



**PUBLIC MEETING  
ZONING BY-LAW AMENDMENT  
APPLICATION Z-2025-01  
TOWNSHIP OF SOUTH STORMONT**

**TAKE NOTICE** that the Council of the Corporation of the Township of South Stormont will hold a public meeting on **January 22, 2025 at 5:00PM** at the Town Hall, 2 Mille Roches Road, Long Sault, to consider a proposed Zoning By-law amendment under Section 34 of the Planning Act.

**THE PURPOSE** of this Zoning Amendment is to rezone the lands described as PT BLK H PL 230; and PT BLK H PL 230, PARTS 2 & 3, 52R-8596, Geographic Township of Osnabruck; Township of South Stormont (14815 County Rd 2, Ingleside):

From: “General Commercial (CG)” & “Highway Commercial (CH)”  
To: “General Commercial – Special Exception 10 (CG-10)”

**THE EFFECT** of the proposed rezoning to CG-10 will allow for the following:

- Construction of a three-story, mixed-use building comprised of a commercial space ground floor and two stories accommodating twelve (12) residential units;
- Reduce the required minimum of thirty-eight (38) technical parking spaces to a minimum of thirty-three (33) technical parking spaces;
- Reduce the minimum 3-metre continuous landscaped buffer to a minimum 0-meter continuous landscaped buffer between a required parking area containing more than four parking spaces and an abutting street; and
- Increase the maximum building height from eleven (11) metres to a maximum building height of twelve (12) metres.

If you wish to be notified of the decision, 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](mailto:info@southstormont.ca)

If a person or public body would otherwise have an ability to appeal the decision of the Township of South 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 South Stormont before the by-law is passed, the person or public body is not entitled to appeal the decision.

Only individuals, corporations and public bodies may appeal a By-law to the Ontario Land Tribunal. A Notice of Appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

If a person or public body does not make oral submissions at the 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 Ontario Land Tribunal unless, in the Tribunal’s opinion, there are reasonable grounds to do so.

**The Key Plan** identifies the location of the subject property.



For additional information about this matter, including information about appeal rights, please contact the Community Planner, Moe Hammoud through [mhammoud@southstormont.ca](mailto:mhammoud@southstormont.ca). Additional information and material about the proposed by-law are available to the public for inspection during regular business hours at the township office, 2 Mille Roches Road, Long Sault

Dated at the Township of South Stormont this 24<sup>th</sup> Day of December, 2024

Loriann Harbers, CMO  
Director of Corporate Services/Clerk  
Township of South Stormont  
P. O. Box 84, 2 Mille Roches Road  
Long Sault, ON

Image 1: Proposed South Elevation of Building



Image 2: Proposed Site Plan

