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www.selwyntownship.ca

Committee of Adjustment
Notice of Public Hearing
(REVISED)

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, April 23, 2024
Hearing Time: **12:40 p.m.**
Hearing Location: Electronic (virtual) Hearing – See below for details
or
Council Chambers (lower level), 1310 Centre Line, Selwyn

File No.: A-04-24
Applicant/Owner: Teja and Graydon Crowley
Agent: Holly Richards-Conley
Property Location: 3259 Fire Route 50 – Smith Ward

The application seeks relief from the provisions of Zoning By-law No. 2009-021, as amended, in order to permit the re-development of the subject lands with a new 337.1 m² (3628.5 ft²) dwelling including an attached garage, screened room and open deck, as follows :

1. With reference to Section 4.13.3(vii) – Lakeshore Residential Zone Regulations – to reduce the minimum interior side yard setback from 3.0 metres to 1.56 metres.
2. With reference to Section 4.13.3(xi) – Lakeshore Residential Zone Regulations – to increase the maximum lot coverage (all buildings and structures) from 20% to 21%.
3. With reference to Section 3.15 – Highwater Mark Setback Provisions – to reduce the minimum highwater mark setback from 30 metres to ±13.1 metres to a dwelling.
4. With reference to Section 3.15 – Highwater Mark Setback Provisions – to reduce the minimum highwater mark setback from 30 metres to ±12.5 metres to an open deck.

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

Virtual

In order to virtually attend the public hearing please **email** the Clerk at achittick@selwyntownship.ca no later than 4:00 p.m. the day prior to the public hearing.

Upon receipt of your email the Clerk will provide 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 opportunities for individuals to attend the in-person hearing if they are not able to attend the virtual hearing. Please contact the Clerk via email at achittick@selwyntownship.ca for further details.

Any person may attend the virtual/in-person public hearing and make written and/or oral submissions either in support or opposition to the proposal.

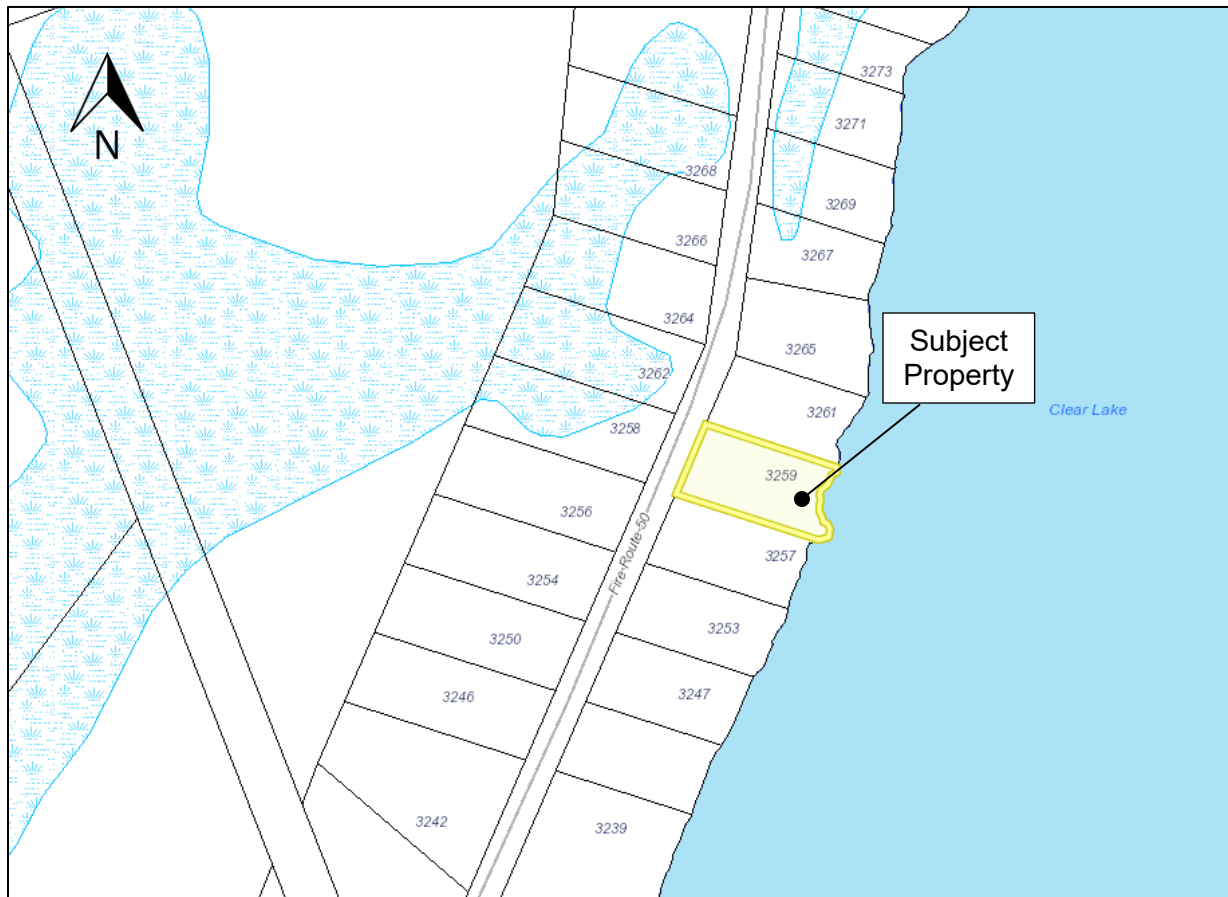
Additional information: relating to the proposed amendment is available on the Township Website www.selwyntownship.ca or by contacting Per Lundberg at 705-292-9507 ext. 220, or planning@selwyntownship.ca. A copy of the report and other relevant information will be posted on the Township's website the 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).

