



**THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT
NOTICE OF A PUBLIC HEARING REGARDING AN APPLICATION FOR
MINOR VARIANCE (FILE: A-2025-07)**

TAKE NOTICE that the Committee of Adjustment for the Township of North Stormont will hold a public hearing on June 26, 2025 at 8:30 A.M. at the Township of North Stormont Office located at 57A Cockburn Street, Berwick, to consider a proposed Minor Variance under Section 45 of the *Planning Act R.S.O., 1990*.

THE SUBJECT LANDS to which the proposed Minor Variance would apply are described as Lot 19 on Plan 52M66, Geographic Township of Roxborough, Township of North Stormont (63-65 Villeneuve Street, Moose Creek). A keymap is attached to this notice identifying the subject lands and affected area(s).

THE PURPOSE AND EFFECT of the proposal is to reduce the minimum exterior side yard setback required for a semi-detached dwelling in the Residential Second Density – 24 (R2-24) Zone from 6.0 metres to 4.5 metres to allow the construction of a proposed semi-detached dwelling on the subject lands. The variance is being requested to recognize the unique shape of the lot. Due to the curvature of the front and exterior lot lines, the developable area along the frontage of the lot is reduced.

ANY PERSON may attend the public hearing and/or make written or verbal representation either in support of or opposition to the proposal.

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.

ADDITIONAL INFORMATION related to the proposal is available during normal office hours at the Township of North Stormont Office, located at 57A Cockburn Street, Berwick, ON or by contacting the Township of North Stormont at 613-984-2821 or planning@northstormont.ca.

IF YOU WISH TO BE NOTIFIED of the decision of the Township of North Stormont Committee of Adjustment, you must make a written request to: Secretary Treasurer - Committee of Adjustment, Township of North Stormont, 57A Cockburn Street, Berwick, ON K0C 1G0.

DATED at the Township of North Stormont on June 16, 2025.

Township of North Stormont Committee of Adjustment
Lea Anne Munro, Secretary-Treasurer
57 Cockburn St.,
Berwick, ON K0C 1G0
Phone: (613) 984-2821
Fax: (613) 984-2908
planning@northstormont.ca



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KEY MAP

Lot 19 on Plan 52M66, Geographic Township of Roxborough, Township of North Stormont
(63-65 Villeneuve Street, Moose Creek) Roll: 041101601154659

