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www.selwyntownship.ca

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, September 22, 2026
Hearing Time: 12:50 p.m.
Hearing Location: Electronic (virtual) Hearing – See below for details
or
Council Chambers (lower level), 1310 Centre Line, Selwyn

File No.: A-11-26
Applicant/Owner: Stephen Gynane
Agent: Aside Architects (Neil Campbell)
Property Location: 20 Queen Street – Lakefield Ward

The application seeks relief from the provisions of Zoning By-law No. 2009-021, as amended, to permit a retail store with a garden centre having a footprint area of 1188 m² (12787.5 ft²), as follows:

1. With reference to Section 4.16.4(iii) – Local Commercial Zone Regulations – to increase the maximum of height of a building from 11 metres to 12.5 metres.
2. With reference to Section 4.16.4(vii) – Local Commercial Zone Regulations – to increase the maximum lot coverage (all buildings and structures) from 80% to 82.5%.
3. With reference to Section 4.16.4(vi) – Local Commercial Zone Regulations – to decrease the minimum rear yard (Charlotte Street) setback from 12 metres to 6.15 metres.

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

- **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)
Any person wishing to make an oral submission may attend the public hearing (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 hearing 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	

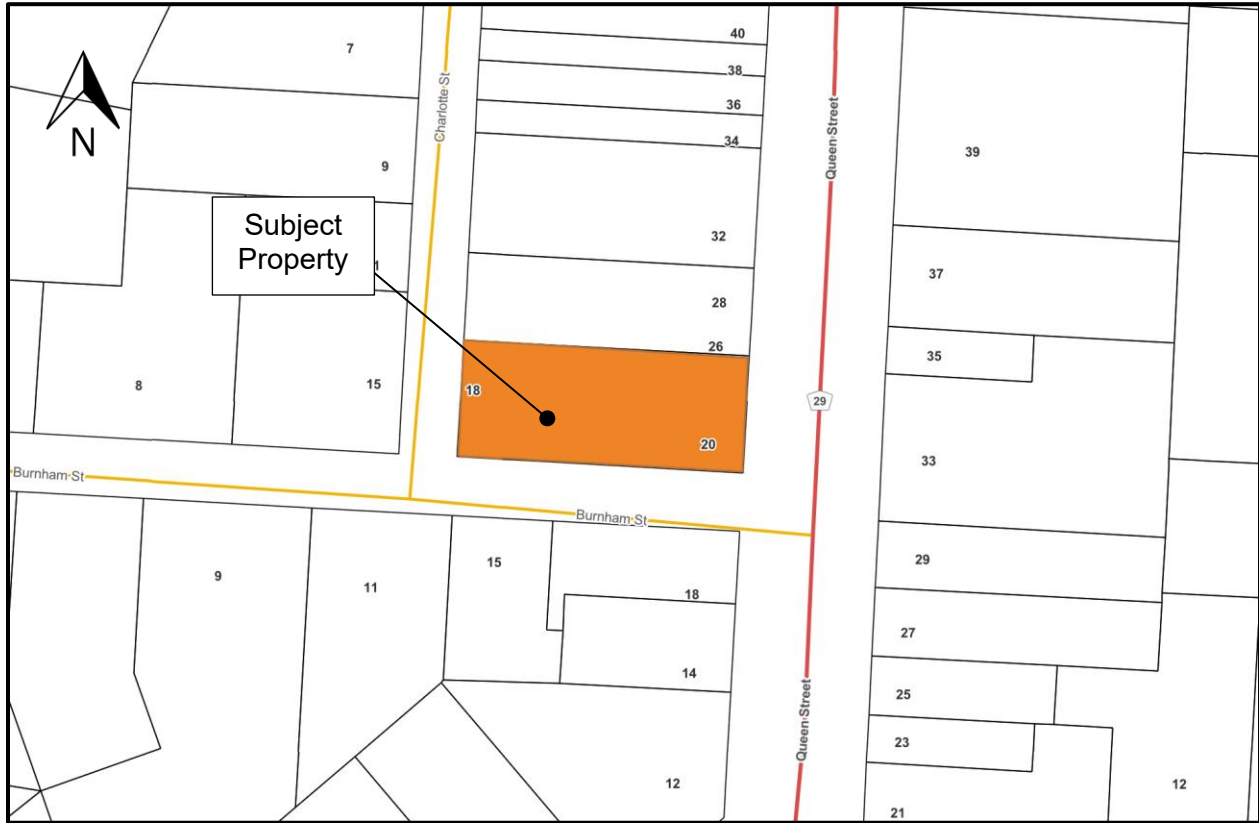
Additional information: relating to the proposed amendment is available on the Township Website, [Minor Variance](#) page (refer to **A-11-26**) or by contacting Per Lundberg at 705-292-9507 ext. 220, or planning@selwyntownship.ca. A copy of the report and other relevant information will be posted on 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).

