Township of Selwyn
Naturally Great.

Mailing Address
PO Box 270 Bridgenorth
Ontario K0L 1H0

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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 as of November 13, 2026, 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 25, Concession 8 in the Smith Ward having the municipal address of 1880 8th Line.

Take notice that the Corporation of the Township of Selwyn will hold a Public Meeting on **Tuesday, December 15th, 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

In-Person (Council Chamber)	Virtual (Zoom)
Any person wishing to make an oral submission may attend the public meeting (no need to register as a delegation). **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**. Link to Livestreaming is noted below.	Any person wishing to make an oral submission may attend the public meeting virtually. 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** to be provided with the zoom link. When emailing indicate if you are: - in favour of - opposed to - have questions It is the responsibility of those interested in attending virtually to have the technology in place to connect to the meeting.
Livestreaming (Watch the meeting via livestreaming on You Tube)	
https://www.youtube.com/user/SelwynTownship	

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 25, Concession 8 (Smith Ward) having the municipal address of 1880 8th Line.

The Zoning By-law Amendment

The Township has received a complete application for the re-zoning of the subject lands as stated above. The purpose of the zoning amendment application is to re-zone the subject property to a Highway Commercial (C1-x) exception zone to permit a landscaping contractor's yard. Proposed on-site facilities including a workshop building, an accessory office building, covered and uncovered landscape material storage containers as well as plant nursery areas.

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 http://www.selwyntownship.ca/ZBA or by contacting Per Lundberg at 705-292-9507 ext. 220, or planning@selwyntownship.ca. Please quote file number C-17-26. 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 Planning Act 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:

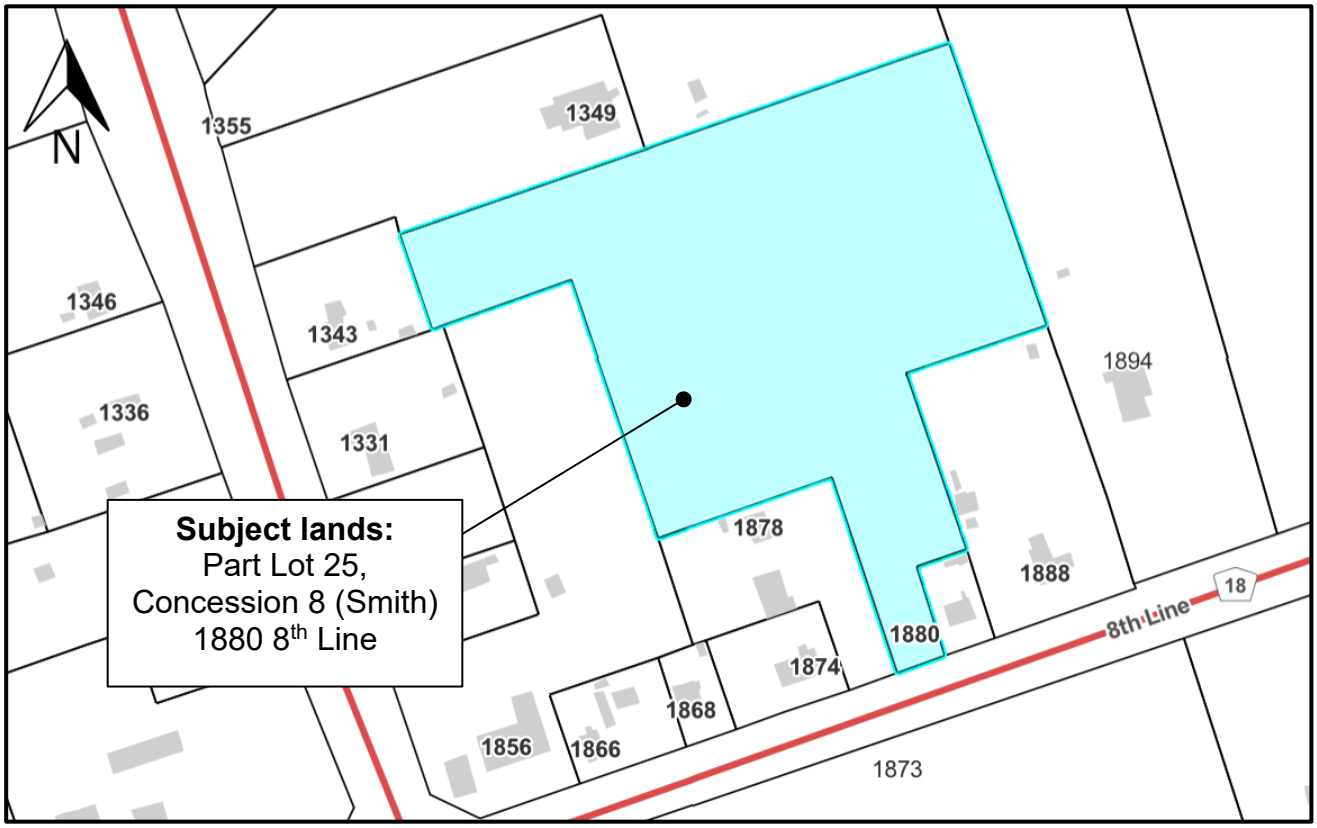
- **Drop Box (Municipal Office Adjacent to the Front Door)** – No later than 11:00 AM on the date of the Public Meeting
- **Mail** (note – allow for sufficient delivery prior to the Public Meeting): Township of Selwyn, PO Box 270, Bridgenorth, ON K0L 1H0
- **Email** – No later than 11:00 AM on the date 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 November 16th, 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

