



Township of North Stormont

Agenda

Committee of Adjustment
Friday, June 5, 2026 @ 8:30 AM
Council Chambers

	Page
1. CALL TO ORDER	
1.1. BE it resolved that this Public Hearing for Minor Variance Applications be opened at ____ a.m.	
2. ADOPTION OF AGENDA (AMENDMENTS, ADDITIONS OR DELETIONS)	
2.1. BE it resolved that the agenda be approved as presented.	
3. DISCLOSURE OF PECUNIARY INTEREST	
4. ADOPTION OF MINUTES OF PREVIOUS MEETING	
4.1. BE it resolved that the April 30, 2026 COA Minutes be approved as presented. Committee of Adjustment - 30 Apr 2026 - Minutes - Pdf	3 - 5
5. PRESENTATIONS	
5.1. Minor Variance Application No. A-2026-05 (Bradbeer) Roll No.: 041100900151800 BE it resolved that the Committee of Adjustment receives the planning report for File No. A-2026-05 (Bradbeer) as presented. Application A-2026-05 A-2026-05 (Bradbeer) Mailout Comments from CPKC Comments from SNC A-2026-05 (Bradbeer) Planning Report	6 - 23
5.2. Minor Variance Application No. A-2026-06 (Jack) Roll No.: 041101600753200 BE it resolved that the Committee of Adjustment receives the planning report for File No. A-2026-06 (Jack) as presented. Application Plans A-2026-06 (Jack) Mailout A-2026-06 (Jack) Planning Report	24 - 38
5.3. Minor Variance Application No. A-2026-07 (G&E) Roll No.: 041100901112007	39 - 51

BE it resolved that the Committee of Adjustment receives the planning report for File No. A-2026-07 (G&E) as presented.

[Application A-2026-07](#)

[A-2026-07 \(G&E\) Mailout](#)

[A-2026-07 Planning Report](#)

6. QUESTION PERIOD RESERVED FOR MEMBERS OF THE PUBLIC

7. DECISION

7.1. **Draft Decision - A-2026-05 (Bradbeer)** 52 - 54

THAT the Committee of Adjustment approves the Minor Variance Application/File No. A-2026-05 (Bradbeer) to permit relief from Section 3.26(2) of the Zoning By-law 08-2024 which states that a non-conforming building or structure damaged by a natural occurrence may be restored, provided the height, size or volume is not increased.

[DRAFT Decision - Bradbeer \(A-2026-05\)](#)

7.2. **Draft Decision - A-2026-06 (Jack)** 55 - 57

THAT the Committee of Adjustment approves the Minor Variance Application/File No. A-2026-06 (Jack) to permit relief from Section 12.1(2)(e) of the Zoning By-law 08-2014 which states that the yard setback must be 7.5 m.

[DRAFT Decision - Jack \(A-2026-06\)](#)

7.3. **Draft Decision - A-2026-07 (G&E)** 58 - 60

THAT the Committee of Adjustment approves the Minor Variance Application/File No. A-2026-07 (G&E) to permit relief from section 3.24(2) of Zoning By-law 08-2014 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 requested variance would allow 14% of the total number of lots to be developed as single-detached dwellings. The proposed increase will allow for 5 additional lots to be developed as model homes in Phase 2.

[DRAFT Decision - G&E Reno \(A-2026-07\)](#)

8. ADJOURNMENT

8.1. BE it resolved that this Public Hearing be adjourned at ____ a.m.



**Township of North Stormont
MINUTES
Committee of Adjustment
Thursday, April 30, 2026
Council Chambers
8:30 AM**

COUNCIL PRESENT: François Landry, Chairman
Alison McDonald, Member (Absent)
Randy Douglas, Member (Absent)
Adrian Bugelli, Member
Michael Houston, Member
Luc Genereux, Member

STAFF PRESENT: Laura Crites, Intermediate Planner (SDG)
Ryan O'Donnell, Planning Technician (Secretary Treasurer)
Aiden Cleary, Deputy Clerk
Andre Brisson, Chief Building Official
Sylvie Villeneuve, Administrative Assistant

1. CALL TO ORDER

COA-9-2026 Moved by Luc Genereux, Seconded by Michael Houston BE it resolved that this Public Hearing for the Township of North Stormont's Committee of Adjustment be opened at 8:30 a.m.

CARRIED.

2. ADOPTION OF AGENDA (amendments, additions or deletions)

COA-10-2026 Moved by Councillor Bugelli, Seconded by Luc Genereux BE it resolved that the agenda be approved as presented.

CARRIED.

3. DISCLOSURE OF PECUNIARY INTEREST

4. ADOPTION OF MINUTES OF PREVIOUS MEETING

COA-11-2026 Moved by Luc Genereux, Seconded by Michael Houston BE it resolved that the

*following minutes be approved as presented:
Committee of Adjustment - February 6, 2026 - Minutes*

CARRIED.

5. PRESENTATIONS

**Minor Variance Application No. A-2026-02 (Martel)
Roll No.: 041100901161900**

COA-12-2026 Moved by Michael Houston, Seconded by Councillor Bugelli BE it resolved that the Committee of Adjustment receives the planning report for File No. A-2026-02 (Martel) as presented.

CARRIED.

**Minor Variance Application No. A-2026-03 (Bazinet)
Roll No.: 041101601268004**

COA-13-2026 Moved by Michael Houston, Seconded by Luc Genereux BE it resolved that the Committee of Adjustment receives the planning report for File No. A-2026-03 (Bazinet) as presented.

CARRIED.

**Minor Variance Application No. A-2026-04 (Leger)
Roll No.: 041101600118000**

COA-14-2026 Moved by Councillor Bugelli, Seconded by Michael Houston BE it resolved that the Committee of Adjustment receives the planning report for File No. A-2026-04 (Leger) as presented.

CARRIED.

6. QUESTION PERIOD RESERVED FOR MEMBERS OF THE PUBLIC

7. DECISION

Draft Decision - A-2026-02 (Martel)

COA-15-2026 Moved by Michael Houston, Seconded by Luc Genereux THAT the Committee of Adjustment approves the Minor Variance Application/File No. A-2026-02 (Martel) to permit relief from Section 3.32 of the Zoning By-law 08-2014, which states that except as otherwise provided, shipping containers shall not be permitted in any zone, save and except Industrial and Commercial zones. The variance will permit two shipping containers on a property zoned Agricultural (AG).

CARRIED.

Draft Decision - A-2026-03 (Bazinet)

COA-16-2026 *Moved by Councillor Bugelli, Seconded by Michael Houston THAT the Committee of Adjustment approves the Minor Variance Application/File No. A-2026-03 (Bazinet) to permit relief from Section 3.1(6)(a) of the Zoning By-law 08-2014, which states that the maximum height of an accessory building may be constructed to a maximum height of 5 m. The proposed increase would allow the applicants to construct a detached garage with a height of 6.06 m on the property.*

CARRIED.

Draft Decision - A-2026-04 (Leger)

COA-17-2026 *Moved by Councillor Bugelli, Seconded by Luc Genereux THAT the Committee of Adjustment approves the Minor Variance Application/File No. A-2026-04 (Leger) to permit relief from Section 3.32 of the Zoning By-law 08-2014, which states that except as otherwise provided, shipping containers shall not be permitted in any zone, save and except Industrial and Commercial zones. The variance will permit two shipping containers on a property zoned Agricultural (AG).*

CARRIED.

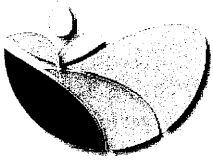
8. ADJOURNMENT

COA-18-2026 *Moved by Michael Houston, Seconded by Luc Genereux BE it resolved that this Public Hearing be adjourned at 8:53 a.m.*

CARRIED.

CAO

Mayor



The Corporation of the Township of NORTH STORMONT

P.O. Box 99
15 Union Street
Berwick, ON
K0C 1G0

APPLICATION FOR A MINOR VARIANCE

THE UNDERSIGNED HEREBY APPLIES TO THE COMMITTEE OF ADJUSTMENT FOR THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT UNDER SECTION 45 OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, FOR RELIEF AS DESCRIBED IN THIS APPLICATION, FROM BY-LAW NO. 08-2014 AS AMENDED.

MINOR VARIANCE – S. 45(1)

PERMISSION – S. 45(2)

APPLICANT INFORMATION

Name of Applicant: Tracy Bredbeer

Mailing Address: 15825 CR 43 Finch ON K0C 1K0
(Street Address) (Town) (Province) (Postal Code)

Phone Number: 613-805-5019
(Home) (Work) (Fax)

Email Address: tracybredbeer@hotmail.com

Name of Agent (if applicant is not the registered owner): _____

Mailing Address: _____
(Street Address) (Town) (Province) (Postal Code)

Phone Number: _____
(Home) (Work) (Fax)

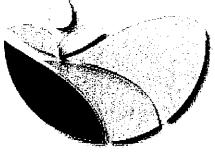
Email Address: _____

PROPERTY INFORMATION

Municipal Address: 15825 CR 43, Finch, ON K0C 1K0

Legal Description: Lot 23 Concession 2
 Part 1 Plan No. RP52 R3738

Lot Size: Frontage: 550' Depth: 1700' Area: 13.74 acres



The Corporation of the Township of NORTH STORMONT

P.O. Box 99
15 Union Street
Berwick, ON
K0C 1G0

PLANNING INFORMATION

4. Current Official Plan designation: AG
5. Current Zoning of the Subject Land: M - Industrial
6. What is the nature and extent of relief from the Zoning By-law?
to permit a larger foot print
9.1
7. For What Reason (why) is the minor variance requested?
change to non-conforming use
8. Is the access to the subject land by a Provincial Highway, by a municipal road that is maintained all year or seasonally, by another public road, by a right of way or by water?
Yes
9. What is the existing use(s) of the subject land?
Residential
10. What is the proposed use of the subject land?
Residential
11. Is the subject property located within a Well Head Protection Area (WHPA) as indicated within the Source Water Protection Plan (please visit www.yourdrinkingwater.ca for further information)?
No



The Corporation of the Township of NORTH STORMONT

P.O. Box 99
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K0C 1G0

PLANNING INFORMATION CONTINUED

12. Are there any existing buildings or structures on the subject land? Yes No

(If the answer is yes, for each building or structure, what is the type of building or structure, the setback in metres from front lot line, rear lot line and side lot lines, the height of each building or structure and the dimensions or floor area of each building or structure?)

