



Mailing Address  
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## 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 28, Concession 13 in the Smith ward having the municipal address of 2385 Northey's Road

**Take notice** that the Corporation of the Township of Selwyn will hold a Public Meeting on **Tuesday, May 26, 2026 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 hearing and make written and/or oral submissions either in support or opposition to the proposal. In order to make arrangements to attend the virtual hearing please contact the Clerk by email at [achittick@selwyntownship.ca](mailto: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 hearing.

#### 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 of Lot 28, Concession 13 (Smith) having the municipal address of 2385 Northey's Road.

### The Zoning By-law Amendment

The subject property is currently zoned **Agriculture (A) Zone** and **Environmental Protection (EP) Zone**. The zoning amendment facilitates the construction of second dwelling unit on the property to be located within the (A) Zone. The zoning amendment is needed to permit a full basement in the second unit, a separation distance between the principal dwelling and the second unit of  $\pm 98.3$  m, to permit the second unit within the front yard of the subject property and to permit a second dwelling unit area of  $173.9 \text{ m}^2$  ( $1872 \text{ ft}^2$ ) being 72% 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](http://www.selwyntownship.ca) or by contacting Per Lundberg at 705-292-9507 ext. 220, or [planning@selwyntownship.ca](mailto:planning@selwyntownship.ca). Please quote file number C-08-26. 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](mailto:planning@selwyntownship.ca)
- **Fax** – No later than 11:00 AM on the date of the Public Meeting: 705-292-8964

Dated this May 4, 2026 at the Township of Selwyn.

**Angela Chittick**, Clerk  
Township of Selwyn  
P.O. Box 270  
Bridgenorth ON K0L 1H0  
705-292-9507 x. 221  
[achittick@selwyntownship.ca](mailto:achittick@selwyntownship.ca)

**Per Lundberg**, Planner  
Township of Selwyn  
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# KEY MAP

