



Mailing Address
PO Box 270 Bridgenorth
Ontario K0L 1H0

Tel: 705 292 9507
Fax: 705 292 8964

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-06-24
Applicant/Owner: Lee Churchill
Property Location: 326 Fife Ave – Smith Ward

The application seeks relief from the provisions of Zoning By-law No. 2009-021, as amended, to permit a 7.2 m² (77.5 ft²) open deck addition to an existing deck, as follows:

1. With reference to Section 3.15 – Highwater Mark Setback Provisions – to reduce the minimum highwater mark setback from 30 metres to ±28.5 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.

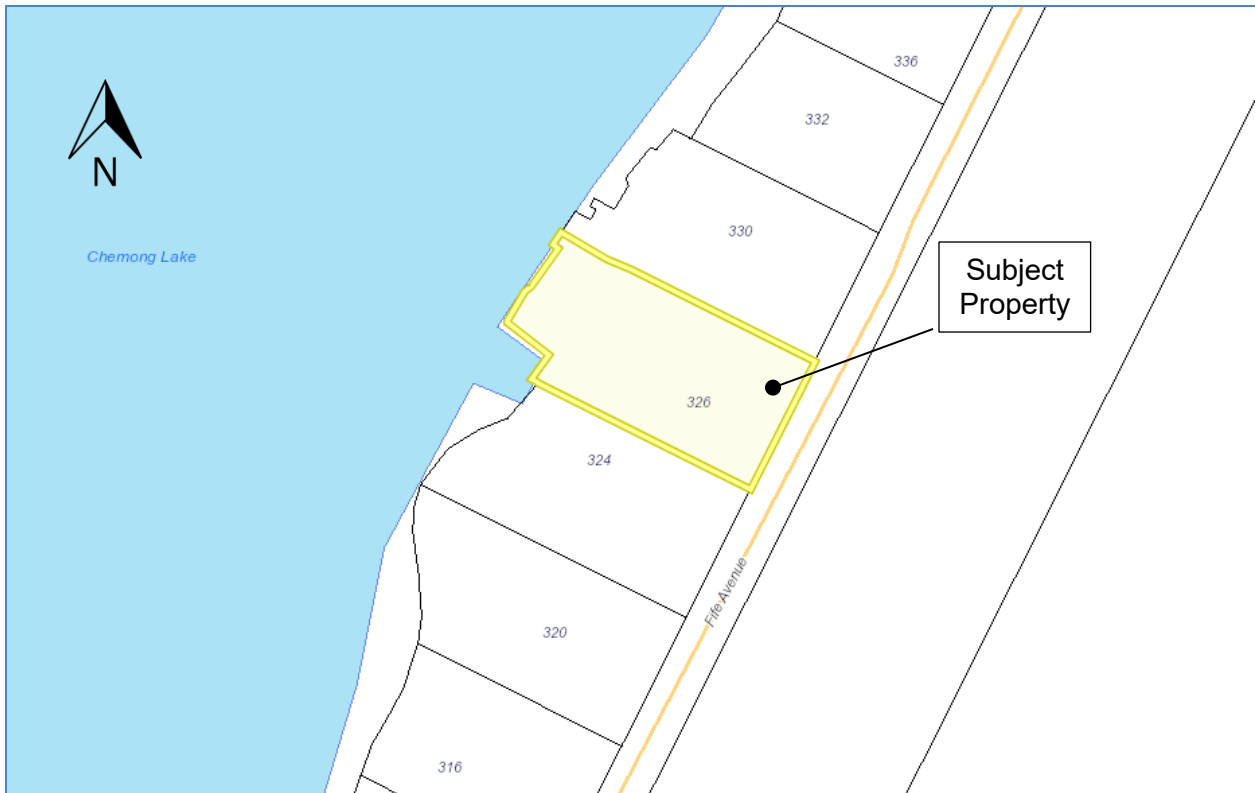
Additional information: relating to the proposed amendment is available on the Township Website www.selwyntownship.ca or by contacting Per Lundberg at 705-292-9507 ext. 220, or planning@selwyntownship.ca. A copy of the report and other relevant information will be posted on the Township's website the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

