



Mailing Address
PO Box 270 Bridgenorth
Ontario K0L 1H0

Tel: 705 292 9507
Fax: 705 292 8964

www.selwyntownship.ca

Notice of a Complete Application and Public Meeting Concerning a Proposed Zoning By-law Amendment

Take notice that 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 27, Concession 7 in the Lakefield Ward.

Take notice that the Corporation of the Township of Selwyn will hold a Public Meeting on **Tuesday, September 13th, 2022 at 5:30 p.m.** to consider the proposed Zoning By-law Amendment under Section 34 of the *Planning Act*, R.S.O., 1990, as amended.

Regular meetings of Council are being held electronically.

Participation in the Public Hearing

Virtual

Any person may attend the virtual public hearing and make written and/or oral submissions either in support or opposition to the proposal. In order to make arrangements to attend the virtual hearing please 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. You will be given guidance and instructions on how to attend via Zoom. It is the responsibility of those interested in attending to have the technology in place to connect to the hearing.

In-Person

There may be limited or no opportunities for individuals to attend the hearing in person if you are unable to attend the virtual hearing. Please contact the Clerk via email at achittick@selwyntownship.ca for further details.

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 of Lot 27, Concession 7 (Lakefield) and has the municipal address of 8 Caroline Street.

The Zoning By-law Amendment

The County of Peterborough has granted provisional approval for a severance consent to create a new lot through County Land Division File No. B-84-21. The severed parcel of land has an area of $\pm 517.25 \text{ m}^2$ ($\pm 0.13 \text{ ac}$) with a lot frontage of $\pm 17.26 \text{ metres}$ ($\pm 56.6 \text{ ft}$) on Caroline Street. The retained parcel has an area of $\pm 486.17 \text{ m}^2$ ($\pm 0.12 \text{ ac}$) with a lot frontage of $\pm 13.52 \text{ metres}$ ($\pm 44.4 \text{ ft}$) on Caroline Street.

The zoning by-law amendment will re-zone the subject lands as follows:

- The retained parcel will be zoned **Residential Type One Exception 596 Zone (R1-596) Zone** in order to recognize deficient lot area and frontage, deficient side and front yard setbacks and lot coverage exceeding 30% as required by the (R1) Zone regulations.
- The severed parcel will be zoned **Residential Type One (R1) Zone**.

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 www.selwyntownship.ca or by contacting Per Lundberg at 705-292-9507 ext. 220, or planning@selwyntownship.ca. Please quote file number C-05 -22. 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 Related Applications: County of Peterborough Land Division File No. B-84-21.

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 4:00 PM 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 4:00 PM on the date of the Public Meeting:
planning@selwyntownship.ca
- **Fax** – no later than 4:00 PM on the date of the Public Meeting: 705-292-8964

Dated this August 4, 2022 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

