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Ontario KOL 1H0

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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, December 10, 2024
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-31-24
Applicant/Owner: John Ribeiro
Agent: N/A
Property Location: 59 Lakeshore Boulevard – Ennismore Ward

The application seeks relief from the provisions of Zoning By-law No. 2009-021, as amended, to permit the construction of a new 79.5 m² (856 ft²) detached garage, as follows:

1. With reference to Section 3.1.4 – Lot Coverage and Height – to increase the maximum height for a new accessory detached garage from 6 metres to 7.52 metres (24.67 ft).
2. With reference to Section 3.1.5.1(d) & 4.13.3(v) – Lakeshore Residential (LR) Zone regulations – to reduce the front yard setback to a new accessory detached garage from 7.5 metres to 4.36 metres.
3. With reference to Section 3.34(b) – Planned Width of Road – to reduce the setback to a new accessory detached garage from the centre line of a public road from 17.5 metres to 14.36 metres.
4. With reference to Section 3.1.5.1(d) & 4.13.3(v) – Lakeshore Residential (LR) Zone regulations – to reduce the front yard setback to an existing accessory detached garage from 7.5 metres to 2.89 metres.
5. With reference to Section 3.34(b) – Planned Width of Road – to reduce the setback to an existing accessory detached garage from the centre line of a public road from 17.5 metres to 12.89 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)
<p>Any person wishing to make an oral submission may attend the public hearing (no need to register as a delegation).</p> <p>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.</p>	<p>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:</p> <ul style="list-style-type: none"> - in favour of - opposed to - have questions <p>It is the responsibility of those interested in attending virtually to have the technology in place to connect to the meeting.</p>
<p>Livestreaming (Watch the meeting via livestreaming on You Tube)</p>	
<p>https://www.youtube.com/user/SelwynTownship</p>	

Additional information: relating to the proposed amendment is available on the Township Website www.selwyntownship.ca/MinorVarianceApplications (refer to **A-31-24**) 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.

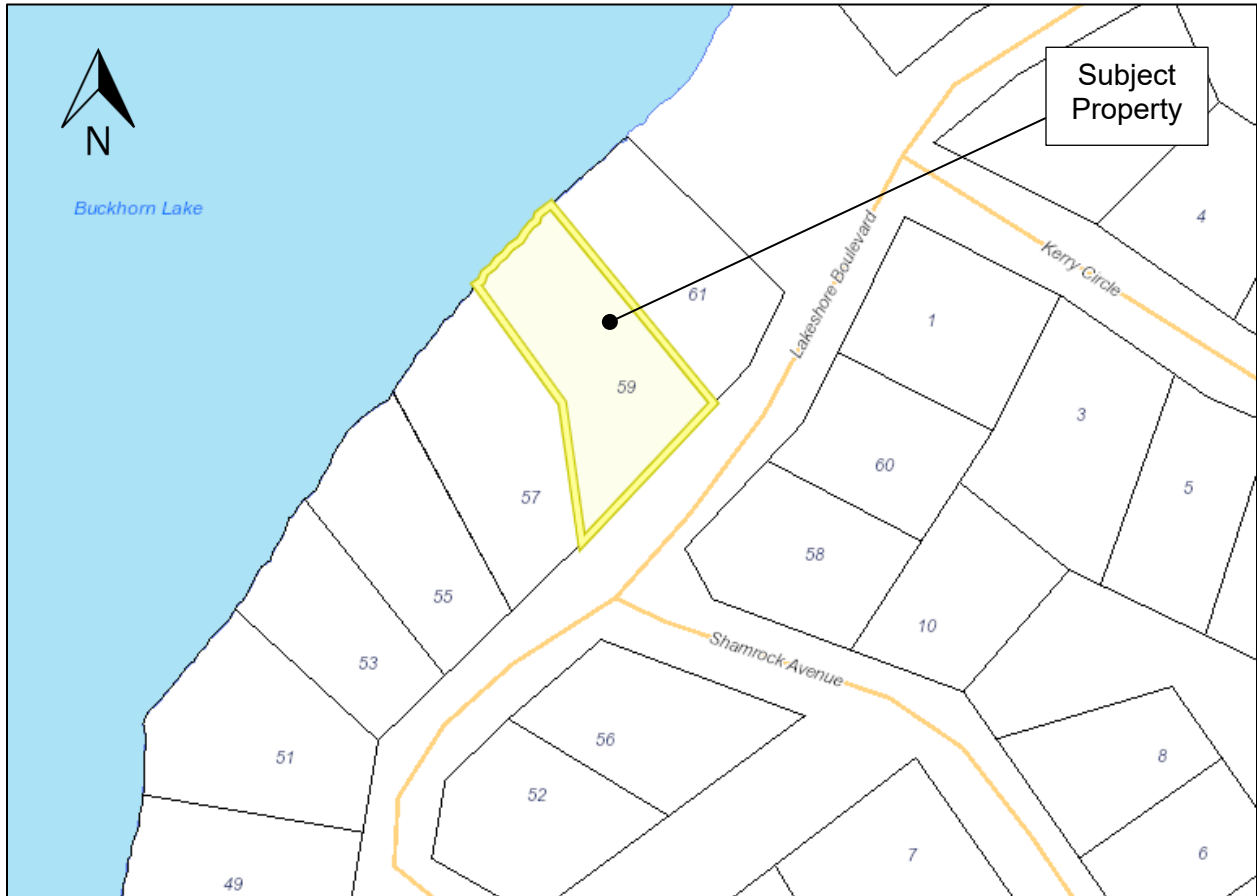
If a specified person or public body does not make oral submissions at the public hearing or make written submissions to the Committee of Adjustment of the Township of Selwyn before the variance is granted, the specified person or public body may not be entitled to appeal the decision of the Committee 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 not subject to any other applications under the *Planning Act*.