Barn - 20 x 30 , 12' high (25 m from road ,
50 m side)

shed - 12' x 15' (around some bas barn)

13. Are any buildings or structures proposed to be built on the subject land? Yes No

(If the answer is yes, for each building or structure, what is the type of building or structure, the setback in metres from front lot line, rear lot line and side lot lines, the height of each building or structure and the dimensions or floor area of each building or structure?)

rebuild

14. What date was the subject land acquired by the current owner?

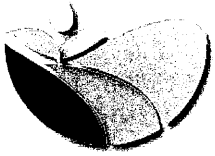
2004

15. What date were the existing buildings or structures erected on the subject land?

Buildings:

Structures:

1992



The Corporation of the Township of NORTH STORMONT

P.O. Box 99
15 Union Street
Berwick, ON
K0C 1G0

PLANNING INFORMATION CONTINUED

16. What is the length of time that the existing uses have continued on the subject land?

1992

17. Is water provided to the subject land by a publically owned and operated piped water system, a privately owned and operated individual or communal well, a lake or other water body or other means?

No

18. Is sewage disposal provided to the subject land by a publicly owned and operated sanitary sewage system, a privately owned and operated individual or communal septic system, a privy or other means?

No

19. Is storm drainage provided by sewers, ditches, swales or other means?

ditch

20. If known, is the subject land ever been the subject of an application under Section 45 (Minor Variance) of the Act? Yes No

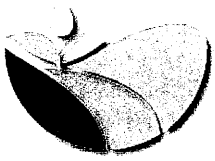
(If the answer is yes, what was the date, the file number and the purpose of the application?)

Date: _____ File No.: _____

Purpose: _____

21. If known, is the subject land the subject of an application under the Planning Act for approval of a plan of subdivision or a consent? Yes No

(If the answer is yes, and if known, what is the file number of the application and the status of the application?)



The Corporation of the Township of NORTH STORMONT

P.O. Box 99
15 Union Street
Berwick, ON
K0C 1G0

SKETCH REQUIREMENTS

A sketch must be attached to this application showing the following (in metric units):

- i) The boundaries and dimensions of the subject land.
- ii) The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines.
- iii) The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. *Examples of features include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetland, wooded area, wells and septic tanks.*
- iv) The current uses on land that is adjacent to the subject land (neighbouring land uses).
- v) The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right-of-way.
- vi) If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- vii) The location and nature of any easement affecting the subject land.

SWORN DECLARATION

I/We, Tracy Bradbeer of the Township of North Stormont
Of X in the District of/ Municipality of/ County of SDG

Solemnly declare that all the statements contained in this application and all the supporting documents are true, and I make this solemn declaration conscientiously believing it to be true and complete, and knowing that it is of the same force and effect as if made under oath, by virtue of the "Canada Evidence Act".

SWORN/DECLARED AT Berwick)

In the township of North Stormont)

This 7 day of April 2026)

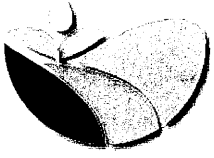
**Aiden Cleary, Deputy Clerk
A Commissioner of Oaths
Township of North Stormont
In the Province of Ontario**

AC

Tracy Bradbeer

A Commissioner of oaths, etc.

Applicants



The Corporation of the Township of
NORTH STORMONT

P.O. Box 99
 15 Union Street
 Berwick, ON
 K0C 1G0

IF THE OWNER IS NOT THE APPLICANT, THE OWNER MUST COMPLETE THE FOLLOWING:

I/We, _____ of the _____
 Of _____ in the District of/ Municipality of/ County of _____

Solemnly declare that _____ is authorized to submit this application and that to my knowledge, all of the statements contained in the application and all the supporting documents are true, and I make this solemn application conscientiously believing it to be true and complete and knowing that it is of the same force and effect as if made under oath, by virtue of the "Canada Evidence Act".

SWORN/DECLARD AT _____)

In the _____)

This _____ day of _____ 20____)

_____) _____)

A Commissioner of oaths, etc.

Owners

PLEASE NOTE THAT:

- Unless otherwise requested, all information will be sent to the agent, if any.
- If jointly owned, both owners must apply and sign.
- The fees are payable in cash or by cheque, payable to the **TOWNSHIP OF NORTH STORMONT** and must be presented with this application.
- If you have any questions, you can call the Planning Department at 613-984-2821 ext. 226.

(Faint, illegible text, possibly a stamp or signature)



**THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT
NOTICE OF PUBLIC HEARING REGARDING
AN APPLICATION FOR MINOR VARIANCE
FILE NO. A-2026-05 (Bradbeer)**

OWNER/APPLICANT:
Tracy Bradbeer

LOCATION OF PROPERTY:
15825 COUNTY RD 43
Roll: 041100900151800
CON 2 PT LOT 23 RP52R3738 ; PART 1
Finch, ON
(keymap attached)

TAKE NOTICE THAT an application under the above file number will be heard by the Committee of Adjustment on the **5th day of June 2026 at 8:30 A.M. at the Township of North Stormont Municipal Office, Berwick, ON**, under the authority of Section 45 of the Planning Act.

THE PURPOSE OF THE APPLICATION is to seek relief from Section 3.26(2) of Zoning By-law 08-2014, to permit an enlargement and relocation of a legal non-conforming dwelling.

THE EFFECT OF THE APPLICATION is to permit the reconstruction of a non-conforming building to be larger than that which previously existed following the loss of the structure due to fire.

ADDITIONAL INFORMATION relating to the application is available for inspection during normal office hours at the Township of North Stormont Office, located at 57A Cockburn Street, 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 25th day of May 2026 at the Township of North Stormont.

Township of North Stormont Committee of Adjustment
Ryan O'Donnell, Planning Technician & Secretary-Treasurer
57A Cockburn Street, PO Box 40
Berwick, ON K0C 1G0
Phone: (613) 984-2821
Fax: (613) 984-2908
planning@northstormont.ca

Keymap

Minor Variance Application No. A-2026-05 (Bradbeer)

Roll No.: 041100900151800



From: [Real Estate Canada](#)
To: [Ryan O'donnell](#)
Subject: RE: Public Hearing - Minor Variance
Date: Tuesday, May 26, 2026 2:28:12 PM
Attachments: [image002.png](#)
[image003.png](#)

Please see comments below for 15825 County rd. 43

Good Afternoon,

Comments on, within 500m of CPKC Rail line

CPKC is generally not opposed to Commercial/Industrial type developments adjacent to our right of way. Notwithstanding that statement, commercial developments should still meet certain recommendations based upon site specific conditions and intended use.

CPKC is not in favour of residential uses that are not compatible with rail operations as the safety and welfare of residents can be adversely affected by rail operations. CPKC freight trains operate 24/7 and schedules/volumes are subject to change.

CPKC's approach to any development or expansion in the vicinity of rail operations is encapsulated by the recommended 2013 Proximity Guidelines developed through collaboration between the Railway Association of Canada and the Federation of Canadian Municipalities. CPKC continues to recommend that all proposed developments (whether residential, commercial, or industrial) follow the 2013 Proximity Guidelines. It is incumbent upon the developer to incorporate these safety measures to a degree that satisfies the requirements of the relevant agencies issuing building and development permits. The 2013 Proximity Guidelines can be found here: <https://www.proximityinitiative.ca/>

CPKC's drainage infrastructure, including ditches and culverts, is designed exclusively to manage railway stormwater. These systems are not engineered to accommodate flows from adjacent developments. Developers must not incorporate or rely on CPKC drainage systems as part of their stormwater management plans, all stormwater management strategies must remain fully independent of CPKC property.

In addition, all construction, continued maintenance, access, and egress must be done without entering the railroad right of way. This includes but is not limited to maintenance of any equipment, lawn care, snow plowing and emergency exits via windows or doors.

CPKC recommends that the below conditions be inserted in all property and tenancy agreements or future offers of purchase and sale for all dwelling units in the proposed building(s):

“CPKC and/or its assigns or successors in interest has or have a railway right-of-way and/or yard located adjacent to the subject land hereof with operations conducted 24 hours a day, 7 days a week, including the shunting of trains and the idling of locomotives. There may be alterations to, or expansions of, the railway facilities and/or operations in the future, which alterations or expansions may affect the living environment of the residents in the vicinity. Notwithstanding the inclusion of any noise and/or vibration attenuating measures in the design of the development and individual dwellings, CPKC will not be responsible for complaints or claims arising from the use of its facilities and/or its operations on, over, or under the aforesaid right-of-way and/or yard.”

We would appreciate being circulated with all future correspondence related to developments adjacent to

our right of way.

Thank you,

Real Estate Canada



Real_EstateCanada@cpkcr.com
7550 Ogden Dale Road SE, Building 1
Calgary AB T2C 4X9

From: Ryan O'donnell <rodonnell@northstormont.ca>

Sent: Tuesday, May 26, 2026 11:59 AM

To: planninganddevelopment@bell.ca; kcasselman@sdgcounties.ca; info@sdgcounties.ca; planning@ucdsb.on.ca; courriel@csdceo.org; planning@nation.on.ca; dan.ethier@ontario.ca; Sr.Planning@ontario.ca; landuseplanning@hydroone.com; municipalplanning@enbridge.com; ontugllandsinq@uniongas.com; executivevp.lawanddevelopment@opg.com; proximity@cn.ca; landroweast@tnpi.ca; viarail@message.viarail.ca; orest_rojik@cpr.ca; Real_EstateCanada@cpr.ca; Peter Young <pyoung@sdgcounties.ca>; matthew.levac@rrca.on.ca; phil.barnes@rrca.on.ca

Subject: Public Hearing - Minor Variance

! Caution: This Message Is From an External Sender !

This email did not originate from CPKC. If the sender is unfamiliar, avoid opening links or attachments.

Good afternoon,

As per Ontario Regulation 200/96, please see attached Notice of Public Hearing regarding proposed minor variances. This meeting will not be live streamed, but everyone is welcome to attend. We will have three files on the agenda, and the hearing is set for June 5th, 2026, at 8:30 a.m.

