



**THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT
NOTICE OF PUBLIC HEARING REGARDING
AN APPLICATION FOR MINOR VARIANCE
FILE NO. A-2024-24 (McBain Subdivision)**

OWNER/APPLICANT:
Philippe Gregoire
(1306626 Canada Inc.)

LOCATION OF PROPERTY:
Roll: 041100901112006
FINCH CON 10 N PT LOTS 12 ; AND 13 PT RD ALLOW RP
52R8530 PART 1, Geographic Township of Finch, Township
of North Stormont
(keymap attached)

TAKE NOTICE THAT an application under the above file number will be heard by the Committee of Adjustment on the **27th day of November 2024 at 8:30 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 3.24 (2) which states that the maximum number of model homes shall not exceed 5% of the total number of lots intended for single detached dwellings, semi-detached dwellings or townhouse purposes within the plan of subdivision proposed for registration. The developer would like to exceed the percentage to 26% of the total number of lots in Phase 1.

THE EFFECT OF THE APPLICATION

1. Increase the percentage from 5% to 26%.

The proposed increase will allow for 10 lots to be developed in Phase 1 instead of 2 lots. This will allow for a total of 16 units (6 semi-detached, 6 singles and 4 townhomes) to be developed.

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 Ontario Land 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 15th day of November 2024 at the Township of North Stormont.

Township of North Stormont Committee of
Adjustment
Anmol Burmy, Junior Planner & Secretary-Treasurer
15 Union St., PO Box 99
Berwick, ON K0C 1G0
Phone: (613) 984-2821
Fax: (613) 984-2908
planning@northstormont.ca

Keymap

Minor Variance Application No. A-2024-24 (McBain Subdivision)

Roll No.: 041100901112006



Subject Lands

Phase 1; Lots

