



**THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT  
NOTICE OF PUBLIC HEARING REGARDING  
AN APPLICATION FOR MINOR VARIANCE  
FILE NO. A-2023-05 (JAMES)**

**OWNER/APPLICANT:**

Jenna James & Lois James

**LOCATION OF PROPERTY:**

Roll: 041101600814002  
Part of Lot 30, Concession 5; being Part 1 on 52R-8373;  
Geographic Township of Roxborough, Township of North  
Stormont  
2675 County Road 15, Moose Creek, ON  
(keymap attached)

**TAKE NOTICE THAT** an application under the above file number will be heard by the Committee of Adjustment on the **27<sup>th</sup> day of July 2023 at 9:00 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 11.1 (2) (d) of Zoning By-law No. 08-2014, which indicates that the minimum lot area required for an Agricultural (AG) zone property intended for Other Uses is 8,000.0 m<sup>2</sup>. The subject lands have a lot area of 5,475.4 m<sup>2</sup>, which is less than the minimum required lot area.

**THE EFFECT OF THE APPLICATION** is to reduce the minimum lot area required for an Agricultural (AG) zone property intended for Other Uses from 8,000.0 m<sup>2</sup> to 5,000.0 m<sup>2</sup>. The proposed reduction will allow the owner to construct an animal shelter to house 25 sheep on the property to be used for their small business.

**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 Local Planning Appeal 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 17<sup>th</sup> day of July 2023 at the Township of North Stormont.

Township of North Stormont Committee of Adjustment  
Lea Anne Munro, 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-2023-05 (James)

Roll No.: 041101600814002



**Subject Lands**