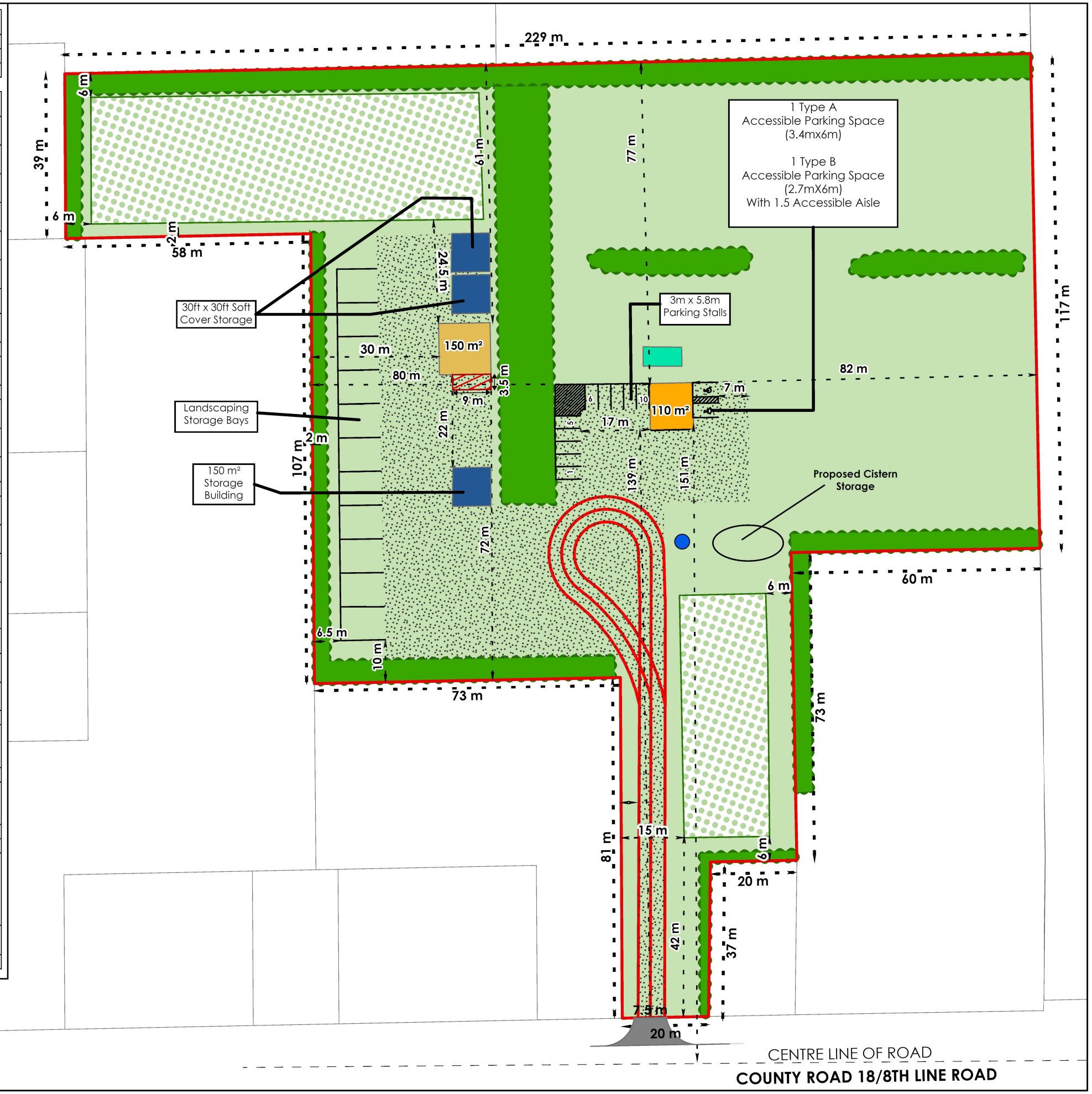
Per Lundberg, Planner
Township of Selwyn
P.O. Box 270
Bridgenorth ON K0L 1H0
705-292-9507 x. 220
planning@selwyntownship.ca

