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## **Committee of Adjustment**

### **Notice of Public Hearing**

**Take Notice** that the Committee of Adjustment for the Township of Selwyn is holding a public hearing, to consider an application for a Minor Variance under Section 45 of the *Planning Act, R.S.O. 190, c.P13*, as amended.

**Hearing Date:** Tuesday, May 26, 2026  
**Hearing Time:** 12:45 p.m.  
**Hearing Location:** Electronic (virtual) Hearing – See below for details  
or  
Council Chambers (lower level), 1310 Centre Line, Selwyn

**File No.:** A-07-26  
**Applicant/Owner:** Joe Ferrera c/o Napa Valley Contracting  
**Agent:** TD Consulting INC. (T. DeBoer)  
**Property Location:** 26 Edward Street – Lakefield

The application seeks relief from the provisions of Zoning By-law No. 2009-021, as amended, to permit a  $\pm 643\text{m}^2$  ( $\pm 6921\text{ft}^2$ ) townhouse building containing 6 principal dwelling units as well as proposed second units for a total of 12 dwelling units, as follows:

1. With reference to Section 4.11.3.3 – Multiple Residential (R3) Streetfront Townhouse Dwelling Regulations – to increase the maximum permitted lot coverage (all buildings and structures) for units 2, 3 and 4, as shown on Proposed Site Plan prepared by TD Consulting with last revised date of April 17, 2026, from 40% to 46.8%
2. With reference to Section 4.11.3.3 – Multiple Residential (R3) Streetfront Townhouse Dwelling Regulations – to increase the maximum permitted lot coverage (all buildings and structures) for unit 5, as shown on Proposed Site Plan prepared by TD Consulting with last revised date of April 17, 2026, from 40% to 46.7%
3. With reference to Section 3.29 vii – Off-Street Parking Requirements – to increase the permitted driveway width per lot from not more than 50% to a maximum of 6 m of the front yard to not more than 90% to a maximum of 5.4 m of the front yard.

## Options for Public Input to the Committee of Adjustment:

**Written submissions** - may be submitted prior to the granting of the minor variance(s) to the attention of Per Lundberg, Planner, Township of Selwyn:

- **Email** - No later than 11:00 a.m. on the date of the Public Hearing:  
[planning@selwyntownship.ca](mailto:planning@selwyntownship.ca)
- **Drop Box (Municipal Office Adjacent to the Front Door)** - No Later than 11:00 a.m. on the date of the Public Hearing
- **Mail** (note - allow for sufficient delivery prior to the Public Hearing):  
Township of Selwyn, PO Box 270, Bridgenorth, ON K0L 1H0
- **Fax** - No Later than 11:00 a.m. on the date of the Public Hearing: 705-292-8964

## How to Participate in the Public Hearing

In-Person (Council Chamber)	Virtual (Zoom)
<p>Any person wishing to make an oral submission may attend the public hearing (no need to register as a delegation).</p> <p><b>There is limited space in the Council Chambers. For those that only wish to watch the meeting we encourage you to watch through our Livestreaming.</b> Link to Livestreaming is noted below.</p>	<p>Any person wishing to make an oral submission may attend the public meeting virtually. Contact the Clerk by email at <a href="mailto:achittick@selwyntownship.ca">achittick@selwyntownship.ca</a> <b>no later than 4:00 p.m. on the day prior to the scheduled public hearing</b> to be provided with the zoom link. When emailing indicate if you are:</p> <ul style="list-style-type: none"> <li>- in favour of</li> <li>- opposed to</li> <li>- have questions</li> </ul> <p>It is the responsibility of those interested in attending virtually to have the technology in place to connect to the meeting.</p>
<p><b>Livestreaming (Watch the meeting via livestreaming on You Tube)</b></p>	
<p><a href="https://www.youtube.com/user/SelwynTownship">https://www.youtube.com/user/SelwynTownship</a></p>	

**Additional information:** relating to the proposed amendment is available on the Township Website, [Minor Variance](#) page (refer to **A-07-26**) or by contacting Per Lundberg at 705-292-9507 ext. 220, or [planning@selwyntownship.ca](mailto:planning@selwyntownship.ca). A copy of the report and other relevant information will be posted on the Township's website the week of the Public Hearing.

