



Mailing Address
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www.selwyntownship.ca

Notice of a Complete Application and Public Meeting Concerning a Proposed Zoning By-law Amendment

Take notice that the Corporation of the Township of Selwyn is in receipt of a complete application to amend Zoning By-law No. 2009-021, as amended, for certain lands described as being Part Lot 26, Concession 12 in the Smith Ward having the municipal address of 1956 12th Line

Take notice that the Corporation of the Township of Selwyn will hold a Public Meeting on **Tuesday, August 12th, 2025 at 1:30 p.m.** to consider the proposed Zoning By-law Amendment under Section 34 of the *Planning Act*, R.S.O., 1990, as amended.

Participation in the Public Hearing

Virtual

Any person may attend the virtual public meeting and make written and/or oral submissions either in support or opposition to the proposal. In order to make arrangements to attend the virtual meeting please contact the Clerk by email at achittick@selwyntownship.ca no later than 4:00 p.m. on the day **prior** to the scheduled public meeting. You will be given guidance and instructions on how to attend via Zoom. It is the responsibility of those interested in attending to have the technology in place to connect to the meeting.

Location

The key map below indicates the location of the lands which are subject to this application. The subject property is legally described as Part Lot 26, Concession 12 (Smith) having the municipal address of 1956 12th Line

The Zoning By-law Amendment

The subject property is currently zoned Agricultural (A) Zone and Environmental Protection (EP) Zone. The proposed amendment will re-zone the subject lands with a site-specific (A) zone in order to permit a second dwelling unit in the front yard of the subject property, to permit a full basement for the 2nd unit, to increase the maximum permitted separation distance between the principal dwelling and second unit from 30 to 42 metres and to increase the maximum permitted area of the 2nd unit from 60% to 78.3% of the footprint area of the principal dwelling.

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

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Selwyn 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 opinion of the Tribunal, there are reasonable grounds to do so.

Additional information: relating to the proposed amendment is available on the Township Website www.selwyntownship.ca or by contacting Per Lundberg at 705-292-9507 ext. 220, or planning@selwyntownship.ca. Please quote file number **C-03-25**. A copy of the Planner's report and other relevant information will be posted on the Township's website the week of the Public Meeting.

Notification of Decision: If you wish to be notified of the decision of the Township of Selwyn on the proposed zoning by-law amendment, you must make a written request to the Township of Selwyn by mail, fax, email or drop box (see details under written submissions).

Other Applications: There are no other related applications.

Written submissions to the Township of Selwyn may be submitted prior to the passing of the Zoning By-law Amendment to the attention of Per Lundberg, Planner, Township of Selwyn:

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

Dated this July 18th, 2025, at the Township of Selwyn.

Angela Chittick, Clerk
Township of Selwyn
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Bridgenorth ON K0L 1H0
705-292-9507 x. 221
achittick@selwyntownship.ca

Per Lundberg, Planner
Township of Selwyn
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KEY MAP