KEY MAP



SITE STATISTICS CHART	
Address	1880 8th Line, Township of Selwyn
Existing Zone	Rural Exception Zone 254 (RU-254)
Proposed Zone	Highway Commercial Exception Zone (C1-XX)

REGULATIONS	REQUIRED (C1)	PROPOSED
Min. Lot Area (ha)	0.3	2.8
Min. Lot Frontage (m)	45	20
Min/Max. Lot Depth (m2)		
Max. Lot Coverage (%)	50	1
Min. Landscape Coverage (%)	10	43
Max. Building Height (m)	11	1 STOREY
SETBACKS (m) (WORKSHOP)		
Min. Front	15	Approx. 154
Min. Rear	12	61
Min. Interior side (e)	12	130
Min. Exterior side		
Min. Interior side (w)	12	30
Min. Centreline from Road	28	Approx. 154
OUTDOOR DISPLAY & STORAGE		
Min. Front	8 m	42
Max. Lot Coverage (%)	30	14
Min. Interior Side Yard Setback	6	6
Min. Rear Side Yard Setback	6	6
Min. Landscaping Strip/Fence Height (m)	1.8 m from finished grade	Existing Tree line / Landscaping Strip
ACCESSORY BUILDING (OFFICE)		
Min. Interior Side Yard (w)	3	30
Min. Interior Side Yard (e)	3	82
Min. Rear Yard	3	61
Min. Setback between Office & Workshop	2	37
Min. Height	6	1 storey
Min. Lot Coverage (%) All Accessory Structures	5	1.5
PARKING		
No. of Parking Spaces	12	15
Ratio of Parking	1 space for every employee working on the premises during the peak business period	1 space for every employee working on the premises during the peak business period
Dimension of Parking Spaces (m)	3 x 6	3 x 6
Min. Drive Aisle	7	7



CONCEPTUAL SITE PLAN

1880 8th Line(County Road 18)
Township of Selwyn
County of Peterborough

FIGURE 3

Legend

- Office
- Workshop
- Tree Nursery
- Proposed Gravel Driveway
- Proposed Paved Driveway Entrance
- Landscaping
- Proposed Septic System
- Proposed Loading Zone
- Landscaping Strip
- Existing Well
- Proposed Fire Route

Data Sources
Esri, HERE, Garmin, USGS, METI/NASA, NGA

County of Peterborough GIS

Meters
0 5 10 20 30 40

NAD1983 UTM ZONE 17N SCALE: 1:1,415

Created In:	ArcGIS Pro
Drawn By:	NB
Checked By:	AT
Map Date:	9/22/2026
Project Number:	11233

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