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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-05-24
Applicant/Owner: Brian Higgins & Dinah Arviko
Agent: Holly Richards-Conley
Property Location: 2634 Fire Route 38 – Smith Ward

The application seeks relief from the provisions of Zoning By-law No. 2009-021, as amended, to permit the re-development of the subject lands with a new 163.3 m² (1758 ft²) dwelling including a screened porch and covered front entrance, as follows:

1. With reference to Section 3.15 – Highwater Mark Setback Provisions – to reduce the minimum highwater mark setback from 30 metres to ±13.3 metres to a dwelling.

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.

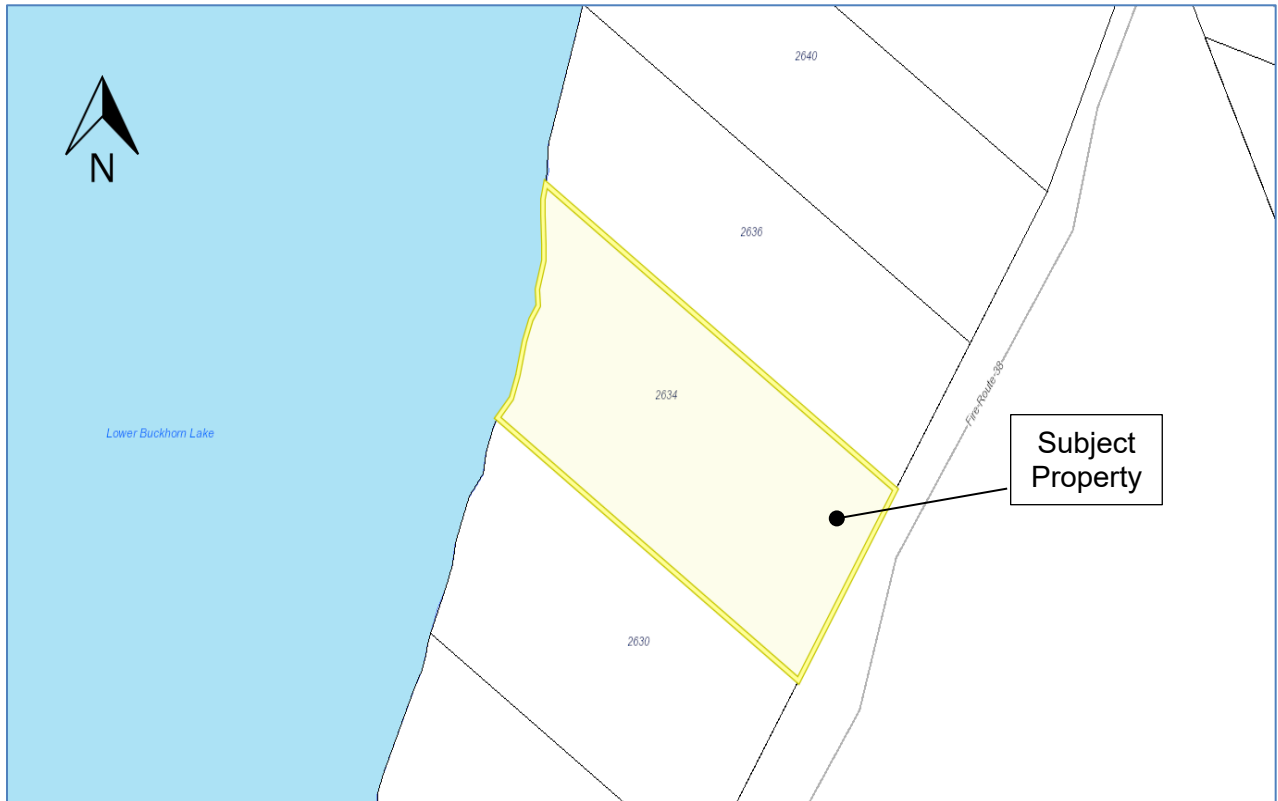
Additional information: relating to the proposed amendment is available on the Township Website www.selwyntownship.ca or by contacting Per Lundberg at 705-292-9507 ext. 220, or planning@selwyntownship.ca. A copy of the report and other relevant information will be posted on the Township's website the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

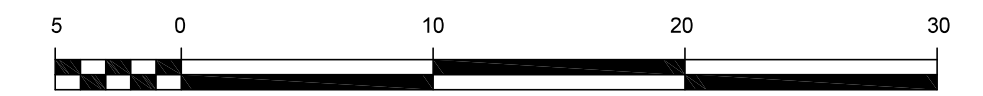
METRIC:
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
 CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048 .

CAUTION: THIS IS NOT PLAN OF SURVEY



**SITE PLAN SHOWING
 PROPOSED DWELLING AT
 No. 2634 FIRE ROUTE 38**

**TOWNSHIP OF SELWYN
 COUNTY OF PETERBOROUGH**



SCALE: 1:300

DATE: 11 JANUARY 2024

LEGEND

DENOTES PROPOSED SETBACK

**SITE STATISTICS
 LEGAL DESCRIPTION**

PART OF LOT 34, CONCESSION 15
 GEOGRAPHIC TOWNSHIP OF SMITH

CAUTION: THIS IS NOT A PLAN OF SURVEY

BOUNDARY INFORMATION SHOWN ON THIS SITE PLAN HAS BEEN TAKEN FROM A
 PLAN OF SURVEY PREPARED BY J.B. FLEGUEL SURVEYORS OLS, DATED
 24 JANUARY 2017

NO NEW FIELD WORK HAS BEEN CONDUCTED TO VERIFY THE INFORMATION
 SHOWN ON THIS PLAN.

THIS SITE PLAN SHOULD NOT BE UTILIZED FOR ANY TRANSFER OF TITLE/
 OWNERSHIP OR FINANCING ARRANGEMENTS.



JBF SURVEYORS
 3177 LAKEFIELD ROAD, BOX 70
 LAKEFIELD, ON K0L 2H0
 PHONE: 705-652-6198
 INFO@JBFSURVEYORS.COM
 WWW.JBFSURVEYORS.COM

PROJ. # 9281 SITE PLAN

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