Key Map



Per Lundberg, Secretary-Treasurer, Committee of Adjustment

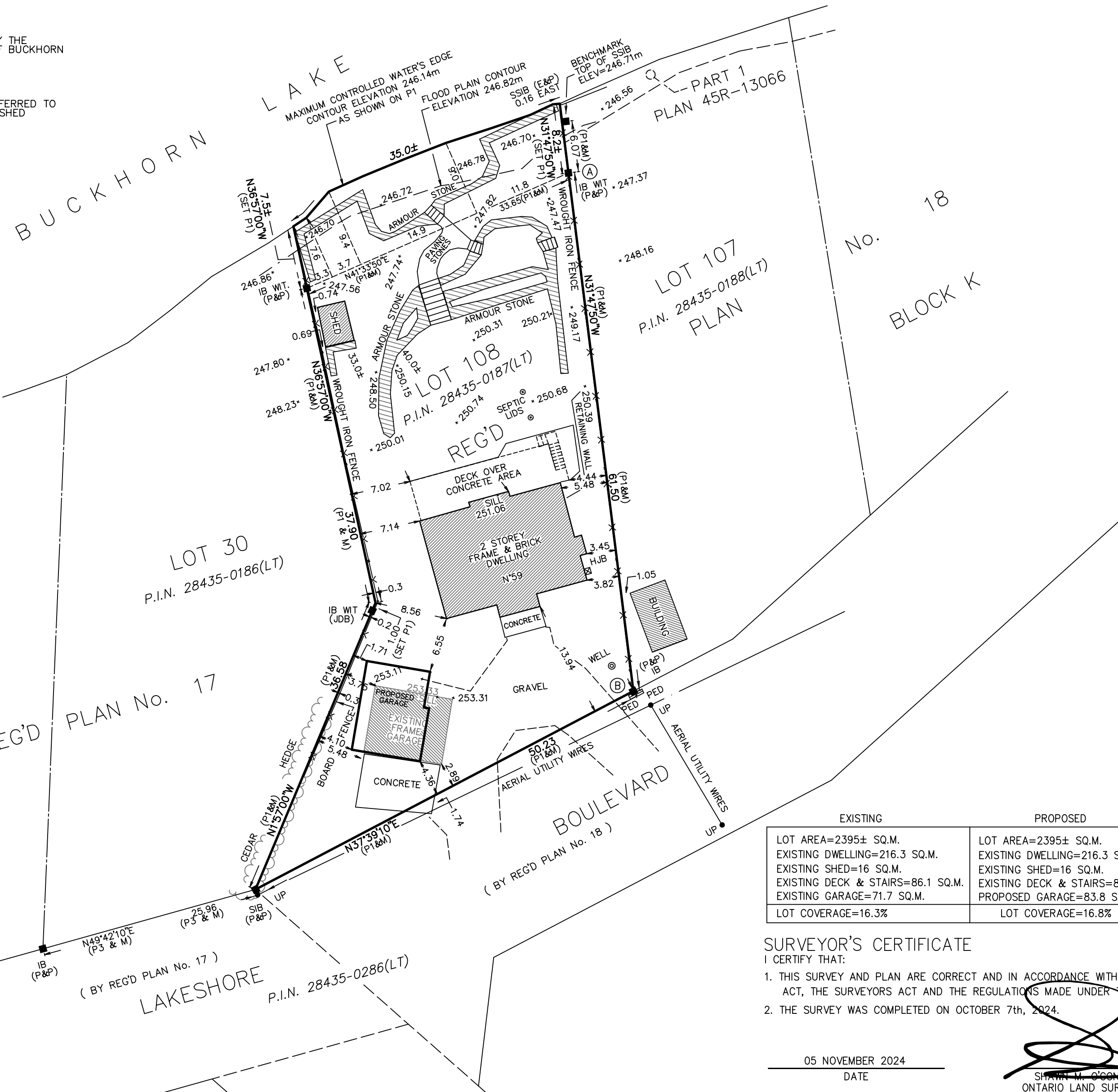
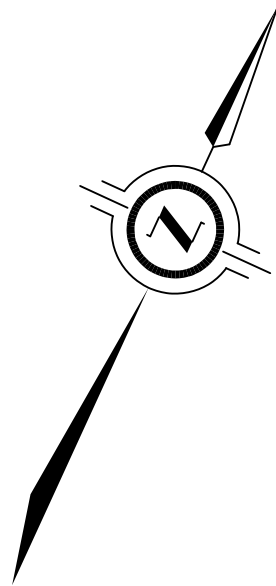
Dated at the Township of Selwyn, Tuesday, November 25, 2024.