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Dreams to Designs-42507
 Ian Sollitt-36119

PROJECT DESCRIPTION:
32 Fife Ave

I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4. of Division C. of the Building Code. I am qualified in Small Buildings, and the firm is registered in Small Buildings

 Ian Sollitt

DATE:

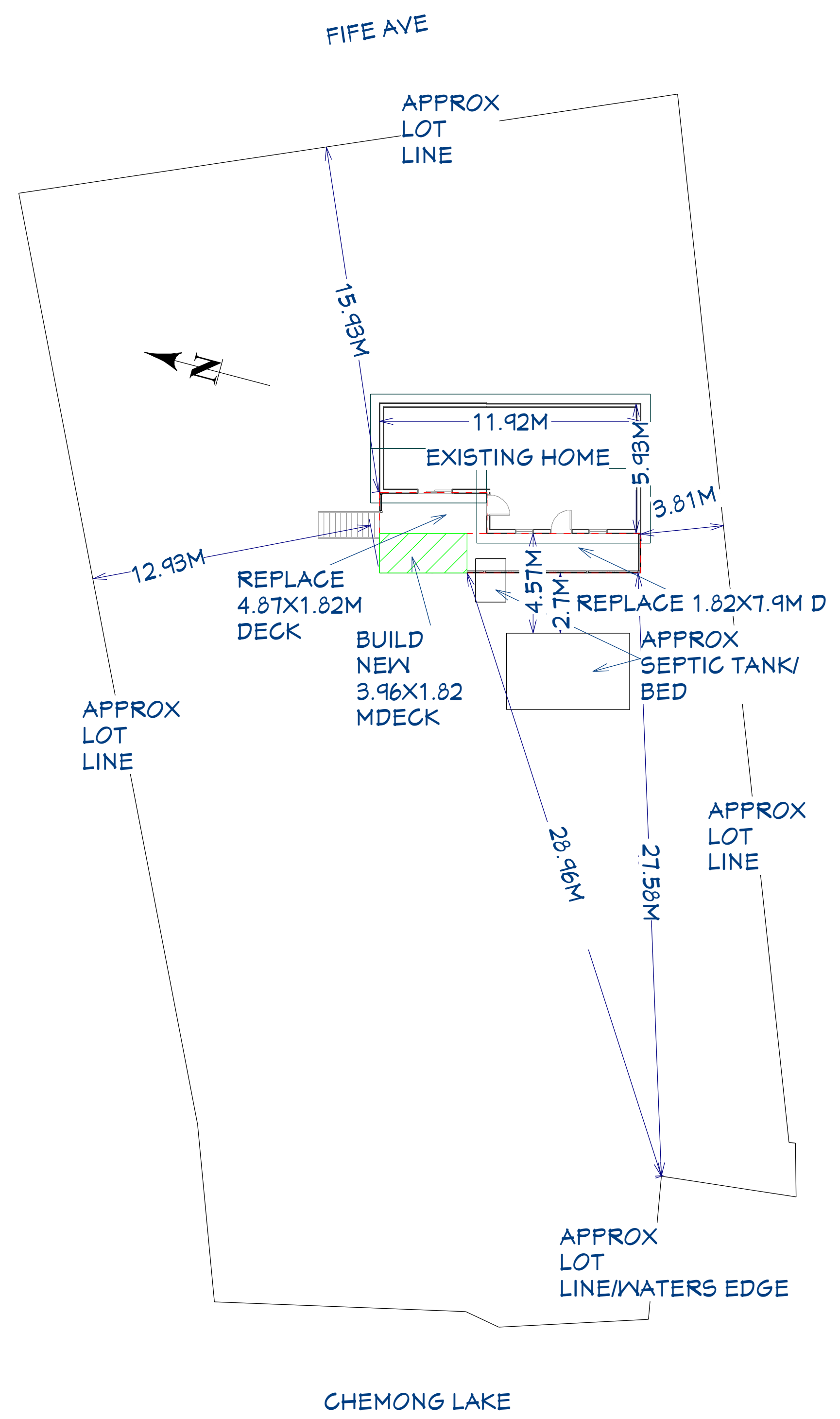
2024-03-21

SCALE:

