

In the matter of the *Planning Act*; Revised Statutes of Ontario, 1990, Chapter P.13 and; notice is hereby given that an application for minor variance under the file number noted below will be heard by the Committee of Adjustment for the Township of Wainfleet at the date and place shown below.

 Notice of Public Hearing	FILE NUMBER	A08/2026W										
	APPLICANT	Limberlost Design Studio Inc. on behalf of Stephen Bertrand										
	SUBJECT LANDS	10804 Rathfon Road Concession 1 Part Lot 8 RP 59R17690 Part 2										
	HEARING DATE	Wednesday September 16, 2026 at 4:00 p.m.										
	LOCATION	Township of Wainfleet Council Chambers 31940 Highway #3, Wainfleet, Ontario										
	PURPOSE OF THE APPLICATION		KEY MAP									
	The subject property is located on the west side of Rathfon Road, north of Lakeshore Road. The subject property is zoned Rural – A4-2.											
	An application for a minor variance has been submitted to request relief from the following provisions of Zoning By-law 034-2014 to permit the construction of a single-detached dwelling with a secondary suite on the subject property:											
	<table><tr><th>Section of Bylaw</th><th>By-law Requirement</th><th>Application Request</th></tr><tr><td>Section 4.8 - Basement or Cellar</td><td>No cellar or part of a cellar of any building shall be used as a whole dwelling unit</td><td>Secondary suite to be entirely located in basement of dwelling</td></tr><tr><td>Section 4.20 e) – Secondary Suites</td><td>The secondary suite shall not exceed 40% of the gross floor area of the primary residential unit in the dwelling</td><td>Proposing a secondary suite of 46% of the gross floor area of the principal dwelling unit</td></tr></table>			Section of Bylaw	By-law Requirement	Application Request	Section 4.8 - Basement or Cellar	No cellar or part of a cellar of any building shall be used as a whole dwelling unit	Secondary suite to be entirely located in basement of dwelling	Section 4.20 e) – Secondary Suites	The secondary suite shall not exceed 40% of the gross floor area of the primary residential unit in the dwelling	Proposing a secondary suite of 46% of the gross floor area of the principal dwelling unit
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Section 4.20 e) – Secondary Suites	The secondary suite shall not exceed 40% of the gross floor area of the primary residential unit in the dwelling	Proposing a secondary suite of 46% of the gross floor area of the principal dwelling unit										
	PURPOSE OF PUBLIC HEARING This is a public hearing called for the purpose of hearing evidence for, or in opposition to, the above noted application. Anyone wishing to register objections, support or comments concerning this application may present them in writing to the Secretary-Treasurer prior to the hearing and/or at the hearing, or make a verbal presentation at the hearing. If you are aware of any person interested in or affected by this application who has not received a copy of this notice you are asked to inform that person of this hearing.											
 Have Your Say	YOUR INPUT IS ENCOURAGED! The Committee would appreciate receiving your written and/or verbal comments regarding this application. For consideration within the recommendation report and circulation in the comments package, written comments must be received by September 7, 2026. If the Secretary-Treasurer does not receive your comments by this date, it may be presumed you have no objection to the proposal. Should an extension be required, please contact the Secretary-Treasurer. Verbal comments will be received by the Committee at the public hearing. Unless indicated otherwise, personal information and all comments will become part of the public record and may be publicly released. It is recommended that the applicant or authorized agent of the applicant be present at the hearing. Please note that if you do not attend this hearing, the Committee may proceed in your absence and you will not be entitled to any further notice in the proceedings.											
 Information	NEED MORE INFORMATION? Information regarding the application, including copies of submitted drawings and supporting studies, is available on the Township’s website at www.wainfleet.ca/coa by clicking on the Committee of Adjustment Notices tab. Any person requiring further information on the application should contact Sarah Ivins, Planner, at 905-899-3463 ext. 225 or planning@wainfleet.ca.											

David Scott

David Scott
Secretary – Treasurer