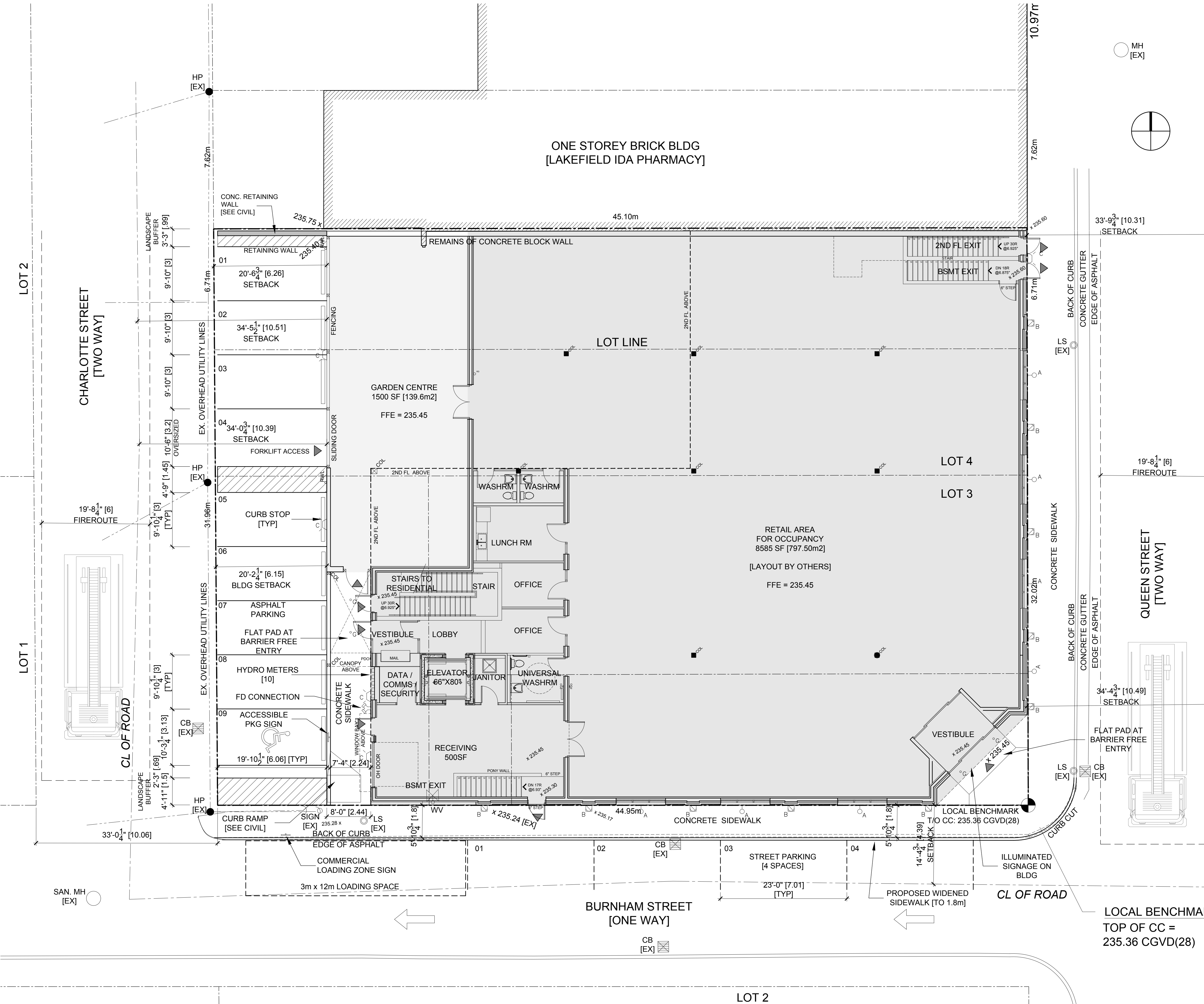
Other Applications The subject lands are subject to a site plan application (Township File No. SP-02-26)

Key Map



Per Lundberg, Secretary-Treasurer, Committee of Adjustment

Dated at the Township of Selwyn, Tuesday, September 08, 2026.



