

NOTICE OF APPLICATION AND PUBLIC MEETING CONCERNING AN APPLICATION FOR PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT

(Subdivision File No. 01-NS-S-2025)
(Zoning Amendment File No. Z-2025-05)
Owner: Stormont Developments Inc.

TAKE NOTICE that the Corporation of the United Counties of Stormont, Dundas & Glengarry gave 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 30, 2025.

TAKE NOTICE that the Township of North Stormont has received a zoning amendment application to consider a proposed zoning amendment to the Township'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 **June 10th, 2025, at 6:00pm** at the **Township of North Stormont Office** located at 57A Cockburn Street, Berwick, ON, K0C 1G0.

Subject Property: The subject lands are a single parcel (shown in the attached keymap), legally known as Concession 3, Part of Lot 13, and locally known as 15034 Concession 3-4 Road, Finch, consisting of a total area of approximately 5.8 hectares, with approximately 3.4 hectares of developable land.

Zoning By-law Amendment (File No. Z-2025-05):

Purpose and Effect: The following proposed zoning by-law amendments are required to facilitate the development of the proposed subdivision for residential uses.

Current Zoning: Residential First Density (R1) and Agricultural (AG)

Proposed Zoning (as detailed on attached keymap):

Residential First Density – Special Exception ## (R1-##) (number to be determined) to permit:

- reduced minimum exterior side yard from 6 metres to 3 metres on Lot 22, as shown on the draft plan of subdivision;
- reduced minimum lot frontage from 15 metres to 11 metres on Lots 19 & 20, as shown on the draft plan of subdivision;
- both to allow for the construction of single detached dwellings on the lands affected.

Residential Second Density – Special Exception ## (R2-##) (number to be determined)

- reduced minimum interior side yard from 2 metres to 1.2 metres and reduced minimum exterior side yard from 6 metres to 3 metres on Block 24, as shown on the draft plan of subdivision, to allow for the construction of semi-detached dwellings on the lands affected.

Residential Third Density – Special Exception ## (R3-##) (number to be determined)

- reduced minimum interior side yard from 3 metres to 1.2 metres, reduced minimum exterior side yard from 6 metres to 3 metres, and increased maximum lot coverage from 35% to 45% on Block 23, as shown on the draft plan of subdivision, to allow for the construction of townhouse dwellings on the lands affected.

Open Space (OS)

- The rezoning of the westerly portion of lands from AG and R1 to OS is to reflect the intended transfer of the lands to the Township of North Stormont and subsequent dedication of the land for public use as a future trail or linear park. The rezoning of Blocks 25, 26, and 27, as shown on the draft plan of subdivision are to reflect the intended use of these lands for stormwater management facilities and green space to reflect the presence of the Oosterlander Municipal Drain.

Development Application / Draft Plan of Subdivision (File No. 01-NS-S-2025):

Purpose: The applicant plans to develop the land to facilitate the creation of 22 lots for single-detached dwellings and two blocks for higher density housing such as semi-detached dwellings and townhomes. Access to the proposed building lots will be provided by one new local street connecting to County Road 12 and Concession 3-4 Road. The lots will be serviced through municipal water and sewage connections.

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 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.

If a person or public body would otherwise have the ability to appeal the decision of the United Counties of Stormont, Dundas and Glengarry but does not make oral submissions at a public meeting or make written submissions to the United Counties of Stormont, Dundas & 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 to the Ontario Land Tribunal.

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
57A Cockburn Street, 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 mboenit@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.

DATED AT THE TOWNSHIP OF NORTH STORMONT THIS 16th DAY OF MAY 2025

Craig Calder, CAO/Clerk
Township of North Stormont
57A Cockburn Street
Berwick, ON, K0C 1G0
613-984-2821
planning@northstormont.ca

Keymap

Concession 3-4 Road

ROAD ALLOWANCE BETWEEN CONCESSIONS 3 AND 4
KNOWN AS CONCESSION ROAD 3 AND 4
PIN 60105-0223 (L1)

E 1/2, LOT 13
W 1/2, LOT 13

Rezoned from
R1 to R2-##

Rezoned from
R1 to OS

Rezoned from
R1 to R1-##

Rezoned from
AG to OS

Rezoned from
R1 to R3-##

Maintained
as R1

Rezoned from
R1 to R1-##

Rezoned from
R1 to OS

County Road 12



SELECT TO THE COMMISSIONER OF LANDS AND FORESTRY IN THE LETTERS OF THE COMMISSIONER OF LANDS AND FORESTRY THE PLAN AND THE PART OF THE PLAN UNDER SECTION 51 OF THE PLANNING ACT THAT IS IDENTIFIED BY THE NUMBER IN THE COLUMN OF THE PLAN NUMBER AND THE NUMBER OF THE PART OF THE PLAN. THE PLAN NUMBER AND THE NUMBER OF THE PART OF THE PLAN ARE IDENTIFIED BY THE NUMBER IN THE COLUMN OF THE PLAN NUMBER AND THE NUMBER OF THE PART OF THE PLAN.

APPROVAL INFORMATION REQUIRED UNDER SECTION 51(2) OF THE PLANNING ACT 1990

(1) THE PLAN AND THE PART OF THE PLAN IDENTIFIED BY THE NUMBER IN THE COLUMN OF THE PLAN NUMBER AND THE NUMBER OF THE PART OF THE PLAN SHALL BE DEEMED TO BE THE PLAN AND THE PART OF THE PLAN IDENTIFIED BY THE NUMBER IN THE COLUMN OF THE PLAN NUMBER AND THE NUMBER OF THE PART OF THE PLAN.

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NOTES

1. D. BARNES LIMITED - 2025

2. METRIC DIMENSIONS AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METERS AND SHALL BE CONSIDERED TO TAKE PRECEDENCE OVER DIMENSIONS AND/OR COORDINATES SHOWN ON ANY OTHER PLAN.

3. SCALE 1: 750

DRAFT PLAN OF SUBDIVISION OF PART OF LOT 13 CONCESSION 3

FORMERLY VILLAGES OF FINCH UNITED COUNTIES OF STONMONT, DUNDAS AND GLENAGARRY

SCALE 1: 750

