



**Mailing Address**  
PO Box 270 Bridgenorth  
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[www.selwyntownship.ca](http://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, October 22, 2024  
**Hearing Time:** 12:45 p.m.  
**Hearing Location:** Electronic (virtual) Hearing – See below for details  
or  
Council Chambers (lower level), 1310 Centre Line, Selwyn

**File No.:** A-24-24  
**Applicant/Owner:** Rob & Laura Conquer  
**Agent:** J Laurie Young  
**Property Location:** 507 Gifford Drive – Ennismore Ward

The application seeks relief from the provisions of Zoning By-law No. 2009-021, as amended, to permit the construction of a replacement 53.14 m<sup>2</sup> (572 ft<sup>2</sup>) 2-storey garage, as follows:

1. With reference to Section 3.1.5 – Highwater Setback Provisions – to reduce the minimum highwater setback from 30 metres to ±26 metres to a replacement garage.
2. With reference to Section 4.13.3(iv) – Lakeshore Residential (LR) Zone Regulations – to reduce the minimum front yard setback from 7.5 metres to 3.5 metres.
3. With reference to Section 3.34(b) – Planned Width of Road– to reduce the minimum setback from the centre line of a Township road from 17.5 metres to 13.5 metres.
4. With reference to Section 3.1.4 – Accessory Structure Lot Coverage and Height – to increase the maximum permitted height for a detached garage from 6 metres to 6.9 metres.
5. With reference to Section 3.29.5(c) – Parking Area on a Lot – to reduce the minimum street line (front yard) setback for a parking area from 2 metres to 0 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](mailto: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><b>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.</b> 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 <a href="mailto:achittick@selwyntownship.ca">achittick@selwyntownship.ca</a> <b>no later than 4:00 p.m. on the day prior to the scheduled public hearing</b> to be provided with the zoom link. When emailing indicate if you are:</p> <ul style="list-style-type: none"> <li>- in favour of</li> <li>- opposed to</li> <li>- have questions</li> </ul> <p>It is the responsibility of those interested in attending virtually to have the technology in place to connect to the meeting.</p>
<b>Livestreaming (Watch the meeting via livestreaming on You Tube)</b>	
<a href="https://www.youtube.com/user/SelwynTownship">https://www.youtube.com/user/SelwynTownship</a>	

**Additional information:** relating to the proposed amendment is available on the Township Website [www.selwyntownship.ca/MinorVarianceApplications](http://www.selwyntownship.ca/MinorVarianceApplications) (refer to **A-24-24**) or by contacting Per Lundberg at 705-292-9507 ext. 220, or [planning@selwyntownship.ca](mailto: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.

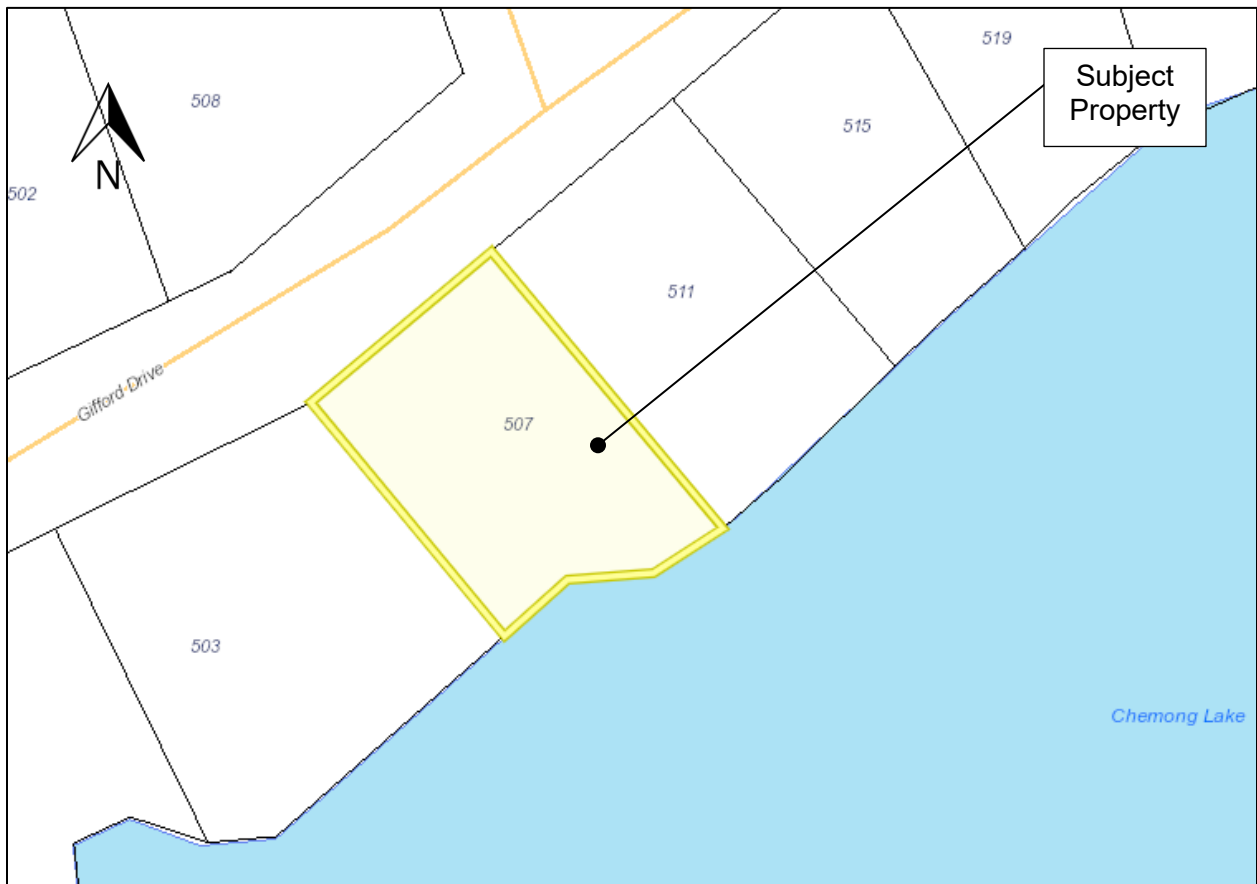
**If a specified person or public body** does not make oral submissions at the public hearing or make written submissions to the Committee of Adjustment of the Township of Selwyn before the variance is granted, the specified person or public body may not be entitled to appeal the decision of the Committee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