ELEVATION NOTE:

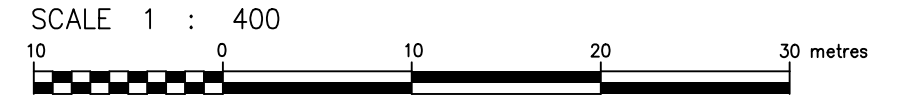
UPPER BUCKHORN LAKE IS ARTIFICIALLY CONTROLLED BY THE TRENT CANAL AUTHORITY BY A DAM AT THE VILLAGE OF BUCKHORN IN LOT 9, CONCESSION 8, TOWNSHIP OF HARVEY.

MAXIMUM CONTROLLED LEVEL IS ELEVATION 246.14m
MINIMUM CONTROLLED LEVEL IS ELEVATION 245.99m

ELEVATIONS ARE GEODETIC DATUM, CGVS28 AND ARE REFERRED TO ONTARIO BENCHMARK No. 0011972U417 HAVING A PUBLISHED ELEVATION OF 254.32m.



SITE PLAN OF
LOT 108
REGISTERED PLAN No. 18
GEOGRAPHIC TOWNSHIP OF ENNISMORE
TOWNSHIP OF SELWYN
COUNTY OF PETERBOROUGH



ELLIOTT AND PARR (PETERBOROUGH) LTD.
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METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0)

FOR BEARING COMPARISONS, A ROTATION OF 1°47'50" COUNTER-CLOCKWISE WAS APPLIED TO THE BEARINGS ON P1, P2 AND P3.

DISTANCES SHOWN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.0000831.

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0).
COORDINATES TO RURAL ACCURACY PER SECTION 14 (2) OF O.REG 216/10.

POINT ID	EASTING	NORTHING
ORP (A)	706 274.51	4 924 987.42
ORP (B)	706 306.90	4 924 935.16

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- JDB DENOTES J.D. BARNES LTD.
- E&P DENOTES ELLIOTT AND PARR (PETERBOROUGH) LTD.
- P&P DENOTES PIERCE AND PIERCE INC. O.L.S.
- M DENOTES MEASURED
- REG'D DENOTES REGISTERED
- P1 DENOTES PLAN BY ELLIOTT & PARR LTD, DATED 24 FEBRUARY 2021
- P2 DENOTES PROJECT 21-19-037-00
- P3 DENOTES PLAN 45R-13066
- REG'D DENOTES REGISTERED PLAN No. 17
- UP DENOTES UTILITY PEDESTAL
- UP DENOTES UTILITY POLE
- HJB □ DENOTES HYDRO JUNCTION BOX

EXISTING	PROPOSED
LOT AREA=2395± SQ.M.	LOT AREA=2395± SQ.M.
EXISTING DWELLING=216.3 SQ.M.	EXISTING DWELLING=216.3 SQ.M.
EXISTING SHED=16 SQ.M.	EXISTING SHED=16 SQ.M.
EXISTING DECK & STAIRS=86.1 SQ.M.	EXISTING DECK & STAIRS=86.1 SQ.M.
EXISTING GARAGE=71.7 SQ.M.	PROPOSED GARAGE=83.8 SQ.M.
LOT COVERAGE=16.3%	LOT COVERAGE=16.8%

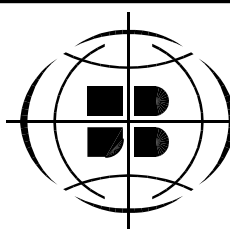
SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON OCTOBER 7th, 2024.

05 NOVEMBER 2024
DATE

(Signature)
SHAWN M. O'CONNOR
ONTARIO LAND SURVEYOR



Elliott and Parr
(PETERBOROUGH)
A Division of J.D. Barnes Limited

211 SHERBROOKE ST PETERBOROUGH, ON K9J 2N2
T: (705) 745-8444 F: (705) 745-5314 www.jdbarnes.com

DRAWN BY: AR	CHECKED BY: SMO	REFERENCE NO.: 21-19-037-02
PLOTTED: 11/5/2024	FILE: EN'E R.P.18	DATED: 11/05/2024