ZONING BY-LAW NO 2009-021
MINOR VARIANCE A-1/85
ZONE: LOCAL COMMERCIAL C2 4.16
USE: RETAIL COMMERCIAL ESTABLISHMENT
24 QUEEN ST., LAKEFIELD
SURVEY COMPLETED ON JAN 16, 2026,
CHRISTOPHER MUSCLOW, OLS.

LOT 3 AND PART OF LOT 4
WEST OF QUEEN STREET, REGISTERED PLAN No. 2
GEOGRAPHIC VILLAGE OF LAKEFIELD
TOWNSHIP OF SELWYN, COUNTY OF PETERBOROUGH

PLANS AS PER ONTARIO REGULATION 413/12 MADE UNDER
ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT, 2005

LOT AREA	
MIN LOT AREA REQUIRED	1400.4m ²
LOT AREA	1441.4m ²

FRONTAGES	
MIN LOT FRONTAGE	15m
LOT FRONTAGE [QUEEN ST]	32.02m
LOT FRONTAGE [CHARLOTTE ST]	45.1m
LOT FRONTAGE [BURNHAM ST]	44.95m
MIN LOT DEPTH FOR CORNERS	36m

BLDG HEIGHT	
MAX BLDG HEIGHT	11m/ 36'-0"
PROPOSED HEIGHT [2 STOREYS]	12.5m/ 41'-0"

SETBACKS	
1 QUEEN ST	
MIN FRONT YARD	0m
PROPOSED FRONT YARD	0m
[AS PER COUNTY REQUIREMENTS, THE PROPOSED BUILDING DOES NOT ENCROACH ON THE PROPERTY LINE]	
STREET CENTRELINE	10.31m
2 BURNHAM ST	
MIN EXTERIOR YARD	0m
PROPOSED EXTERIOR YARD	0m
STREET CENTRELINE	4.39m
3 CHARLOTTE ST	
MIN REAR YARD	12m [10.8m]
[90% OF 12m PERMITTED AS PER A-1/85]	
PROPOSED REAR YARD	12m
STREET CENTRELINE	10.39m
REFER TO BLDG ELEVATIONS FOR SETBACK TO CL OF STREET [LIMITING DISTANCES] AND THE % OF UNPROTECTED OPENINGS.	

DAY LIGHT TRIANGLE [QUEEN ST/ BURNHAM ST]	
REQUIRED SETBACK	5m
PROPOSED SETBACK	5m

LANDSCAPE BUFFER	
LOADING SPACES TO BE 1.5m MIN. FROM SIDE YARD LOT LINE	
PROPOSED LANDSCAPE BUFFER	<1.5m

COVERAGE	
LOT AREA	1441.4m ²
BUILDING AREA	12,787 SF/ 1188m ²
MAX BLDG LOT COVERAGE	80.53%
PROPOSED BLDG COVERAGE	82.42%
[1188 / 1441.4]	

VEHICULAR	
VEHICULAR AREA	194.3m ²
PROPOSED VEHICULAR COVERAGE	13.5%

LANDSCAPE	
MIN LANDSCAPED OPEN SPACE	10%
PROPOSED LANDSCAPED COVERAGE	0%

PARKING REQUIREMENTS	
4% OF ALL PARKING SPACES TO BE BARRIER FREE	
A [3.0m] = B [3.6m] SIZE BARRIER FREE PARKING SPACES	
ONE BARRIER FREE PARKING SPACE IS REQUIRED	

LOADING SPACES	
PROPOSED LOADING SPACES	0
[LOADING IS TO BE DONE OFF OF BURNHAM ST.]	