Please forward any comments or concerns to planning@northstormont.ca by May 2nd, 2026.



Ryan O'Donnell
Planning Technician

The Township of North Stormont

57A Cockburn Street
Berwick ON K0C 1G0
P: 613-984-2821 x226
E: rodonnell@northstormont.ca
W: <https://northstormont.ca/>

From: [James Holland](#)
To: planning@nation.on.ca; [Ryan O'donnell](#); [Monique Sauve](#)
Subject: RE: Public Hearing - Minor Variance
Date: Monday, June 1, 2026 9:39:29 AM
Attachments: [image001.png](#)
[A-2026-05 \(Bradbeer\) Mailout.pdf](#)
[A-2026-06 \(Jack\) Mailout.pdf](#)

Hi Ryan,

A-2026-05 – a septic compliance review will be required to determine the suitability of an existing septic system if it is to be used to service the new dwelling. Please contact South Nation Conservation for information on this review.

A-2026-06 – are there plans for this minor variance showing the proposed garage, laneway and septic system locations? The new structure must meet the setback requirements of the Ontario Building Code. Please provide this information for review prior to the June 2nd review date.

Thanks
James

From: Ryan O'donnell <rodonnell@northstormont.ca>
Sent: May 26, 2026 12:59 PM
To: planninganddevelopment@bell.ca; kcasselman@sdgcounties.ca; info@sdgcounties.ca; planning@ucdsb.on.ca; courriel@csdceo.org; Planning <planning@nation.on.ca>; dan.ethier@ontario.ca; Sr.Planning@ontario.ca; landuseplanning@hydroone.com; municipalplanning@enbridge.com; ontugllandsinq@uniongas.com; executivevp.lawanddevelopment@opg.com; proximity@cn.ca; landroweast@tnpi.ca; viarail@message.viarail.ca; orest_rojik@cpr.ca; Real_EstateCanada@cpr.ca; Peter Young <pyoung@sdgcounties.ca>; Matthew Levac <Matthew.Levac@rrca.on.ca>; Phil Barnes <Phil.Barnes@rrca.on.ca>
Subject: Public Hearing - Minor Variance

External email - if you don't know or can't confirm the identity of the sender, please exercise caution and do not open links or attachments.

Good afternoon,

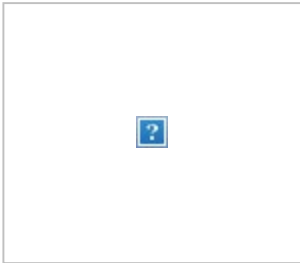
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Please forward any comments or concerns to planning@northstormont.ca by May 2nd, 2026.



Ryan O'Donnell
Planning Technician

The Township of North Stormont
57A Cockburn Street
Berwick ON K0C 1G0
P: 613-984-2821 x226
E: rodonnell@northstormont.ca
W: <https://northstormont.ca/>



James Holland | MCIP RPP, Senior Planner

38 Victoria Street, Box 29, Finch, ON K0C 1K0
Tel: 613-984-2948 or 1-877-984-2948
[nation.on.ca](#) | [make a donation](#)

Our local environment, we're in it together.
Notre environnement local, protégeons-le ensemble.



The Township of North Stormont COMMITTEE OF ADJUSTMENT

Prepared for:	Committee of Adjustment
Presented by:	Laura Crites, Intermediate Planner, SDG Counties
Meeting Date:	June 5, 2026
Subject:	Minor Variance Application A-2026-05
Owner/Applicant:	Tracy Bradbeer
Roll No.:	041100900151800
Property Location:	15825 County Road 43, Finch Concession 2, Part of Lot 23, Geographic Township of Finch



Figure 1: Subject Property Location

Purpose of the Application

To permit relief from Section 3.26(2) of the Zoning By-law 08-2024 which states that a non-conforming building or structure damaged by a natural occurrence may be restored, provided the height, size or volume is not increased.

The applicant is proposing to reconstruct a single detached dwelling which was damaged by a fire.



The Township of North Stormont COMMITTEE OF ADJUSTMENT

Effect of the Application

The variance would allow the reconstruction of a non-conforming building to be larger than that which previously existed.

Background

An application for minor variance was received for the above-noted property. The subject site is approximately 13.75 acres, with approximately 175 metres of frontage on the north side of County Road 43 near Finch.

The property currently contains a barn and shed, and is surrounded by agricultural fields to the north, east, and south, and a single-detached dwelling to the west. The property previously contained a single detached dwelling, which was destroyed by a fire on January 2, 2026.

The property is zoned "Restricted Industrial (M)" in the Township's Comprehensive Zoning By-law and is designated as "Agricultural Resource Lands" in the United Counties of SDG Official Plan (OP).

The former dwelling was legally non-conforming, as residential uses are not permitted within the Industrial zone. At the time of the building permit issuance in 1992, the zoning of the property was Rural (RU), permitting the residential use. The current owner has resided at the property for approximately 21 years. The destroyed dwelling had a total floor area of 1,977 square feet.

The applicant is proposing to construct a new single detached dwelling with a total area of approximately 2,390 square feet. A minor variance is required to permit an increase in the size of the legally non-conforming use.

Section 3.26 of the Township's Zoning By-law states:

"If a non-conforming building or structure should be damaged by fire, flood, wind or earthquake, or other natural or unnatural occurrence, nothing in this By-law shall prevent such a building from being restored and strengthened to a safe condition, provided the height, size or volume are not increased and provided that reconstruction or restoration is commenced within 12 months and completed within 24 months of the date on which the damage took place".

The proposed increase in the floor area is primarily due to the reconfiguration of the dwelling's layout. The applicant proposes to incorporate the former loft space into a single-storey design, as well to include an attached two-car garage. See Figures 2 and 3 for rendering of the proposed dwelling and proposed location.



The Township of North Stormont COMMITTEE OF ADJUSTMENT



Figure 2: Rendering of proposed dwelling provided by the applicant

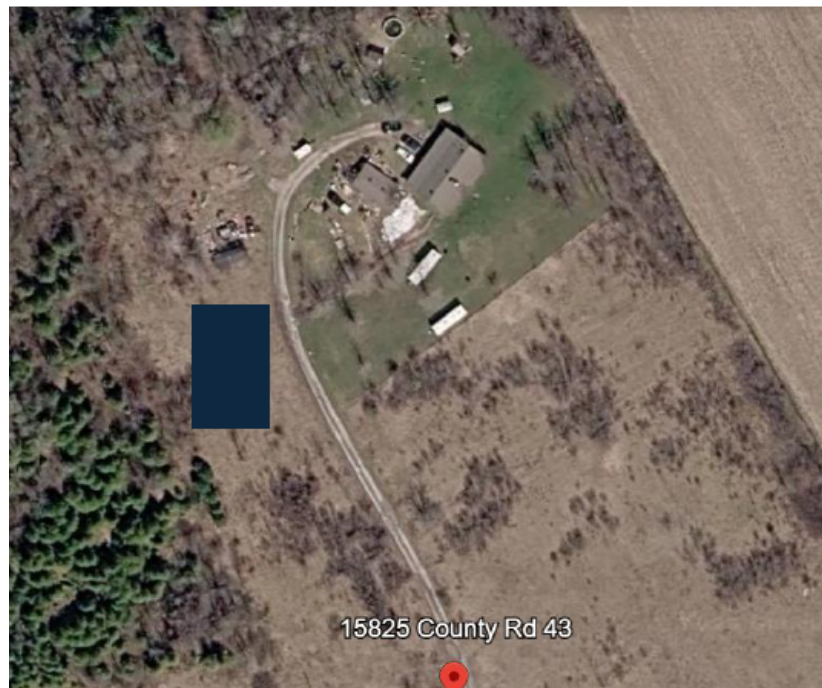


Figure 3: Proposed dwelling location provided by the applicant



The Township of North Stormont

COMMITTEE OF ADJUSTMENT

Circulation

The proposal was circulated to all adjacent landowners within 60 metres of the subject property, as well as all prescribed agencies and persons described under Section 45 of the *Planning Act*. In addition, the notice of public hearing was posted on site, and on the Township website.

The Township received comments from South Nation Conservation stating that a septic compliance review will be required to determine the suitability of the existing septic system if it is to be used to service the new dwelling.

Additionally, comments were received by CPKC rail indicating the building will be proposed within 500 m of a rail line. They state they are not in favour of residential uses that are not compatible with rail operations as the safety and welfare of residents can be adversely affected by rail operations. CPKC recommends that all proposed developments follow their 2013 proximity guidelines.

Summary of Four Tests

1. Is the general intent and purpose of the Official Plan maintained?

- The subject lands are designated “Agricultural Resource Lands” under the United Counties of SDG OP.
- Table 5.2 of the OP permits existing dwellings and legally existing uses.
- The proposed residential uses do not conflict with normal agricultural operations on the adjacent lands.

Staff are of the opinion the proposed use meets the general intent of the Official Plan.

2. Is the general intent and purpose of the Zoning By-law maintained?

- The subject lands are zoned “Restricted Industrial (M)” in the Township’s Comprehensive Zoning By-law No. 08-2014.
- Section 9.1(1) does not list “Dwelling – Single Detached” as a permitted use.
- The former dwelling received a building permit in 1992 and gained occupancy in 1993. The proposed dwelling is consistent with what would be permitted in a rural or agricultural zone with a residential use.
- Section 3.26(2) allows for the reconstruction of a non-conforming building should it be damaged by fire [...], provided that the height, size or volume are not increased and provided that the reconstruction is commenced within 12 months and completed within 24 months of the date on which the damage took place.
- The damage took place in January 2026, so the applicant is still within the timeline noted in Section 3.26(2).
- The applicant is proposing to reconstruct the non-conforming dwelling in a larger footprint. The intended use for the property remains the same as before.
- The proposal conforms to all other provisions of the Zoning By-law.

Staff are of the opinion the proposed use meets the general intent of the Zoning By-law.



The Township of North Stormont COMMITTEE OF ADJUSTMENT

3. *Is the variance desirable for the appropriate development of the lands in question?*

- The proposal maintains the established residential use of the property, which has existed for over 30 years.
- The proposal is compatible with the surrounding land uses and will not adversely impact neighboring properties.

Staff are of the opinion that the proposed variance is desirable for the appropriate development of the lands in question.

