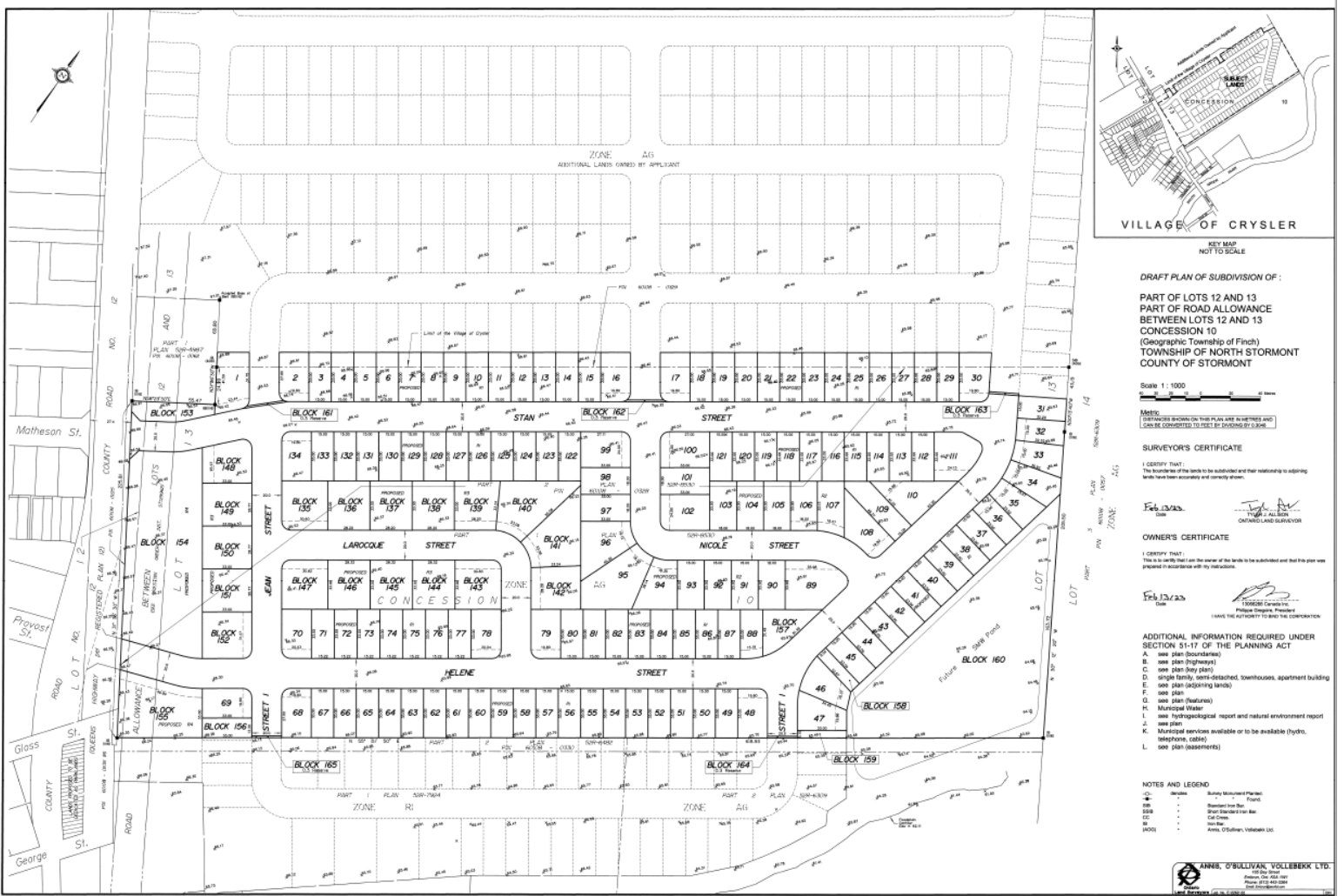
IF A PROPERTY CONTAINS SEVEN OR MORE RESIDENTIAL UNITS, the owner is required to post this notice at a location that is visible to all residents. O. Reg. 545/06, s. 5(11); O. Reg. 179/16, s. 2(4-6); O. Reg. 73/18, s. 4, 5 (1, 2).

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.

Craig Calder, CAO/Clerk
 Township of North Stormont
 15 Union Street, P.O. Box 99
 Berwick, ON, K0C 1G0
 613-984-2821
planning@northstormont.ca

DATED AT THE TOWNSHIP OF NORTH STORMONT THIS 19th DAY OF APRIL 2023

Draft Plan of Subdivision



Proposed Zoning