COMMERCIAL PKG REQUIREMENTS [SECTION 3.29]	
1 PARKING SPACE/ 28m ² [RETAIL AREA]	
PROPOSED RETAIL AREA	8585 SF/ 797.5m ²
797.5 / 28 =	29 PARKING SPACES

RESIDENTIAL PKG REQUIREMENTS	
2 SPACES/ DWELLING UNIT	
9 UNITS X 2	18 PKG SPACES

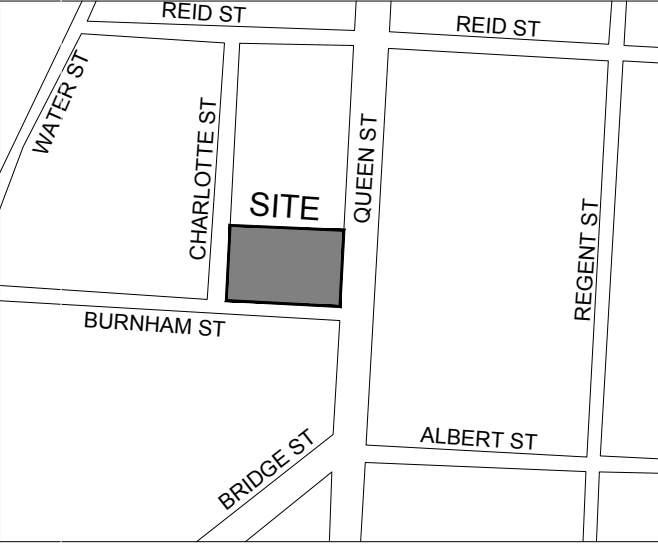
TOTAL NO OF PKG SPACES REQ'D	47 PKG SPACES
RESIDENTIAL [18]+COMMERCIAL [29]	
ON SITE PARKING PROVIDED	9
PKG RELAXATION [ZONING A-1/85]	-19
CASH IN LIEU OF PARKING	19

BUILDING STATS	
DWELLING UNITS [2ND FLOOR]	
9 UNITS PROPOSED	
DWELLING UNIT REQUIREMENTS	
MIN UNIT AREA	
REQ AREA ONE BEDRM	56m ²
PROPOSED ONE BEDRMS	
201 [TYPE 01]	
1 BEDRM	[675 SF/ 62.7m ²
203, 205, 208, 209 [TYPE 02]	
1 BEDRM	[745 SF/ 69.m ²
206 [TYPE 04]	
1 BEDRM	[745 SF/ 69.m ²

REQ AREA TWO BEDRM	70m ²
PROPOSED TWO BEDRMS	
202 [TYPE 06]	
2 BEDRM	[1054 SF/ 97.9]
204 [TYPE 05]	
1 BEDRM + DEN	[1275 SF/ 115.7m ²
207 [TYPE 03]	
2 BEDRM	[955 SF/ 88.7m ²

TOTAL BLDG AREA	12,787 SF/ 1188m ²
GARDEN CTR AREA	1,500 SF/ 139.6m ²
LEASEABLE RETAIL AREA	
• INCLUDES GARDEN CTR, LOADING, WASHRMS, OFFICES, LUNCH RM, VESTIBULE	
RETAIL AREA	8,585 SF/ 797.5m ²
• EXCLUDES OFFICES, WASHRMS, LUNCH RM, STAIRS, LOADING, VESTIBULE, ELEVATOR	
GROSS FLOOR AREA	30, 257 SF/ 2660m ²

BUILDING IS NON-COMBUSTIBLE ON GROUND FLOOR, COMBUSTIBLE CONSTRUCTION ON 2ND FLOOR.
BUILDING IS PROPOSED TO BE SPRINKLERED [UNDER REVIEW]



KEYPLAN NTS

aside architects inc.
148 Hunter Street W., #201
Peterborough, ON, K9H2K8
t.705.812.2451



All drawings are the property of the designer / client and may not be reproduced without permission. The contractor shall check and verify all dimensions on site and report all errors, omissions, or discrepancies to the architect. This drawing is not to be scaled.



KAWARTHA HOME HARDWARE

24 Queen Street
Lakefield, ON

mm/dd/yyyy	description
1 07/13/26	STRUCTURAL
2 08/05/26	CLIENT REVIEW
3 08/13/26	MINOR VARIANCE & SPA
4	
5	
6	
7	
8	
9	
10	
11	
12	

SCALE 1/8" = 1'-0"

SITE PLAN (1.8m SIDEWALK)

a 1.0

AS THIS BUILDING IS BUILT TO SUIT FOR A SPECIFIC RETAIL GROUP, KAWARTHA HOME HARDWARE GARBAGE IS MANAGED ACROSS THEIR OUTLETS IN LAKEFIELD. ALL GARBAGE FOR 24 QUEEN ST IS COLLECTED DAILY FROM THE STORE AND RELOCATED TO THE BINS AT THE HOME HARDWARE BUILDING CENTRE IN TOWN. THIS INCLUDES BOTH RETAIL AND RESIDENTIAL REFUSE.