4. *Is the variance minor?*

- The increased floor area is primarily the result of reconfiguring the dwelling to a single-storey design and incorporating an attached garage.
- The new dwelling is proposed approximately in the same location as the former dwelling. This location is more than 350 m from the active rail line located to the north, which helps mitigate any potential impacts on the residential uses.

Staff are of the opinion that the variance is minor in nature.

Recommended Conditions

None.



The Corporation of the Township of NORTH STORMONT

P.O. Box 99
15 Union Street
Berwick, ON
K0C 1G0

APPLICATION FOR A MINOR VARIANCE

THE UNDERSIGNED HEREBY APPLIES TO THE COMMITTEE OF ADJUSTMENT FOR THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT UNDER SECTION 45 OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, FOR RELIEF AS DESCRIBED IN THIS APPLICATION, FROM BY-LAW NO. 08-2014 AS AMENDED.

MINOR VARIANCE – S. 45(1)

PERMISSION – S. 45(2)

APPLICANT INFORMATION			
Name of Applicant: <u>Charlie Jack</u>			
Mailing Address:	<u>2666 B, cummings Rd,</u>	<u>Maxville, ont</u>	<u>K0C1G0</u>
	(Street Address)	(Town)	(Province) (Postal Code)
Phone Number:	<u>613-577-3431</u>		
	(Home)	(Work)	(Fax)
Email Address: <u>charliejack77@hotmail.com</u>			
Name of Agent (if applicant is not the registered owner): _____			
Mailing Address:	_____		
	(Street Address)	(Town)	(Province) (Postal Code)
Phone Number:	_____		
	(Home)	(Work)	(Fax)
Email Address: _____			
PROPERTY INFORMATION			
Municipal Address: <u>2666 B cummings Rd</u>			
Legal Description:	Lot <u>1</u>	Concession <u>5</u>	
	Part <u>RPS2</u>	Plan No. <u>R354</u>	
Lot Size:	Frontage: <u>180'</u>	Depth: <u>130'</u>	Area: <u>.5ac</u>



The Corporation of the Township of NORTH STORMONT

P.O. Box 99
15 Union Street
Berwick, ON
K0C 1G0

PLANNING INFORMATION

4. Current Official Plan designation: Rural

5. Current Zoning of the Subject Land: Rural

6. What is the nature and extent of relief from the Zoning By-law?

- 12.1E
- yard set back

7. For What Reason (why) is the minor variance requested?

- Proposed structure too close to
property line

8. Is the access to the subject land by a Provincial Highway, by a municipal road that is maintained all year or seasonally, by another public road, by a right of way or by water?

Municipal Road

9. What is the existing use(s) of the subject land?

personal Residence

10. What is the proposed use of the subject land?

personal Residence + garage

11. Is the subject property located within a Well Head Protection Area (WHPA) as indicated within the Source Water Protection Plan (please visit www.yourdrinkingwater.ca for further information)?

No



The Corporation of the Township of NORTH STORMONT

P.O. Box 99
15 Union Street
Berwick, ON
K0C 1G0

PLANNING INFORMATION CONTINUED

12. Are there any existing buildings or structures on the subject land?

Yes

No

(If the answer is yes, for each building or structure, what is the type of building or structure, the setback in metres from front lot line, rear lot line and side lot lines, the height of each building or structure and the dimensions or floor area of each building or structure?)

- Just existing Bungalow

13. Are any buildings or structures proposed to be built on the subject land?

Yes

No

(If the answer is yes, for each building or structure, what is the type of building or structure, the setback in metres from front lot line, rear lot line and side lot lines, the height of each building or structure and the dimensions or floor area of each building or structure?)

- No addition buldgs to be added other than to attach garage to exisity house

14. What date was the subject land acquired by the current owner?

2011

15. What date were the existing buildings or structures erected on the subject land?

Buildings:

Structures:

house

2012



The Corporation of the Township of NORTH STORMONT

P.O. Box 99
15 Union Street
Berwick, ON
K0C 1G0

PLANNING INFORMATION CONTINUED

16. What is the length of time that the existing uses have continued on the subject land?

since owned 204

17. Is water provided to the subject land by a publically owned and operated piped water system, a privately owned and operated individual or communal well, a lake or other water body or other means?

private well

18. Is sewage disposal provided to the subject land by a publicly owned and operated sanitary sewage system, a privately owned and operated individual or communal septic system, a privy or other means?

private septic

19. Is storm drainage provided by sewers, ditches, swales or other means?

No

20. If known, is the subject land ever been the subject of an application under Section 45 (Minor Variance) of the Act? Yes No

(If the answer is yes, what was the date, the file number and the purpose of the application?)

Date: _____ File No.: _____

Purpose: _____

21. If known, is the subject land the subject of an application under the Planning Act for approval of a plan of subdivision or a consent? Yes No

(If the answer is yes, and if known, what is the file number of the application and the status of the application?)



The Corporation of the Township of NORTH STORMONT

P.O. Box 99
15 Union Street
Berwick, ON
K0C 1G0

SKETCH REQUIREMENTS

A sketch must be attached to this application showing the following (in metric units):

- i) The boundaries and dimensions of the subject land.
- ii) The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines.
- iii) The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. *Examples of features include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetland, wooded area, wells and septic tanks.*
- iv) The current uses on land that is adjacent to the subject land (neighbouring land uses).
- v) The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right-of-way.
- vi) If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- vii) The location and nature of any easement affecting the subject land.

SWORN DECLARATION

I/We, Charlie Jace of the Township
Of North Stormont in the District of/ Municipality of/ County of SDG

Solemnly declare that all the statements contained in this application and all the supporting documents are true, and I make this solemn declaration conscientiously believing it to be true and complete, and knowing that it is of the same force and effect as if made under oath, by virtue of the "Canada Evidence Act".

SWORN/DECLARED AT Township office)

In the County of Stormont)

This 16 day of April 2026

[Signature])

[Signature])

A Commissioner of oaths, etc.,
Commissioner of Oaths
Melissa Gardiner, Deputy Treasurer
Township of North Stormont

Applicants



The Corporation of the Township of NORTH STORMONT

P.O. Box 99
15 Union Street
Berwick, ON
K0C 1G0

IF THE OWNER IS NOT THE APPLICANT, THE OWNER MUST COMPLETE THE FOLLOWING:

I/We, _____ of the _____

Of _____ in the District of/ Municipality of/ County of _____

Solemnly declare that _____ is authorized to submit this application and that to my knowledge, all of the statements contained in the application and all the supporting documents are true, and I make this solemn application conscientiously believing it to be true and complete and knowing that it is of the same force and effect as if made under oath, by virtue of the "Canada Evidence Act".

SWORN/DECLARD AT _____)

In the _____)

This _____ day of _____ 20____)

_____) _____)

A Commissioner of oaths, etc.

Owners

PLEASE NOTE THAT:

- Unless otherwise requested, all information will be sent to the agent, if any.
- If jointly owned, both owners must apply and sign.
- The fees are payable in cash or by cheque, payable to the TOWNSHIP OF NORTH STORMONT and must be presented with this application.
- If you have any questions, you can call the Planning Department at 613-984-2821 ext. 226.

Commissioner of Oaths
Melissa Gaudin, Deputy Treasurer
Township of North Stormont



The Corporation of the Township of NORTH STORMONT

P.O. Box 99
15 Union Street
Berwick, ON
K0C 1G0

UNDERTAKING FOR ONTARIO MUNICIPAL BOARD APPEAL

TO: Township of North Stormont

FROM: Name: _____

Address: _____

SUBJECT: APPLICATION FOR A MINOR VARIANCE

Address of Site: _____

Where the Committee of Adjustment of the Township of North Stormont substantially supports the application for a Minor Variance,

Name of Applicant: _____

Hereby undertakes to pay, in accordance with Section 3 of Schedule A of By-law 01-2015 of the Township of North Stormont, upon receipt of invoice from the Township, any and all legal costs, including all disbursements of the Township, in respect of preparation for and attendance at an Ontario Municipal Board hearing, until the matter is finally resolved by the said Board.

It is hereby acknowledged that "hearing" shall include all attendances before the Board in respect of the said application whether in person, telephone conference call or other means as directed by the Board.

Dated this _____ day of _____, 20____.

Please complete 1 or 2.

1.

2.

Signature of Applicant

Corporate name (if applicable)

Please Print Name

(Authorized Signature) I have the authority to bind the Corporation

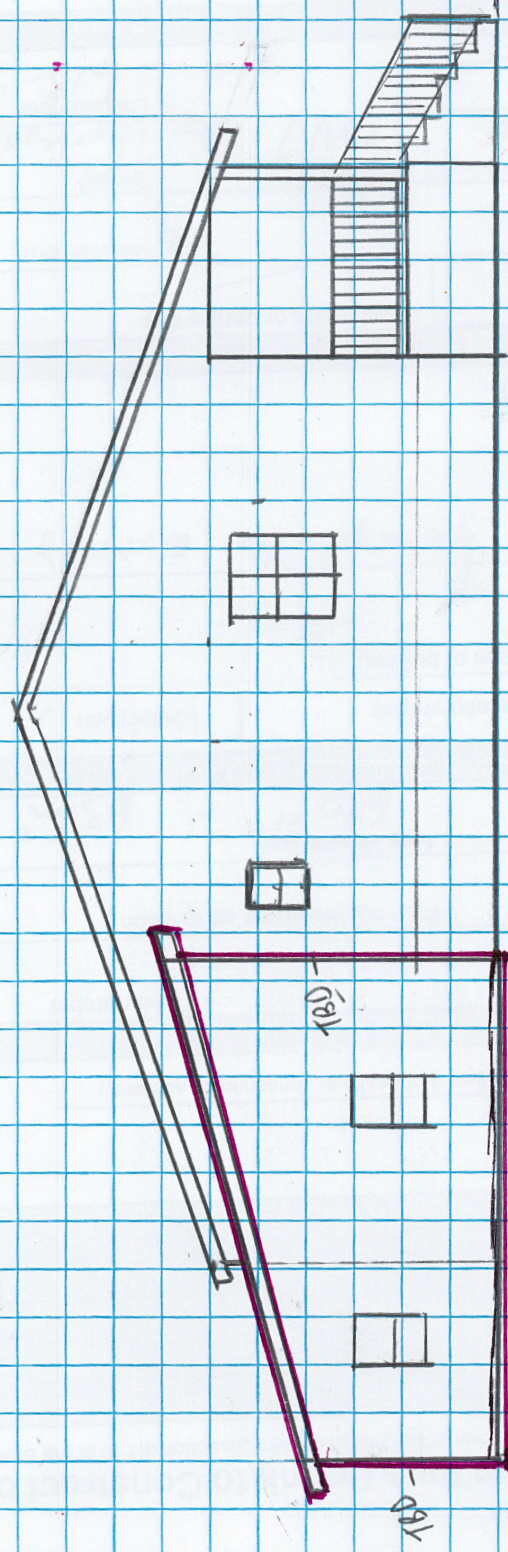
Signature of Witness

(Please print Name and Title)

