



**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 **12<sup>th</sup> day of September 2023 at 6:30 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 18 Front Street, Finch, being Plan 48, Part of Lot 49 Concession 3; Lot 13 including Part 1 of RP52R5273, Geographic Township of Finch; Township of North Stormont.

1. From "General Commercial (CG)" and "Residential First Density (R1)" to "General Commercial – Special Exception 17 (CG-17)", "Residential First Density (R1)", "Residential Second Density (R2)", and "Residential Third Density (R3)"; and,
2. To modify the text of the CG-17 Zone with the following provisions:
  - a. Mini-warehouse and public storage uses shall be permitted.

**THE EFFECT** of the proposed amendments is to:

1. Permit the redevelopment of lands previously used for a funeral home to construct a mix of residential dwelling types and to construct a "mini-warehouse and public storage" establishment.

**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](mailto:planning@northstormont.ca)


**DATED** at the Township of North Stormont this 23<sup>rd</sup> day of August 2023.


Craig Calder, CAO/Clerk  
Township of North Stormont  
15 Union St., PO Box 99  
Berwick ON K0C 1G0  
(613) 984-2821 (Phone)  
(613) 984-2908 (Fax)


# KEY MAP



 Area Proposed to be Rezoned to CG-17

 Area Proposed to be Rezoned to R2

 Area Proposed to be Rezoned to R1

 Area Proposed to be Rezoned to R3