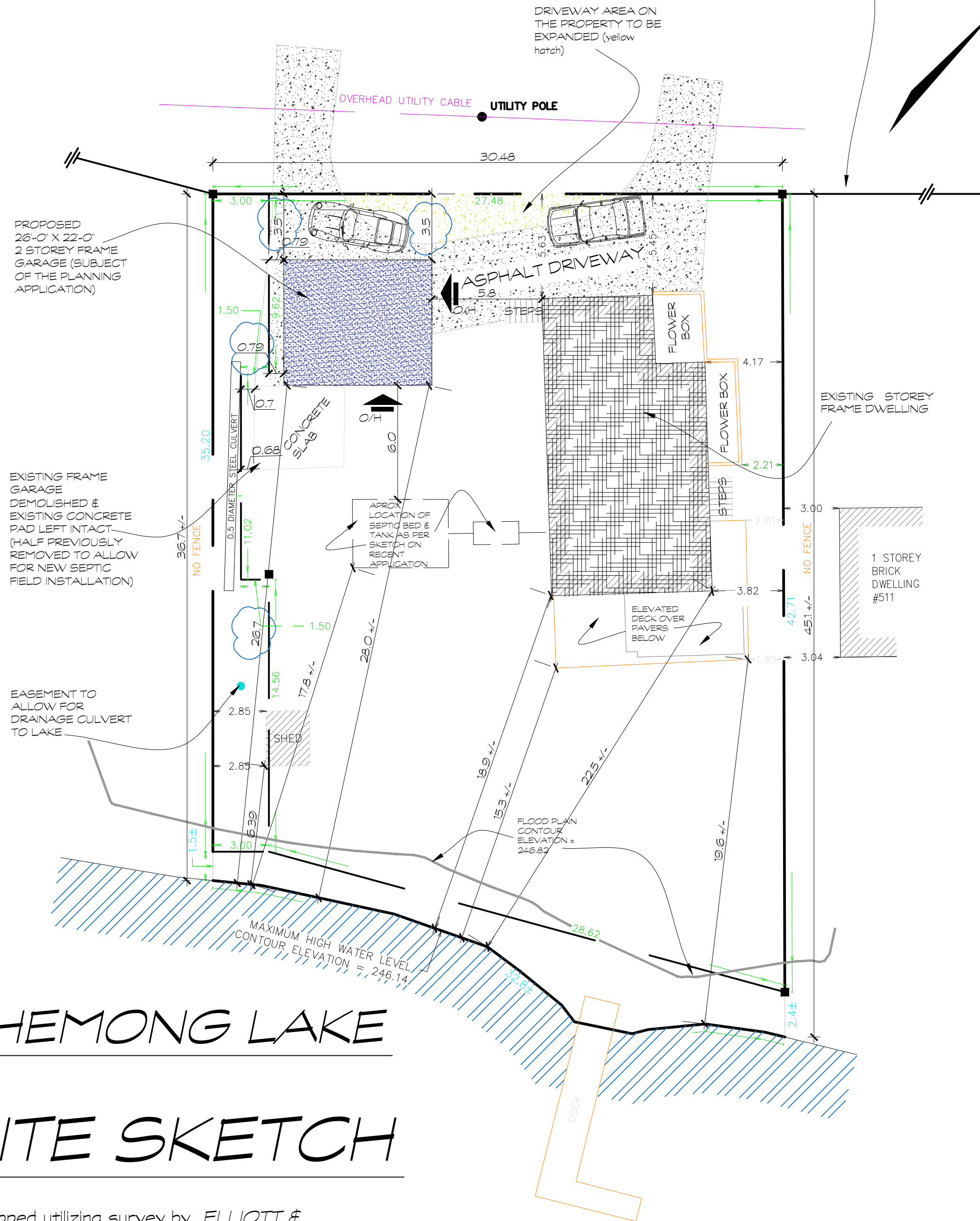
### Key Map



Per Lundberg, Secretary-Treasurer, Committee of Adjustment

**Dated** at the Township of Selwyn, Thursday, October 10, 2024.

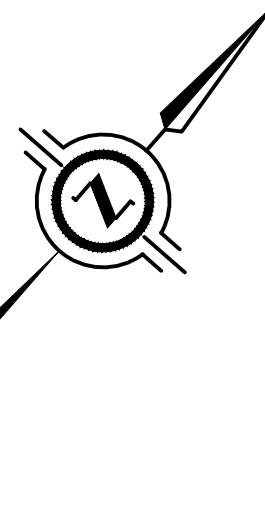
# GIFFORD DRIVE



# CHEMONG LAKE

# SITE SKETCH

developed utilizing survey by ELLIOTT & PARR Plan of Survey dated August 8 2024



## LEGEND

- PROPERTY LINE
- EXISTING DWELLING (TO REMAIN)
- EXISTING SHED (To Remain)
- PROPOSED 2 STY FRAME GARAGE
- EXISTING OPEN DECK
- DISTANCES REQUIRING PLANNING "PERMISSION"
- OVERHEAD GARAGE DOOR

## LOT COVERAGE:

LOT AREA	= 1257.2 sm
EXISTING DWELLING	= 127.14 sm = 10.1 %
EXISTING SHED	= 6.77 sm = 0.5 %
EXISTING OPEN DECKS	= 46.45 sm = 3.7 %
<b>PROPOSED 2 STOREY GARAGE</b>	<b>= 53.14 sm = 4.22%</b>
EXISTING LOT COVERAGE	= 14.3%
<b>TOTAL PROPOSED LOT COVERAGE</b>	<b>= 18.52%</b>

PROPOSED 26'-0" X 22'-0" 2 STOREY FRAME GARAGE (SUBJECT OF THE PLANNING APPLICATION)



# PICTURE FROM COUNTY GIS MAP

ALL DIMENSIONS TO BE VERIFIED ON SITE BY CONTRACTOR

ALL CONSTRUCTION METHODS AS PER PART 9 OF THE O.B.C.