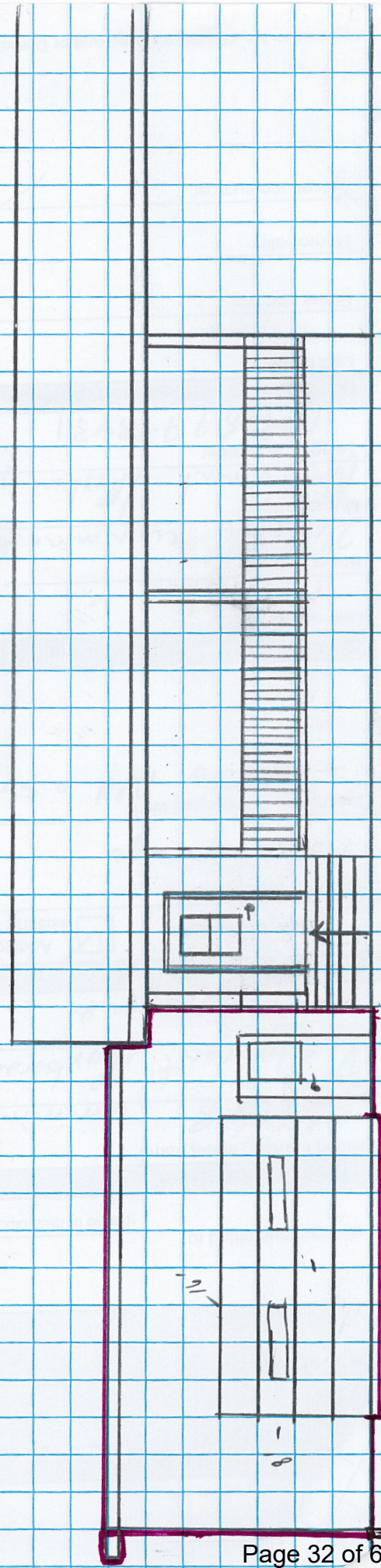
Please Print Name

□ - Addition

VA

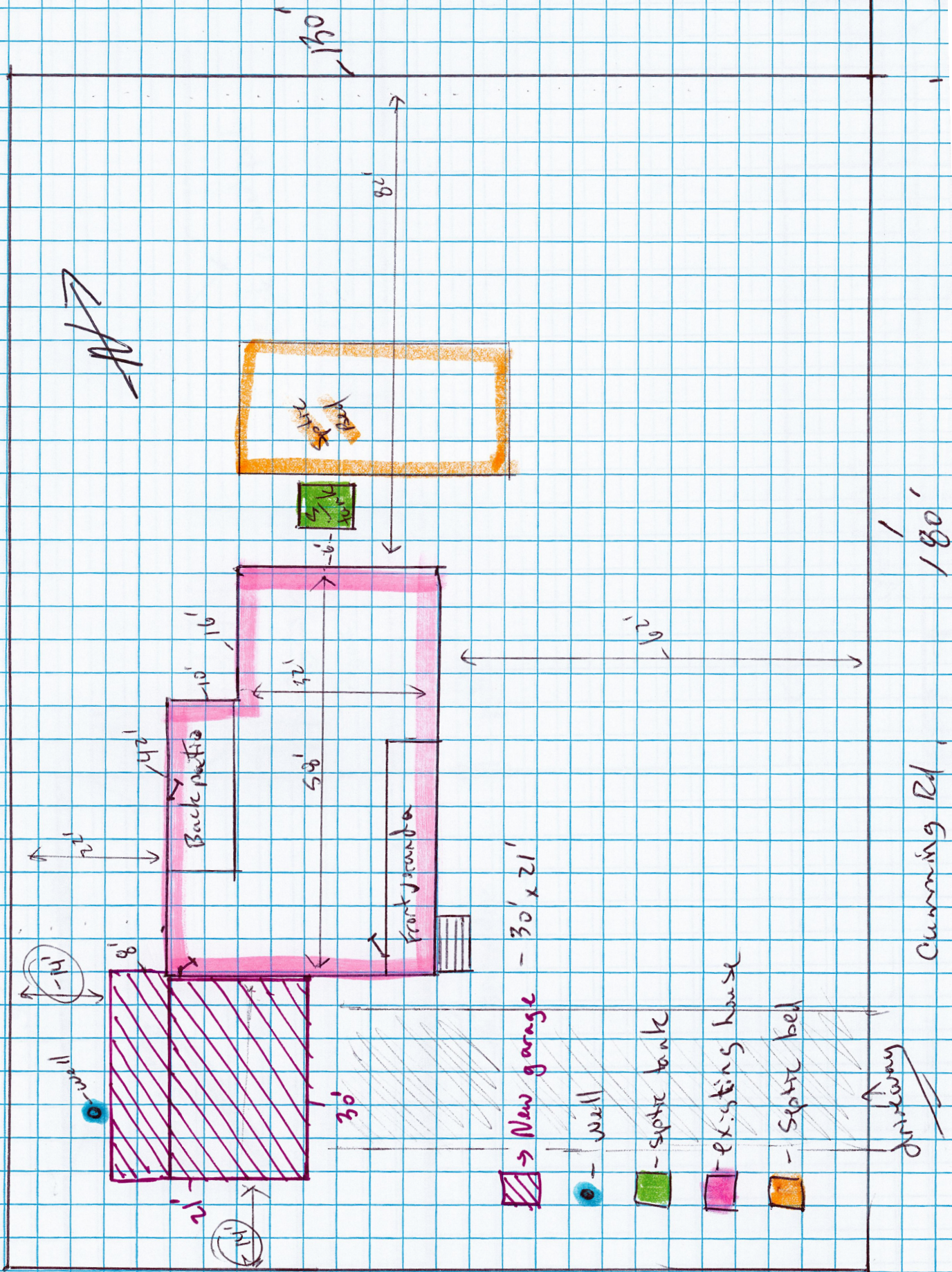


View from South (from laneway)



Facing Cummins Rd

Lot 266B Cumming Rd, Add a garage onto existing house





**THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT
NOTICE OF PUBLIC HEARING REGARDING
AN APPLICATION FOR MINOR VARIANCE
FILE NO. A-2026-06 (Jack)**

OWNER/APPLICANT:
Charlie Jack

LOCATION OF PROPERTY:
2666B CUMMING RD
Roll: 041101600753200
CON 5 PT LOT 1 RP52R354 ; PARTS 1 TO 4
Maxville, ON
(keymap attached)

TAKE NOTICE THAT an application under the above file number will be heard by the Committee of Adjustment on the **5th day of June 2026 at 8:30 A.M. at the Township of North Stormont Municipal Office, Berwick, ON**, under the authority of Section 45 of the Planning Act.

THE PURPOSE OF THE APPLICATION is to seek relief from Section 12.1(2)(e) of Zoning By-law 08-2014, to permit a reduced yard setback from 7.5 m to 4.20 m.

THE EFFECT OF THE APPLICATION is to permit a reduced yard setback to allow for the construction of an attached garage.

ADDITIONAL INFORMATION relating to the application is available for inspection during normal office hours at the Township of North Stormont Office, located at 57A Cockburn Street, 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 25^h day of May 2026 at the Township of North Stormont.

Township of North Stormont Committee of Adjustment
Ryan O'Donnell, Planning Technician & Secretary-Treasurer
57A Cockburn Street, PO Box 40
Berwick, ON K0C 1G0
Phone: (613) 984-2821
Fax: (613) 984-2908
planning@northstormont.ca

Keymap

Minor Variance Application No. A-2026-06 (Jack)

Roll No.: 041101600753200





The Township of North Stormont COMMITTEE OF ADJUSTMENT

Prepared for:	Committee of Adjustment
Presented by:	Laura Crites, Intermediate Planner, SDG Counties
Meeting Date:	June 5, 2026
Subject:	Minor Variance Application A-2026-06
Owner/Applicant:	Charles Jack
Roll No.:	041101600753200
Property Location:	2666B Cumming Road, Maxville Concession 5, Part of Lot 1, Geographic Township of Roxborough



Figure 1: Subject Property Location

Purpose of the Application

To permit relief from Section 12.1(2)(e) of the Zoning By-law 08-2014 which states that the yard setback must be 7.5 m.

The applicant is proposing to construct an attached garage with a rear yard setback of 4.27 m.

Effect of the Application

The requested variance would allow the construction of an attached garage with a rear yard setback of 4.20 m.



The Township of North Stormont COMMITTEE OF ADJUSTMENT

Background

An application for minor variance was submitted for the subject property to permit the construction of a 21 ft x 30 ft (approximately 630 sq. ft.) garage addition to the south side of the existing single detached dwelling.

The subject property is approximately 0.55 acres, with approximately 55 metres of frontage on the west side of Cumming Road.

The property currently contains a single-detached dwelling and is surrounded by agricultural fields in all directions. There is a livestock barn located on the property to the west.

The existing dwelling was constructed in 2012 and is serviced by a private septic system and well. The dwelling is approximately 1,577 square feet.

The property is zoned "Rural (RU)" in the Township's Comprehensive Zoning By-law and is designated as "Mineral Aggregate Reserve" in the United Counties of SDG Official Plan (OP).

A minor variance is required to permit a reduction in the required rear yard setback. The Zoning By-law requires a 7.5 m setback, whereas the applicant is proposing a reduced setback of 4.20 m to accommodate the proposed addition.

