



**PUBLIC MEETING  
COMMITTEE OF ADJUSTMENT  
FOR MINOR VARIANCE  
SECTION 45 OF THE PLANNING ACT, R.S.O. 1990 P.13**

**FILE NO. A-2026-03**

**APPLICANT/OWNER:**

Jordan Zoppas & Bailey Morrissette

**LOCATION OF PROPERTY:**

Bunker Hill Road  
CON 4 N PT LOT 20;  
Geographic Township of Osnabruck  
Township of South Stormont

**PURPOSE AND EFFECT OF APPLICATION:**

To obtain relief from section 10.1(b)(iv) of Zoning By-Law #2011-100 and permit the following:

**Reduce the Minimum Lot Frontage** for a single detached dwelling in the Agricultural Zone from 30 metres to 12 metres.

**TAKE NOTICE THAT** an application under the above file number will be heard by the Committee of Adjustment on **Monday April 20th, 2026, at 6:00 PM** under the authority of Section 45 of the Planning Act.

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.

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 the residents. O. Reg. 175/16, s. 1 (8-10).

**LAND DESCRIPTION** – A key map showing the location of the subject lands is attached.

**ADDITIONAL INFORMATION** relating to the application can be obtained by contacting Shayne Wheeler, Land Development Planner at [swheeler@southstormont.ca](mailto:swheeler@southstormont.ca)

**PUBLIC HEARING** – You are entitled to attend this public hearing in person and 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 below 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 proceeding. Statutory Powers Procedure Act, R.S.O. 1990, c.S.22, s 7.

**NOTICE OF DECISION**- A copy of the decision of the Committee of Adjustment will be sent to the applicant and any individual that requests a notice for the decision.

Dated on this 10<sup>th</sup> day of April, 2026.

Township of South Stormont  
Committee of Adjustment  
2 Mille Roches Road  
PO Box 84 Long Sault, ON K0C 1P0  
[info@southstormont.ca](mailto:info@southstormont.ca)

**Key Map**

Minor Variance Application No. A-2026-03

