



**THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT
NOTICE OF A PUBLIC MEETING REGARDING PROPOSED ZONING
BY-LAW AMENDMENT (FILE: Z-2025-07)**

TAKE NOTICE that the Council of the Corporation of the Township of North Stormont will hold a public meeting on the **July 22nd, 2025, at 6:00pm** in the Township Council Chambers located at 57A Cockburn Street, Berwick, to consider a proposed amendment to the Zoning By-law under Section 34 of the *Planning Act R.S.O., 1990*.

THE SUBJECT LANDS to which the proposed amendment(s) apply are described as Parts 1-3, Block N, Plan 66, Registered Plan 52R-8731 and municipally known as 28, 28A and 28B St-Polycarpe. A keymap is attached to this notice identifying the subject lands and affected area(s).

THE PURPOSE AND EFFECT of the proposal is to rezone the subject lands from:

1. "Residential First Density (R1)" to "Residential Second Density – Special Exception XX (R2-XX)"; and
2. "Residential Second Density – Special Exception 26 (R2-26)" to "Residential Second Density – Special Exception XY (R2-XY).

The effect of the application is to permit the development of 3 semi-detached dwellings (6 units in total) on the Subject Lands. The amendment is required to permit a driveway width up to 70% of the lot frontage within the area to be zoned R2-XX and a driveway width up to 65% the width of the frontage within the area to be zoned R2-XY.

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.

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.

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 proposed amendment is available during normal office hours at the Township of North Stormont Office, located at 57A Cockburn Street, Berwick, ON or by contacting planning@northstormont.ca.

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, 57A Cockburn Street, Berwick, ON K0C 1G0.

DATED at the Township of North Stormont on (July 3, 2025).



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



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KEY MAP



-  Area to be rezoned from R1 to R2-XX
-  Area to be rezoned from R2-26 to R2-XY