Circulation

The proposal was circulated to all adjacent landowners within 60 metres of the subject property, as well as all prescribed agencies and persons described under Section 45 of the *Planning Act*. In addition, the notice of public hearing was posted on site, and on the Township website.

No comments have been received.

Summary of Four Tests

1. Is the general intent and purpose of the Official Plan maintained?

- The subject lands are designated "Mineral Aggregate Reserve" under the United Counties of SDG Official Plan.
- Table 5.2 of the Official Plan permits existing dwellings in the Mineral Aggregate Reserve lands.
- The proposed garage addition would not hinder the establishment, expansion or continued use of a mineral aggregate reserve.

Staff are of the opinion the proposed use meets the general intent of the Official Plan.

2. Is the general intent and purpose of the Zoning By-law maintained?

- The subject lands are zoned "Rural (RU)" in the Township's Comprehensive Zoning By-law No. 08-2014.
- Section 12.1(1) of the Comprehensive Zoning By-law permits "Dwelling – Single Detached" in the Rural Zone. Attached garages are a typical component of such dwellings.
- Section 12.1(2)(e) requires a minimum rear yard setback of 7.5 m.



The Township of North Stormont COMMITTEE OF ADJUSTMENT

- The proposed garage addition complies with all other provisions of the zoning by-law.

Staff are of the opinion the proposed use meets the general intent of the Zoning By-law.

3. *Is the variance desirable for the appropriate development of the lands in question?*

- The subject property is designated and zoned to allow for residential uses.
- The addition of the attached garage would allow for storage of vehicles inside during the winter months and other residential storage purposes.

Staff are of the opinion that the proposed variance is desirable for the appropriate development of the lands in question.

4. *Is the variance minor?*

- The proposed reduction of 3.3 m is small considering the overall scale of the rural property.
- The proposed addition will maintain an adequate setback from the adjacent lands and is not anticipated to result in any adverse impacts related to privacy, drainage or access.
- The addition represents a typical form of residential expansion in rural areas, where attached garages are a common feature of existing and new dwellings.

Staff are of the opinion that the variance is minor in nature.

Recommended Conditions

None.

The Corporation of the Township of NORTH STORMONT

P.O. Box 99
15 Union Street
Berwick, ON
K0C 1G0

APPLICATION FOR A MINOR VARIANCE

THE UNDERSIGNED HEREBY APPLIES TO THE COMMITTEE OF ADJUSTMENT FOR THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT UNDER SECTION 45 OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, FOR RELIEF AS DESCRIBED IN THIS APPLICATION, FROM BY-LAW NO. 08-2014 AS AMENDED.



MINOR VARIANCE – S. 45(1)



PERMISSION – S. 45(2)

APPLICANT INFORMATION

Name of Applicant: Philippe Gregoire

Mailing Address: 787 Principal Casselman ON K0A1M0
(Street Address) (Town) (Province) (Postal Code)

Phone Number: 613 913 7634
(Home) (Work) (Fax)

Email Address: philippe@gnehomes.com

Name of Agent (if applicant is not the registered owner): _____

Mailing Address: _____
(Street Address) (Town) (Province) (Postal Code)

Phone Number: _____
(Home) (Work) (Fax)

Email Address: _____

PROPERTY INFORMATION

Municipal Address: 11,33,39,13,27 Stan street

Legal Description: Lot 2,13,16,3,10 Concession _____

Part _____ Plan No. _____

Lot Size: Frontage: _____ Depth: _____ Area: _____

The Corporation of the Township of NORTH STORMONT

P.O. Box 99
15 Union Street
Berwick, ON
K0C 1G0

PLANNING INFORMATION

4. Current Official Plan designation: _____
5. Current Zoning of the Subject Land: _____
6. What is the nature and extent of relief from the Zoning By-law?
to permit the construction of additional model homes within the Countryside Acres subdivision, beyond the maximum number currently permitted under the zoning by-law. The request applies to proposed model homes on Stan Street, specifically Lot 2, Lot 13, and Lot 16.

7. For What Reason (why) is the minor variance requested?
The minor variance is requested to allow construction to continue while subdivision agreement is in progress

8. Is the access to the subject land by a Provincial Highway, by a municipal road that is maintained all year or seasonally, by another public road, by a right of way or by water?

9. What is the existing use(s) of the subject land?
Vacant residential subdivision lots within the Countryside Acres subdivision.

10. What is the proposed use of the subject land?
Residential use

11. Is the subject property located within a Well Head Protection Area (WHPA) as indicated within the Source Water Protection Plan (please visit www.yourdrinkingwater.ca for further information)?

The Corporation of the Township of NORTH STORMONT

P.O. Box 99
15 Union Street
Berwick, ON
K0C 1G0

PLANNING INFORMATION CONTINUED

12. Are there any existing buildings or structures on the subject land? Yes No

(If the answer is yes, for each building or structure, what is the type of building or structure, the setback in metres from front lot line, rear lot line and side lot lines, the height of each building or structure and the dimensions or floor area of each building or structure?)

Yes. Three single detached dwellings are currently under construction on the subject lands,

being Lot 1, Lot 6 and Lot 8 on Stan Street.

13. Are any buildings or structures proposed to be built on the subject land? Yes No

(If the answer is yes, for each building or structure, what is the type of building or structure, the setback in metres from front lot line, rear lot line and side lot lines, the height of each building or structure and the dimensions or floor area of each building or structure?)

Yes. The application proposes the construction of five single detached residential model homes on the subject lands, being Lot 2, Lot 3, Lot 10, Lot 13, and Lot 16 on Stan Street

14. What date was the subject land acquired by the current owner?

2022

15. What date were the existing buildings or structures erected on the subject land?

Buildings:	Structures:
<u>April 2026</u>	<u>lot 1</u>
<u>April 2026</u>	<u>Lot 4</u>
<u>April 2026</u>	<u>Lot 8</u>

The Corporation of the Township of NORTH STORMONT

P.O. Box 99
15 Union Street
Berwick, ON
K0C 1G0

PLANNING INFORMATION CONTINUED

16. What is the length of time that the existing uses have continued on the subject land?

17. Is water provided to the subject land by a publically owned and operated piped water system, a privately owned and operated individual or communal well, a lake or other water body or other means?

Municipal water services.

18. Is sewage disposal provided to the subject land by a publicly owned and operated sanitary sewage system, a privately owned and operated individual or communal septic system, a privy or other means?

Municipal sanitary sewer services.

19. Is storm drainage provided by sewers, ditches, swales or other means?

Yes

20. If known, is the subject land ever been the subject of an application under Section 45 (Minor Variance) of the Act? Yes No

(If the answer is yes, what was the date, the file number and the purpose of the application?)

Date: _____ File No.: _____

Purpose: _____

21. If known, is the subject land the subject of an application under the Planning Act for approval of a plan of subdivision or a consent? Yes No

(If the answer is yes, and if known, what is the file number of the application and the status of the application?)





The Corporation of the Township of NORTH STORMONT

P.O. Box 99
15 Union Street
Berwick, ON
K0C 1G0

SKETCH REQUIREMENTS

A sketch must be attached to this application showing the following (in metric units):

- i) The boundaries and dimensions of the subject land.
- ii) The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines.
- iii) The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. *Examples of features include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetland, wooded area, wells and septic tanks.*
- iv) The current uses on land that is adjacent to the subject land (neighbouring land uses).
- v) The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right-of-way.
- vi) If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- vii) The location and nature of any easement affecting the subject land.

SWORN DECLARATION

I/we, Philippe Gregoire of the Township of North Stormont
of Casselman in the District of/ Municipality of/ County of Prescott and Rus-

Solemnly declare that all the statements contained in this application and all the supporting documents are true, and I make this solemn declaration conscientiously believing it to be true and complete, and knowing that it is of the same force and effect as if made under oath, by virtue of the "Canada Evidence Act".

SWORN/DECLARED AT Casselman

In the Ontario

This 14th day of May 2026

Chantal Georgette Brisson,
a Commissioner, etc., Province of
Ontario, for Stéphanie Lalonde
Barrister and Solicitor
Expires May 15, 2026

A Commissioner of oaths, etc.

Applicants

The Corporation of the Township of NORTH STORMONT

P.O. Box 99
15 Union Street
Berwick, ON
K0C 1G0

IF THE OWNER IS NOT THE APPLICANT, THE OWNER MUST COMPLETE THE FOLLOWING:

I/We, _____ of the _____
Of _____ in the District of/ Municipality of/ County of _____

Solemnly declare that _____ is authorized to submit this application and that to my knowledge, all of the statements contained in the application and all the supporting documents are true, and I make this solemn application conscientiously believing it to be true and complete and knowing that it is of the same force and effect as if made under oath, by virtue of the "Canada Evidence Act".

SWORN/DECLARED AT _____)
In the _____)
This _____ day of _____ 20____)

A Commissioner of oaths, etc. _____ Owners

PLEASE NOTE THAT:

- Unless otherwise requested, all information will be sent to the agent, if any.
- If jointly owned, both owners must apply and sign.
- The fees are payable in cash or by cheque, payable to the TOWNSHIP OF NORTH STORMONT and must be presented with this application.
- If you have any questions, you can call the Planning Department at 613-984-2821 ext. 226.

The Corporation of the Township of NORTH STORMONT

P.O. Box 99
15 Union Street
Berwick, ON
K0C 1G0

UNDERTAKING FOR ONTARIO MUNICIPAL BOARD APPEAL

TO: Township of North Stormont

FROM: Name: _____

Address: _____

SUBJECT: APPLICATION FOR A MINOR VARIANCE

Address of Site: _____

Where the Committee of Adjustment of the Township of North Stormont substantially supports the application for a Minor Variance,

Name of Applicant: _____

Hereby undertakes to pay, in accordance with Section 3 of Schedule A of By-law 01-2015 of the Township of North Stormont, upon receipt of invoice from the Township, any and all legal costs, including all disbursements of the Township, in respect of preparation for and attendance at an Ontario Municipal Board hearing, until the matter is finally resolved by the said Board.

It is hereby acknowledged that "hearing" shall include all attendances before the Board in respect of the said application whether in person, telephone conference call or other means as directed by the Board.

Dated this _____ day of _____, 20_____.

Please complete 1 or 2.