ALL TRADES TO HAVE MIN. FIVE YEARS EXPERIENCE IN THEIR RESPECTIVE DISCIPLINES.

ANY DEVIATION FROM THESE PLANS DURING THE BUILDING PROCESS MUST BE REPORTED TO THIS OFFICE TO ENSURE COMPLIANCE WITH THE ONTARIO BUILDING CODE, LATEST EDITION. FAILURE TO DO SO ABSOLVES THIS FIRM FROM RESPONSIBILITY AND LIABILITY

## WALL LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED AND MADE GOOD
- PROPOSED WALL

Drawings For:  
Mr & Mrs R. Conquer  
507 Gifford Drive  
Selwyn Ontario K0L 1T0

Notes / Revisions:

Project: PROPOSED 22'-0" x 26'-0" 2 STOREY GARAGE

Title: SITE SKETCH

DRAWINGS ARE NOT TO BE SCALED. CONTRACTORS SHALL CHECK & VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES MUST BE REPORTED TO THIS OFFICE BY REGISTERED MAIL:

**J. Laurie Young**  
Architectural Design - Space Planning  
BCIN: 30329  
750 Fife's Bay Road Selwyn, Ontario  
K9J 6X4 • 705 743 4913  
laurie@jyoungdesign.com

Drawn By: J. L. YOUNG      Checked By: J. L. YOUNG

Date: SEPT 4 2024

Scale: NTS

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