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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 of Lot 12, Concession ECR; RP 45R-1227, Parts 1,2,6 and RP 45R-15223, Part 1 in the Smith Ward (municipally known as 871 Ward Street).

Take notice that the Corporation of the Township of Selwyn will hold a Public Meeting on **Tuesday, January 19th, 2021 at 6:30 p.m** to consider the proposed Zoning By-law Amendment under Section 34 of *The Planning Act*, R.S.O., 1990, as amended.

During the COVID-19 pandemic, 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 will be limited 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.

The Zoning By-law Amendment will have the effect of changing the zoning on a portion of the property from Development (D) Zone to Local Commercial Exception 179 (C1-179) Zone. The amendment is a condition of Consent to Sever Application File No. B-13-20 imposed by the Township. The purpose of the consent to sever application is to create a commercial lot. The purpose of the zoning by-law amendment is to provide homogenous zoning across the property. Further, the amendment will recognize certain deficiencies to the side and rear yard setback requirements; namely,

- Minimum interior side yard setback (southerly)
 - Commercial plaza 4.09 m
 - Metal shed 1.62 m
- Minimum rear yard setback 3.27 m

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 Local Planning Appeal 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 Local Planning Appeal 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 Jeannette Thompson at 705-292-9507 ext. 220, or planning@selwyntownship.ca. Please quote file number C-13-20. 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: Consent to Sever File No. B-13-20.

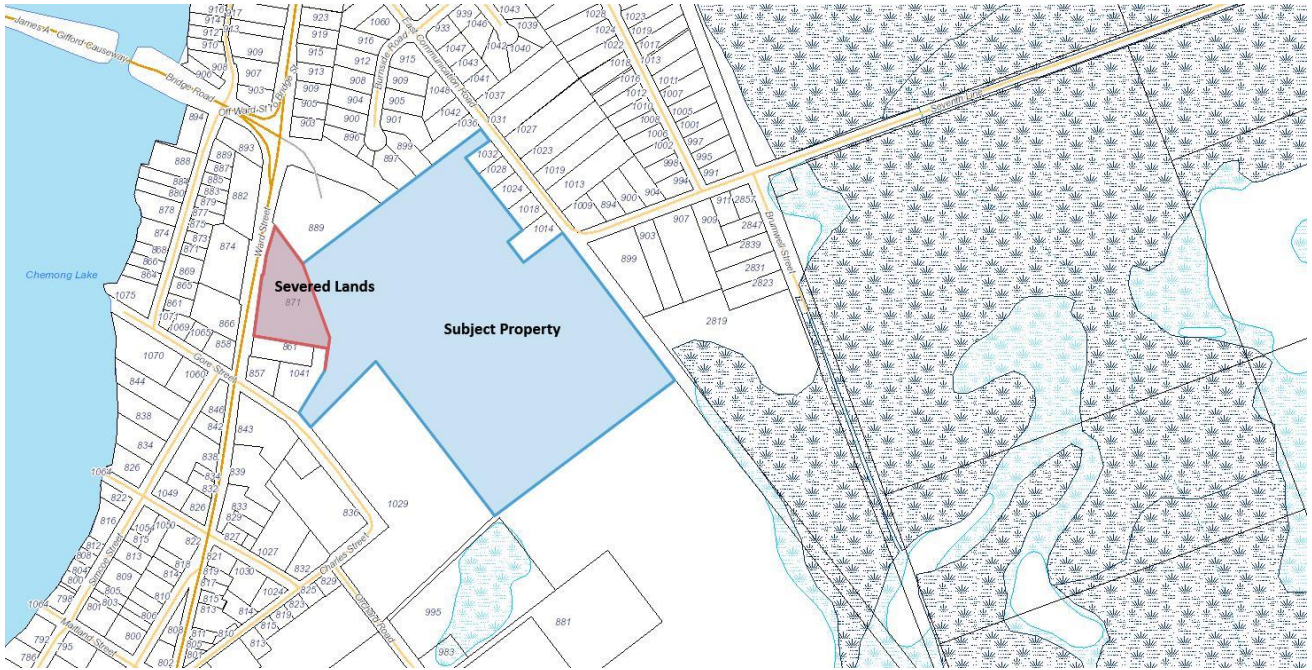
Written submissions to the Township of Selwyn may be submitted prior to the passing of the Zoning By-law Amendment to the attention of Jeannette Thompson, Planner, Township of Selwyn:

- **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 Friday, December 18, 2020, 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


Jeannette Thompson, Planner
Township of Selwyn
P.O. Box 270
Bridgenorth ON K0L 1H0
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Key Plan
871 Ward Street
Part of Lot 12, Concession ECR - Smith Ward
Township of Selwyn

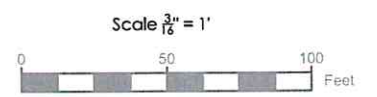
ZONING BY LAW AMENDMENT SKETCH
 871 WARD STREET (SMITH WARD)
 TOWNSHIP OF SELWYN
 COUNTY OF PETERBOROUGH

Legend

-  Subject Property
-  Existing Commercial Buildings

Zoning Amendment

-  Lands to be Rezoned to "Local Commercial Exception No. 179" Zone (Area= .66ac/ 27ha)



Data Sources:
 Plan of Survey provided by Client

Created In:	AutoCAD 2019
Drawn By:	JWhalen
Checked By:	KHowes
Map Date:	2020-10-29
Project Number:	85053
Map File Number	85018-Rezoning Sketch



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