1. _____
2. _____

Signature of Applicant

Corporate name (if applicable)

Please Print Name

(Authorized Signature) I have the authority to bind the Corporation

Signature of Witness

(Please print Name and Title)

Please Print Name



**THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT
NOTICE OF PUBLIC HEARING REGARDING
AN APPLICATION FOR MINOR VARIANCE
FILE NO. A-2026-07 (G&E)**

OWNER/APPLICANT:

Philippe Gregoire

LOCATION OF PROPERTY:

Concession 10, Part of Lots 12 & 13

Roll: 041100901112007

FINCH CON 10 N PT LOTS 12 ; AND 13 PT RD ALLOW RP ;
52R8793 PT PART 1

Crysler, ON

(keymap attached)

TAKE NOTICE THAT an application under the above file number will be heard by the Committee of Adjustment on the **5th day of June 2026 at 8:30 A.M. at the Township of North Stormont Municipal Office, Berwick, ON**, under the authority of Section 45 of the Planning Act.

THE PURPOSE OF THE APPLICATION is to seek relief from section 3.24(2) of Zoning By-law 08-2014 which states that the maximum number of model homes shall not exceed 5%.

THE EFFECT OF THE APPLICATION is to allow 14% of the total number of lots to be developed as single-detached dwellings. The proposed increase will allow for 5 additional lots to be developed as model homes in Phase 2.

ADDITIONAL INFORMATION relating to the application is available for inspection during normal office hours at the Township of North Stormont Office, located at 57A Cockburn Street, 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 25^h day of May 2026 at the Township of North Stormont.

Township of North Stormont Committee of Adjustment
Ryan O'Donnell, Planning Technician & Secretary-Treasurer
57A Cockburn Street, PO Box 40
Berwick, ON K0C 1G0
Phone: (613) 984-2821
Fax: (613) 984-2908
planning@northstormont.ca

Keymap

Minor Variance Application No. A-2026-07 (G&E)

Roll No.: 041100901112007





The Township of North Stormont COMMITTEE OF ADJUSTMENT

Prepared for: Committee of Adjustment
Presented by: Laura Crites, Intermediate Planner, SDG Counties
Meeting Date: June 5, 2026
Subject: Minor Variance Application A-2026-07
Owner/Applicant: Philippe Gregoire
Roll No.: 041100901112006
Property Location: Concession 10, Part of Lots 12 & 13, Geographic Township of Finch

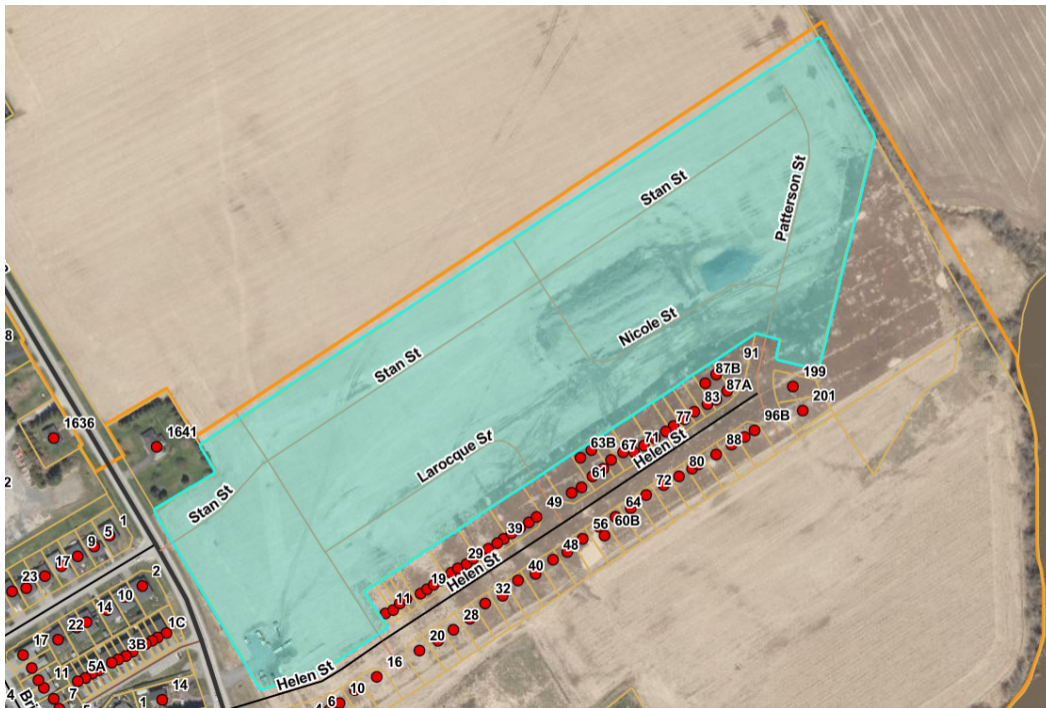


Figure 1: Property location

Purpose of the Application

To permit relief from section 3.24(2) of Zoning By-law 08-2014 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.

Effect of the Application

The requested variance would allow 14% of the total number of lots to be developed as single-detached dwellings.

The proposed increase will allow for 5 additional lots to be developed as model homes in Phase 2. This will allow for a total of 8 lots to be developed as model homes, all containing single-detached dwellings.

Background

The subject land is located within the Urban Settlement Area of Crysler in the Countryside Acres subdivision. The Countryside Acres subdivision received draft plan approval by SDG Counties in 2023. The applicant and Township staff are working towards completion of the subdivision agreement for Phase 2. Phase 1 of the subdivision is under construction and nearing completion.

The applicant is requesting a variance in order to construct more model homes than permitted by the Zoning By-law. The Zoning By-law permits 5% of the lots to be built as model homes – this would be equal to 3 lots for Phase 2 of the subdivision. The applicant has started construction on model homes on lots 1, 6, and 8. The applicant is proposing to construct five single-detached dwellings on the subject lands, being Lot 2, 3, 10, 13 and 16. Figure 2 represents the lots in Phase 2 currently being constructed as model homes (blue), and the lots shown in red are the lots subject to the minor variance.

The Model Homes provision in the Zoning By-law typically provides flexibility for builders to showcase different home designs and attract potential buyers.

In 2024, the North Stormont Township Committee of Adjustment approved a minor variance (file: A-2024-24) to permit relief from Section 3.24(2) of the Zoning By-law to increase the maximum percent of lots for model homes from 5% to 26% in Phase 1.

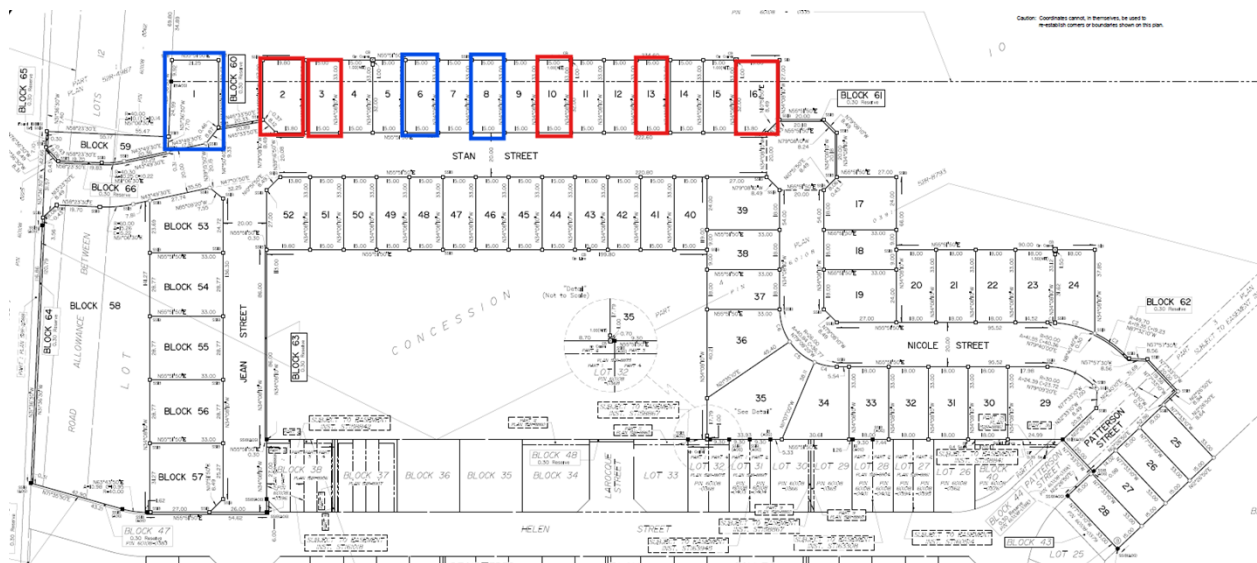


Figure 2: Plan for Phase 2 showing existing and proposed lots for model homes

Circulation

The proposal was circulated to all adjacent landowners within 60 metres of the subject property, as well as all prescribed agencies and persons described under Section 45 of the *Planning Act*.

In addition, the notice of public hearing was posted on site, and on the Township website.

No comments have been received.

Summary of Four Tests:

1. *Is the general intent and purpose of the Official Plan (OP) maintained?*

- The subject lands are designated as “Urban Settlement Area” and “Residential District” under the United Counties of SDG Official Plan.
- Section 3.2.1.2 indicates that Urban Settlement Areas are communities with a diverse mix of land uses, and that these communities are primary settlement areas for future development.
- Section 3.5.2.1 states that local municipalities should encourage compact development by directing development onto vacant lands within existing settlement areas. Development which is contiguous to existing built-up areas within these settlement areas shall be prioritized over fragmented, remote or un-serviced development.

Staff are of the opinion the proposed use meets the general intent of the Official Plan.

2. *Is the general intent and purpose of the Zoning By-law maintained?*

- The subject lots are zoned R1-20h under the Township’s Zoning By-law.
- Section 3.24(2) 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.
- In Phase 2 of this subdivision, the current allowance of 5% for model homes would permit only 3 lots to be designated for this purpose. By increasing this to 14%, the developers would be able to better meet the demands of prospective buyers and effectively utilize 8 lots, all of which have already been sold. This adjustment would help accommodate the growing interest in model homes and allow the development to proceed more efficiently, while also aligning with buyer preferences and expectations.
- The proposal meets the development standards within the Zoning By-law 08-2014.