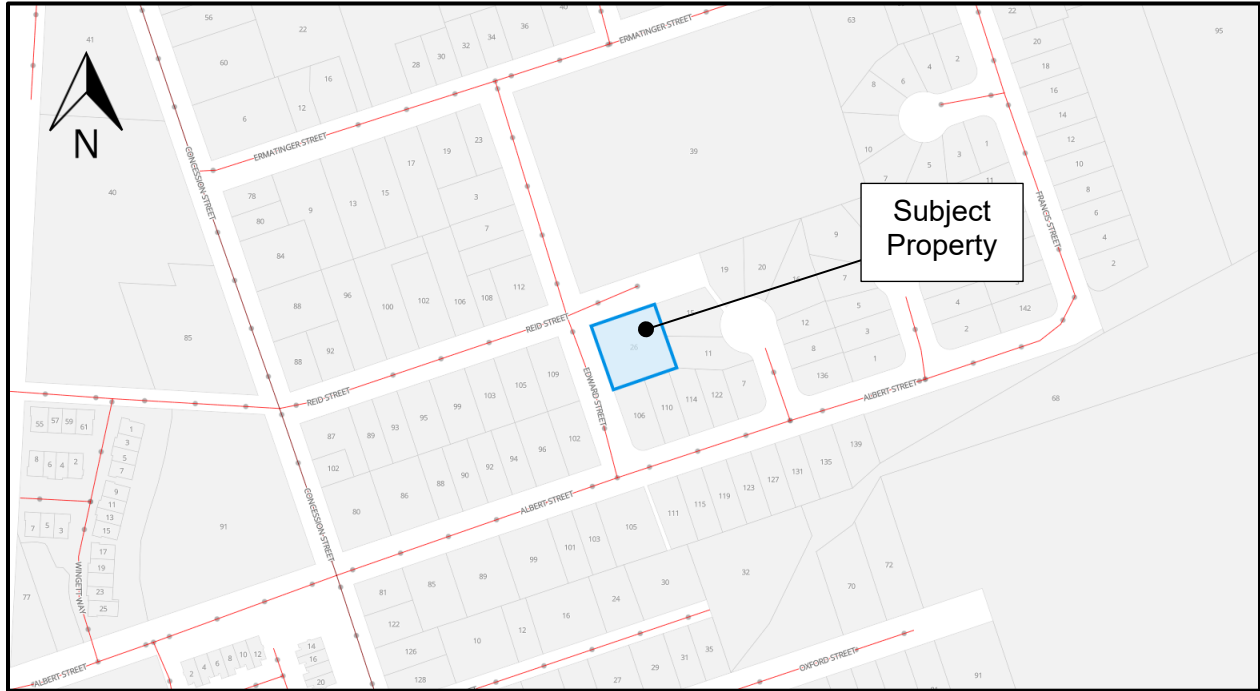
**If a specified person or public body** does not make oral submissions at the public hearing or make written submissions to the Committee of Adjustment of the Township of Selwyn before the variance is granted, the specified person or public body may not be entitled to appeal the decision of the Committee of Adjustment of the Township of Selwyn to the Ontario Land Tribunal.

**Notification of Decision:** If you wish to be notified of the decision of the Committee of Adjustment of the Township of Selwyn on the proposed minor variance(s), you must make written request to the Secretary-Treasurer of the Committee of Adjustment of the

Township of Selwyn by mail, fax, email or drop box (see details under written submissions).

**Other Applications** The subject lands are not subject to any other applications under the *Planning Act*.

### Key Map



Per Lundberg, Secretary-Treasurer, Committee of Adjustment

**Dated** at the Township of Selwyn, Tuesday, May 05, 2026.