



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

FILE NO. A-2026-02

APPLICANT/OWNER:

Robert Pelkey

LOCATION OF PROPERTY:

17536 McPhail Road
CON 7 N PT LOT 9;
Geographic Township of Cornwall
Township of South Stormont

PURPOSE AND EFFECT OF APPLICATION:

To obtain relief from section 13.1(b) of Zoning By-Law #2011-100 and permit the following:

1. **Reduce the Minimum Lot Area** in the Salvage Yard Zone from 5 hectares to the proposed severed lot area of 4.54 hectares
2. **Reduce the Side Yard Setback** in the Salvage Yard Zone from 37.5 metres to the proposed 19.77 metres.
3. **Recognize the Existing Front Yard Setback** of 23.34 metres, which does not meet the minimum front yard setback in the Salvage Yard Zone of 37.5 metres.

The variance will fulfill the conditions of provisional consent (severance) application No. B-29-24.

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

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.

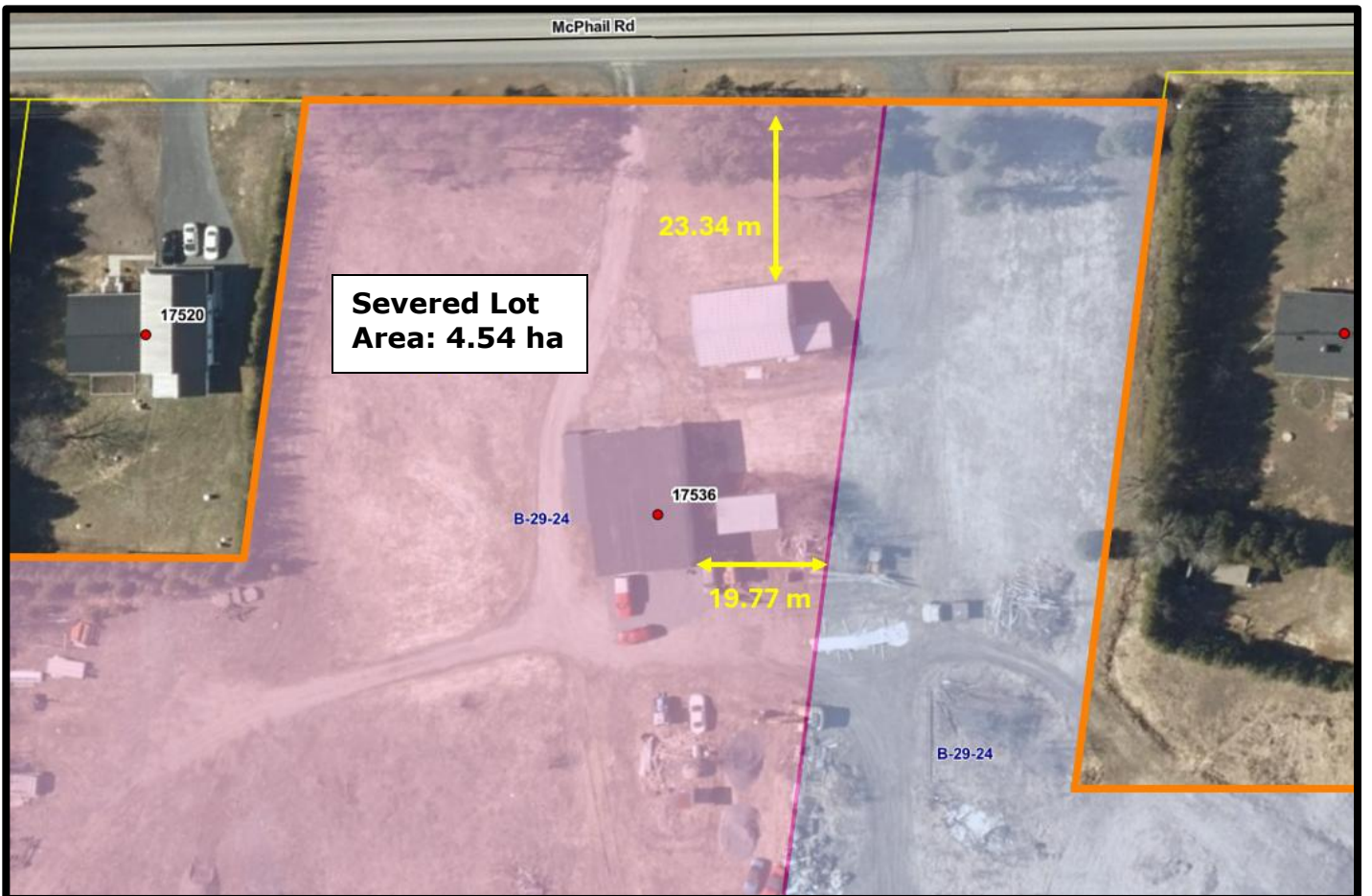
NOTICE OF DECISION- A copy of the decision of the Committee of Adjustment will be sent to the applicant and any individual that requests a notice for the decision.


Dated on this 10th 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

Key Map

Minor Variance Application No. A-2026-02



	Subject Property
	Proposed Severed Parcel