Staff are of the opinion the proposed use meets the general intent of the Zoning By-law.

3. *Is the variance desirable for the appropriate development of the lands in question?*

- The lots are located in a draft plan approved residential subdivision; the applicant is proposing to develop the lots as approved.
- The applicant has provided the technical studies and documents to demonstrate the lots can be developed to meet provincial standards. The requested variance will allow the applicant to continue to build while the subdivision agreement and registration is being finalized.

Staff are of the opinion the proposed use is desirable for the appropriate development of the lands in question.

4. *Is the variance minor?*

- The variance is not anticipated to adversely affect neighboring properties.
- The designation of the buildings as model homes is temporary, and they will be converted to standard single-detached dwellings prior to occupancy.
- A similar increase in percentage of model homes was previously approved for Phase 1 (File: A-2024-24).

Staff are of the opinion that the proposal is minor in nature.

Recommended Conditions

1. That the variance only applies to Phase 2 of the Countryside Acres subdivision (01-NS-S-2023).



**THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT
COMMITTEE OF ADJUSTMENT DECISION
(FILE: A-2026-05)**

DATE OF HEARING: June 5, 2026

DATE OF DECISION: June 5, 2026

OWNER/APPLICANT: Tracy Bradbeer

LOCATION: Concession 2, Part of Lot 23, Geographic Township of Finch (15825 County Road 43, Finch)

PURPOSE AND EFFECT: To permit relief from Section 3.26(2) of the Zoning By-law 08-2024 which states that a non-conforming building or structure damaged by a natural occurrence may be restored, provided the height, size or volume is not increased.

The variance would allow the reconstruction of a non-conforming building to be larger than that which previously existed.

DECISION
It is the decision of the Committee of Adjustment to APPROVE the Minor Variance.
THIS DECISION IS SUBJECT TO THE FOLLOWING CONDITIONS:
<ol style="list-style-type: none"> 1. That the variance(s) pertain only to the request as submitted with the application. 2. That development be substantially in accordance with the sketch and information submitted with the application.
REASONS FOR DECISION:
<ul style="list-style-type: none"> • The general intent and purpose of the Official Plan will be maintained. • The general intent and purpose of the Zoning By-law will be maintained. • The requested variance(s) is desirable for the appropriate development of the subject lands. • The requested variance(s) is minor in nature.

Having regard for the requirements of Section 45 of the *Panning Act, R.S.O. 1990, c.P.13*, in arriving at the above decision, the Committee of Adjustment considered all written and oral submissions made before or during the hearing in relation to the application.

SIGNED BY ALL MEMBERS WHO CONCUR WITH THIS DECISION

Signature of Member
François Landry

Signature of Member
Adrian Bugelli

Signature of Member
Alison McDonald

Signature of Member
Luc Généreux

Signature of Member
Michael Houston

Signature of Member
Randy Douglas



**THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT
COMMITTEE OF ADJUSTMENT DECISION
(FILE: A-2026-05)**

CERTIFICATION:

I hereby certify that this is a true copy of the decision of the Township of North Stormont Committee of Adjustment and this decision was concurred by a majority of the members who heard the application.

Dated at the Township of North Stormont this June 5, 2026.

Ryan O'Donnell
Secretary-Treasurer
Committee of Adjustment

LAST DAY FOR APPEAL: June 25, 2026

APPEAL TO THE ONTARIO LAND TRIBUNAL (OLT)

Only an applicant, the Minister, or a specified person or public body defined in the *Planning Act* that has an interest in the matter may, within 20 days of the making of the decision, appeal the decision of the committee to the Ontario Land Tribunal. An appeal to the Ontario Land Tribunal may be made by filing a notice of appeal with the Township Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> by selecting the Township of North Stormont as the Approval Authority or by mail/in-person to Attention: **Secretary-Treasurer, Township of North Stormont, 57A Cockburn St. Berwick, ON K0C 1G0** no later than 4:30 p.m. on June 25, 2026. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. If the OLT e-file portal is unavailable, a notice of appeal may be submitted to cbrownlee@northstormont.ca.

A notice of appeal must set out the objection to the decision and the reasons in support of the objection. The notice must be accompanied by the Ontario Land Tribunal fee (\$1,100 for Corporate entity, \$400 for private citizen, registered charity, or non-profit ratepayers' association) payable to the OLT online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the OLT or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca.

ADDITIONAL INFORMATION

If you have any question or would like more information please contact the **Secretary-Treasurer, Township of North Stormont Committee of Adjustment** by email at planning@northstormont.ca, phone at 613-984-2821, or in-person at 57A Cockburn Street, Berwick, ON from 8:30 am to 4:30 pm.



**THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT
COMMITTEE OF ADJUSTMENT DECISION
(FILE: A-2026-05)**

KEY MAP

Concession 2, Part of Lot 23, Geographic Township of Finch (15825 County Road 43, Finch)
Roll: 041100900151800





**THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT
COMMITTEE OF ADJUSTMENT DECISION
(FILE: A-2026-06)**

DATE OF HEARING: June 5, 2026

DATE OF DECISION: June 5, 2026

OWNER/APPLICANT: Charles Jack

LOCATION: Concession 5, Part of Lot 1, Geographic Township of Roxborough (2666B Cumming Road, Maxville)

PURPOSE AND EFFECT: To permit relief from Section 12.1(2)(e) of the Zoning By-law 08-2014 which states that the yard setback must be 7.5 m.

The requested variance would allow the construction of an attached garage with a rear yard setback of 4.20 m.

DECISION

It is the decision of the Committee of Adjustment to **APPROVE** the Minor Variance.

THIS DECISION IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. That the variance(s) pertain only to the request as submitted with the application.
2. That development be substantially in accordance with the sketch and information submitted with the application.

REASONS FOR DECISION:

- The general intent and purpose of the Official Plan will be maintained.
- The general intent and purpose of the Zoning By-law will be maintained.
- The requested variance(s) is desirable for the appropriate development of the subject lands.
- The requested variance(s) is minor in nature.

Having regard for the requirements of Section 45 of the *Panning Act, R.S.O. 1990, c.P.13*, in arriving at the above decision, the Committee of Adjustment considered all written and oral submissions made before or during the hearing in relation to the application.

SIGNED BY ALL MEMBERS WHO CONCUR WITH THIS DECISION

Signature of Member
François Landry

Signature of Member
Adrian Bugelli

Signature of Member
Alison McDonald

Signature of Member
Luc Généreux

Signature of Member
Michael Houston

Signature of Member
Randy Douglas

CERTIFICATION:



**THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT
COMMITTEE OF ADJUSTMENT DECISION
(FILE: A-2026-06)**

I hereby certify that this is a true copy of the decision of the Township of North Stormont Committee of Adjustment and this decision was concurred by a majority of the members who heard the application.

Dated at the Township of North Stormont this June 5, 2026.

Ryan O'Donnell
Secretary-Treasurer
Committee of Adjustment

LAST DAY FOR APPEAL: June 25, 2026

APPEAL TO THE ONTARIO LAND TRIBUNAL (OLT)

Only an applicant, the Minister, or a specified person or public body defined in the *Planning Act* that has an interest in the matter may, within 20 days of the making of the decision, appeal the decision of the committee to the Ontario Land Tribunal. An appeal to the Ontario Land Tribunal may be made by filing a notice of appeal with the Township Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> by selecting the Township of North Stormont as the Approval Authority or by mail/in-person to Attention: **Secretary-Treasurer, Township of North Stormont, 57A Cockburn St. Berwick, ON K0C 1G0** no later than 4:30 p.m. on June 25, 2026. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. If the OLT e-file portal is unavailable, a notice of appeal may be submitted to cbrownlee@northstormont.ca.

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ADDITIONAL INFORMATION

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**THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT
COMMITTEE OF ADJUSTMENT DECISION
(FILE: A-2026-06)**

KEY MAP

Concession 5, Part of Lot 1, Geographic Township of Roxborough (2666B Cumming Road)
Roll: 041101600753200





**THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT
COMMITTEE OF ADJUSTMENT DECISION
(FILE: A-2026-07)**

DATE OF HEARING: June 5, 2026

DATE OF DECISION: June 5, 2026

OWNER/APPLICANT: Philippe Gregoire

LOCATION: Concession 10, Part of Lots 12 & 13, Geographic Township of Finch

PURPOSE AND EFFECT: To permit relief from section 3.24(2) of Zoning By-law 08-2014 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 requested variance would allow 14% of the total number of lots to be developed as single-detached dwellings. The proposed increase will allow for 5 additional lots to be developed as model homes in Phase 2.

DECISION

It is the decision of the Committee of Adjustment to **APPROVE** the Minor Variance.

THIS DECISION IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. That the variance(s) pertain only to the request as submitted with the application.
2. That development be substantially in accordance with the sketch and information submitted with the application.
3. That the variance only applies to Phase 2 of the Countryside Acres subdivision (01-NS-S-2023).

REASONS FOR DECISION:

- The general intent and purpose of the Official Plan will be maintained.
- The general intent and purpose of the Zoning By-law will be maintained.
- The requested variance(s) is desirable for the appropriate development of the subject lands.
- The requested variance(s) is minor in nature.

Having regard for the requirements of Section 45 of the *Panning Act, R.S.O. 1990, c.P.13*, in arriving at the above decision, the Committee of Adjustment considered all written and oral submissions made before or during the hearing in relation to the application.

SIGNED BY ALL MEMBERS WHO CONCUR WITH THIS DECISION

Signature of Member
François Landry

Signature of Member
Adrian Bugelli

Signature of Member
Alison McDonald

Signature of Member
Luc Généreux

Signature of Member
Michael Houston

Signature of Member
Randy Douglas



**THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT
COMMITTEE OF ADJUSTMENT DECISION
(FILE: A-2026-07)**

CERTIFICATION:

I hereby certify that this is a true copy of the decision of the Township of North Stormont Committee of Adjustment and this decision was concurred by a majority of the members who heard the application.

Dated at the Township of North Stormont this June 5, 2026.

Ryan O'Donnell
Secretary-Treasurer
Committee of Adjustment

LAST DAY FOR APPEAL: June 25, 2026

APPEAL TO THE ONTARIO LAND TRIBUNAL (OLT)

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