

NOTICE OF APPLICATION AND NOTICE OF PUBLIC MEETING CONCERNING AN APPLICATION FOR PLAN OF SUBDIVISION

**Township of South Stormont
(SDG File 01-SS-S-2026)
Owner: 2534794 ONTARIO INC.**

TAKE NOTICE that the Council of the Corporation of the Township of South Stormont hereby gives Public Notice of receipt of an Application for Plan of Subdivision in accordance with Subsection 51(19.4) of the *Planning Act* and Section 4 of Ontario Regulation 544/06. The Township of South Stormont will hold a public meeting on **Thursday, June 25th at 6:00 pm** in Council Chambers. 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.

The proposed subdivision is located north of French Street, between Cherry Street and Mille Roches Road, within the Urban Settlement area of Long Sault. The property's current legal description is BLOCK U, LOT 209, PT LOTS 210,213,214,217 & 218, PLAN 228.

The applicant intends to develop the subject parcel of approximately 7.18 acres with a residential subdivision consisting of 23 new residential lots, being 4 single-detached dwelling lots and 19 semi-detached dwelling lots, totalling 42 housing units (see reverse side for Key Map and Draft Plan). Access to the proposed building lots will be provided by one new internal road connecting to Mille Roches Road, which is subject to connect to an extension of McNiff Avenue in the future. Each of the proposed lots will be serviced with municipal water and sewer connections.

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.

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, 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 to the Ontario Land Tribunal.

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 is not entitled to appeal the decision of the United Counties of Stormont, Dundas and Glengarry to the Ontario Land Tribunal (OLT).

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, Land Development Supervisor (mbenoit@sdgcounties.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 office.

**DATED AT THE TOWNSHIP OF
SOUTH STORMONT, THIS 4th DAY OF
JUNE 2026**

Loriann Harbers, CMO
Director of Legislative 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

Key Map



Draft Plan of Subdivision

DRAFT PLAN OF SUBDIVISION
 OF
 ALL OF BLOCK U, LOT 209,
 PART OF LOTS 210, 213, 214, 217,
 AND 218 REGISTERED PLAN 228
 GEOGRAPHIC TOWNSHIP OF CORNWALL,
 TOWNSHIP OF SOUTH STORMONT
 COUNTY OF STURMONT, ONTARIO

**ADDITIONAL INFORMATION AS
 REQUIRED UNDER SECTION 91,
 PLANNING ACT**

KEYPLAN
 SCALE: 1:10000

OWNER'S CERTIFICATE
 I HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS DRAFT PLAN OF SUBDIVISION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS DRAFT PLAN OF SUBDIVISION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SCHEDULE OF LAND USE

ORIGINAL TYPE OF LAND USE	NUMBER OF LOTS	NUMBER OF DWELLINGS
SPRINKLED	4	4
SPRINKLED (S)	18	18
SPRINKLED (M)	-	-
STREET	-	-
PARK	-	-
OTHER	-	-

PRIME HOME BUILDERS

**LONG SAULT NORTH
 SUBDIVISION**

DRAFT PLAN

DATE: 2023
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]
 DRAWING NO.: DP1.1