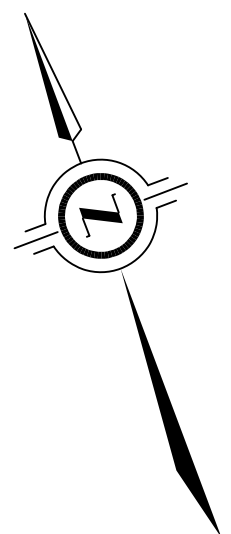
Other Applications The subject lands are not subject to any other applications under the *Planning Act*.

Key Map



Per Lundberg, Secretary-Treasurer, Committee of Adjustment

Dated at the Township of Selwyn, Thursday, April 11, 2024.



SITE PLAN OF
LOT 2
REGISTERED PLAN No.52
 GEOGRAPHIC TOWNSHIP OF SMITH
 NOW IN THE
TOWNSHIP OF SELWYN
 COUNTY OF PETERBOROUGH

SCALE 1 : 200

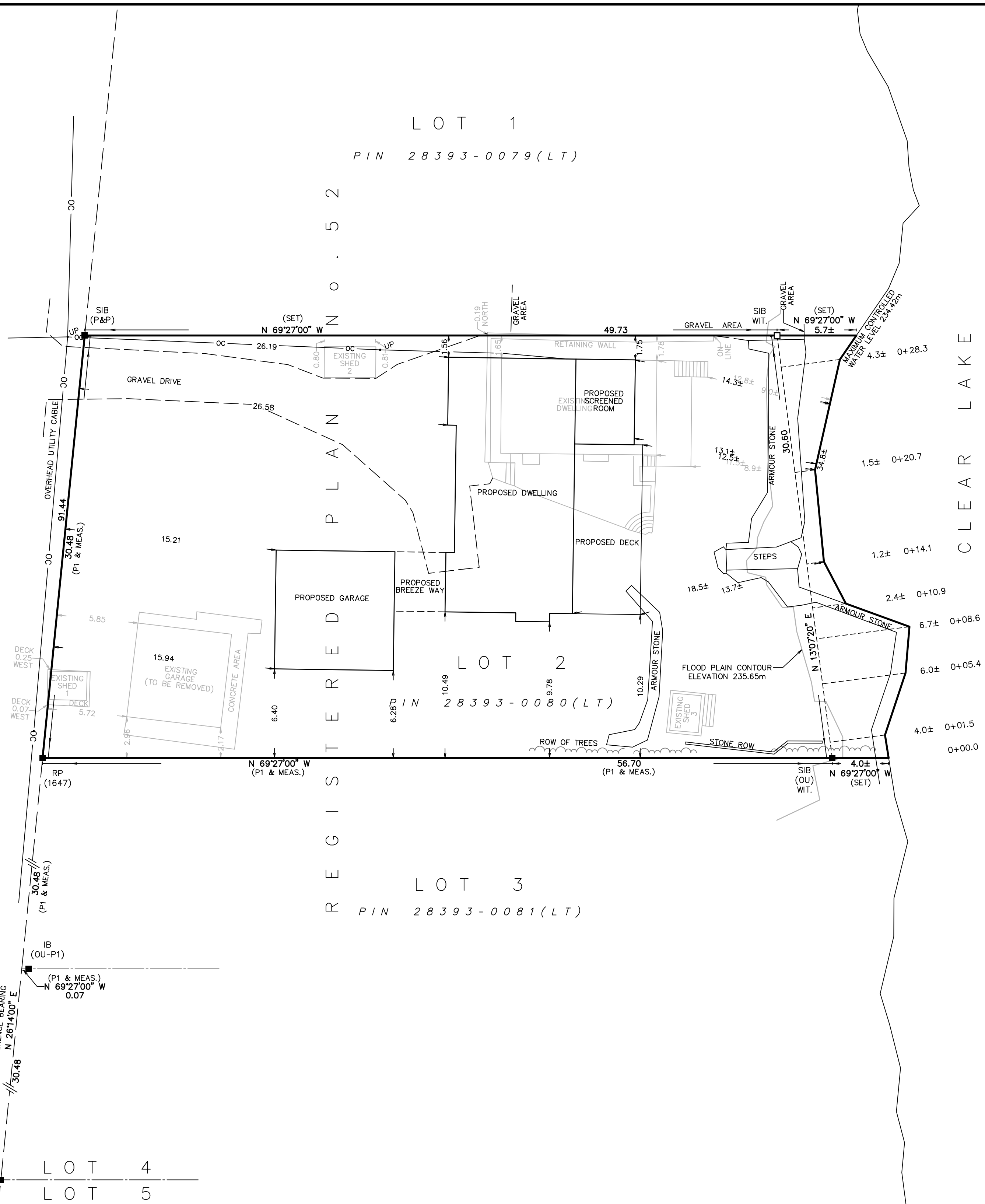


METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

- 337.1 sq.m. - AREA OF PROPOSED DWELLING (INCLUDING: DWELLING, SCREEN ROOM, BREEZEWAY, GARAGE, DECK)
- 96.3 sq.m. - AREA OF EXISTING DWELLING (INCLUDING: DWELLING, DECK, STAIRS)
- 45.9 sq.m. - AREA OF EXISTING GARAGE
- 5.5 sq.m. - AREA OF EXISTING SHED 1
- 8.2 sq.m. - AREA OF EXISTING SHED 2
- 5.5 sq.m. - AREA OF EXISTING SHED 3
- 1718.6 sq.m. - AREA OF LOT 2, REGISTERED PLAN No.52

KNOWN AS:
FIRE ROUTE No. 50
(SANDY POINT ROAD)
 PIN 28393-0108(LT)
 7.62m RIGHT-OF-WAY
 REGISTERED PLAN No.52



CLEAR LAKE

PREPARED FOR: GRAYDON & TEJOVATI CROWLEY

Elliott and Parr
 (PETERBOROUGH) SURVEYING
 MAPPING
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DRAWN BY: ES	CHECKED BY: SWO	REFERENCE NO.: 24-19-13-00
FILE: SMH 13-43	DATED: 03/12/2024	

PLOTTED: 3/12/2024