



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 8, Concession 10 in the Ennismore Ward having the municipal address of 626 Mallard Drive.

Take notice that the Corporation of the Township of Selwyn will hold a Public Meeting on **Tuesday, October 10th, 2023 at 1:30 p.m.** to consider the proposed Zoning By-law Amendment under Section 34 of the *Planning Act*, R.S.O., 1990, as amended.

Participation in the Public Hearing

Virtual

Any person may attend the virtual public meeting and make written and/or oral submissions either in support or opposition to the proposal. In order to make arrangements to attend the virtual meeting 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 meeting. 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 meeting.

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 Lot 8, Concession 10 (Ennismore) having the municipal address of 626 Mallard Drive.

The Zoning By-law Amendment

The site is currently zoned **Rural Residential (RR) Zone**. The current owner has applied to the Township of Selwyn to re-zone the subject property to a site-specific Rural Residential Exception (RR-XX) Zone to permit a home occupation use in a detached garage. The application also proposes to increase the maximum building height of the proposed garage from 6 metres to 9.5 metres (to peak) and to reduce the front yard setback from 15 metres to 12 metres. Accessory structure lot coverage will also be increased from 5% to 8%. Furthermore, a reduced setback from the centre line of a public road will be needed in accordance with the front yard setback reduction.

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-06-23. 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 Applications: There are no other related applications.

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 11:00 AM 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 11:00 AM on the date of the Public Meeting: planning@selwyntownship.ca
- **Fax** – No later than 11:00 AM on the date of the Public Meeting: 705-292-8964

Dated this September 7, 2023 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

