



**THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT
NOTICE OF PASSING OF A ZONING BY-LAW**

TAKE NOTICE that the Corporation of the Township of North Stormont passed By-law No. 13-2025 on the 25th day of February 2025 under Section 34 of the *Planning Act*.

THE PURPOSE of the proposed zoning amendment is to rezone the lands legally described as 1 William Street, Finch, being Plan 48, Part of Lot 49, Concession 3, Lot 13, Part 1 of RP52R8761, Geographic Township of Finch; Township of North Stormont (Roll: 0411 011 000 59205).

1. From "Residential First Density (R1)" to "Residential Second Density – Special Exception 30 (R2-30) Zone".

THE EFFECT of the proposed amendments is to:

1. To permit a semi-detached on the property.
2. To reduce the lot frontage from 9 m for an interior lot to 8.28 m.
3. To reduce the lot frontage from 15 m for an exterior lot to 14.28 m.
4. To 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 to which the zoning amendment applies.

AND TAKE NOTICE that any person or public body may appeal to the Ontario Land Tribunal in respect of the By-law by filing with the Clerk of the Township of North Stormont not later than **March 17th, 2025**, a notice of appeal setting out the objection to the By-law and the reasons in support of the appeal. A notice of appeal must include the prescribed fee of \$1,100.00 payable to the Minister of Finance and include the reasons for appeal.

Only individuals, corporations and public bodies may appeal a By-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the By-law was passed, the person or public body made oral submissions at a public meeting or written submission to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

No written or oral submissions were made before or during the public meeting. No changes were made to the By-law as proposed.

The complete By-law is available for inspection at the Township of North Stormont office during regular office hours.

DATED at the Township of North Stormont this 26th day of February 2025.

Craig Calder, CAO/Clerk
Township of North Stormont
57 Cockburn St.
Berwick ON K0C 1G0
(613) 984-2821 (Phone)
(613) 984-2908 (Fax)

EXPLANATORY NOTE

The Council of the Township of North Stormont received an application to amend Comprehensive Zoning By-Law No. 08-2014, as amended, to rezone the lands legally described as 1 William Street, Finch, being Plan 48, Part of Lot 49, Concession 3, Lot 13, Part 1 of RP52R8761, Geographic Township of Finch; Township of North Stormont (Roll: 0411 011 000 59205), from "Residential First Density (R1)" to "Residential Second Density – Special Exception 30 (R2-30) Zone", to permit a semi-detached on the property, to reduce the lot frontage from 9 m for an interior lot to 8.28 m, to reduce the lot frontage from 15 m for an exterior lot to 14.28 m, to reduce interior side yard setback from 2.0 m to 1.24 m.

APPLICANT: Roy Mills

PROPERTY ROLL NUMBER: 0411 011 000 59205



**Area to be rezoned from
R1 to R2-30.**