

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



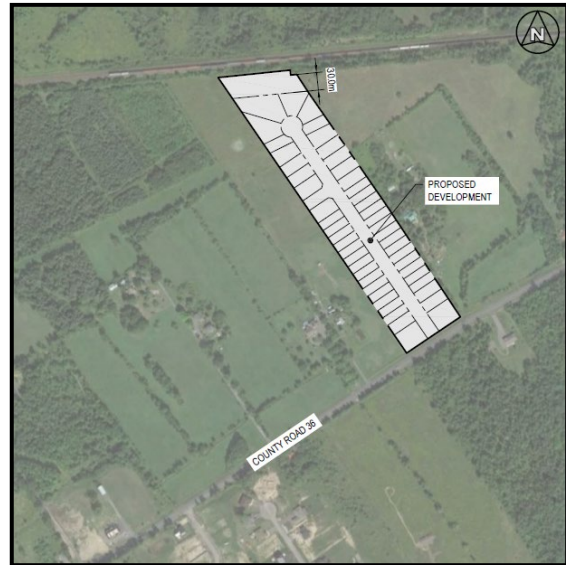
**SDG File 01-SS-S-2020
Township File Z-2020-10
Owner: Newell & Grant Brown Ltd.**



TAKE NOTICE that the Council of the Corporation of the Township of South Stormont hereby gives Public Notice of the receipt of an Application for Plan of Subdivision in accordance with Subsection 51(20) of the *Planning Act* and Ontario Regulation 544/06. The Township of South Stormont will hold a virtual public meeting on **December 1st, 2020, 6:00 PM on Zoom**. The meeting is being held on behalf of the United Counties of Stormont, Dundas and Glengarry, which is the approval authority for the subdivision application.

LANDS AFFECTED: The proposed subdivision is located north of County Rd 36 within the village of Long Sault, and at Part of the east half of Lot 33, Concession 5, being Parts 1-6 on Reference Plan 52R-7695 (former Cornwall Twp.)

PROPOSED DEVELOPMENT: The applicant intends to develop the subject parcel of approximately 15 Acres, with a residential subdivision consisting of fifty-six (56) residential units (30 single detached, 26 semi-detached). Each of the proposed lots will be serviced by municipal water and sewer services.



Council will also consider an application for rezoning of the lands from

**From: "Rural- Special Exception Seven (RU-7), Residential Serviced - First (RS1).
To: "Residential Serviced - First and Second (Holding) (RS1-h and RS2-h)"**

The purpose and effect of the zoning amendment is to rezone the subject lands to Residential Serviced-First and Second (Holding) based on the lot fabric of proposed subdivision. The holding zone would be in place until a subdivision agreement is approved for the lands.

TAKE NOTICE THAT the Township of South Stormont is now conducting all public meetings/hearings virtually through Zoom. Members of the public will have the ability to watch meeting proceedings and participate, where appropriate, as detailed below.

All regular and public meetings are being recorded and livestreamed on the Township's website. To watch the livestream, go to <https://southstormont.ca/councilmeetings> and click the "Video" link under the meeting.

Members of the public who wish to participate in meetings will be able to do so by joining the Zoom meeting on their laptop, or via the Zoom mobile app on their mobile phone, or by dialing in from a phone. **Registration is required in advance of the meeting.**

Long distance charges may apply to those who dial-in by phone. For details on how to register for the meeting, visit the Township's website at <https://southstormont.ca/DevApps> for our Frequently Asked Questions document.

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.

ANY PERSON may join the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Plan of Subdivision and zoning amendment.

If a person or public body does not make oral submissions at a public meeting, if one is held, 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 is not entitled to appeal the decision of the United Counties of Stormont, Dundas and Glengarry to the Local Planning Appeal Tribunal

If a person or public body does not make oral submissions at a public meeting, if one is held, 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 Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

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: Stephanie Morin, Planning Technician (smorin@sdgcounties.ca)

If a person or public body would otherwise have an ability to appeal the decision of the Township of South Stormont to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of South 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 South 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 Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Township of South Stormont on the proposed zoning by-law amendment, you must make a written request to: Planning Department, Township of South Stormont, P.O. Box 84, 2 Mille Roches Road, Long Sault ON K0C 1P0 or send an email to: info@southstormont.ca

ADDITIONAL INFORMATION relating to the proposed Plan of Subdivision is available between 8:30 a.m. and 4:30 p.m. Monday to Friday at the Township of South Stormont municipal offices or at <https://www.southstormont.ca/devapps>

DATED AT THE TOWNSHIP OF SOUTH STORMONT THIS 9th DAY OF NOVEMBER 2020.

Loriann Harbers, CMO
Director of Corporate Services/Clerk
Township of South Stormont
2 Mille Roches Road, P.O. Box 84
Long Sault, ON, K0C 1P0
613-534-8889
info@southstormont.ca

Draft Plan of Subdivision