1/4" = 1'

SHEET:

A-1



Plot Plan View



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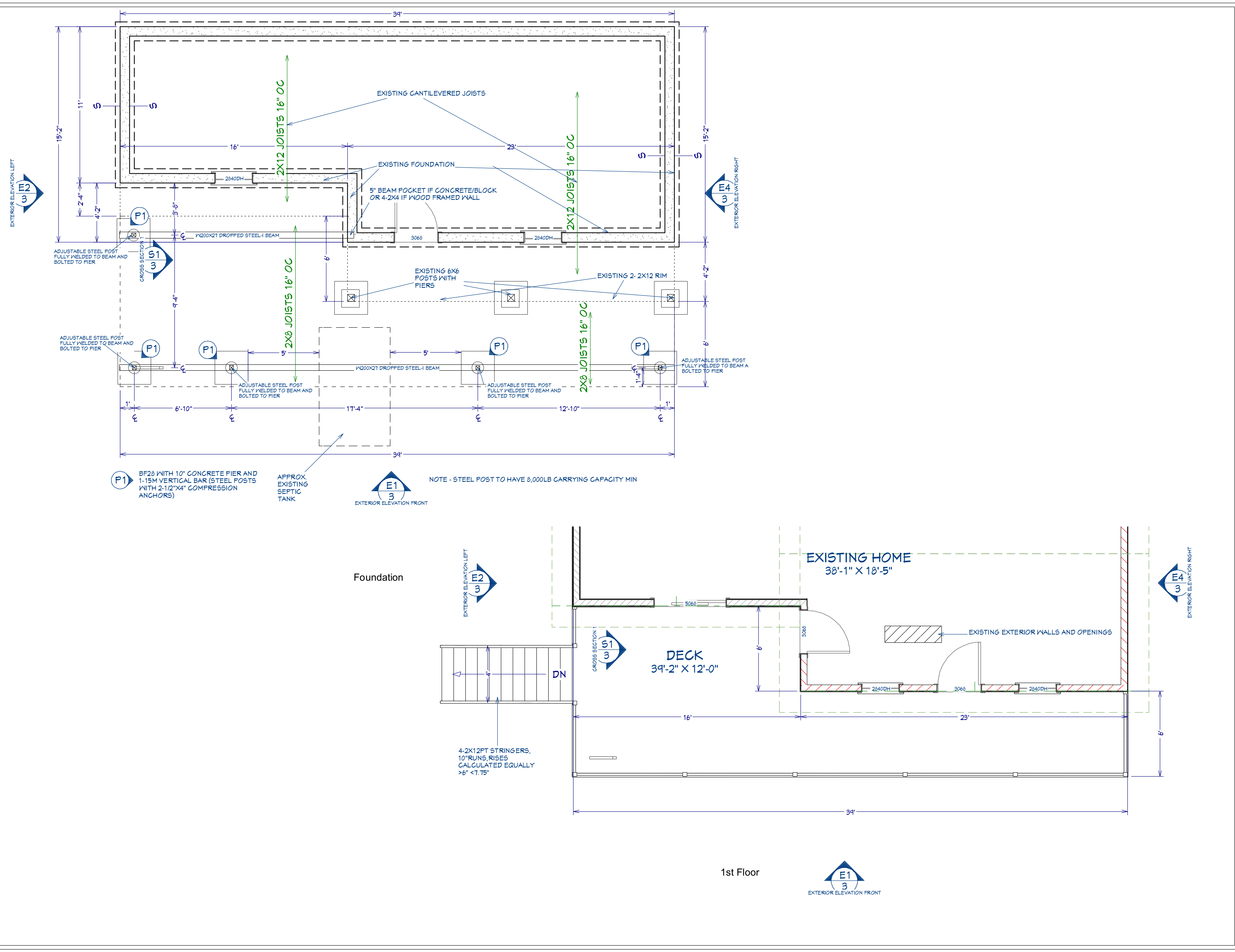
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SCALE:
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A-2



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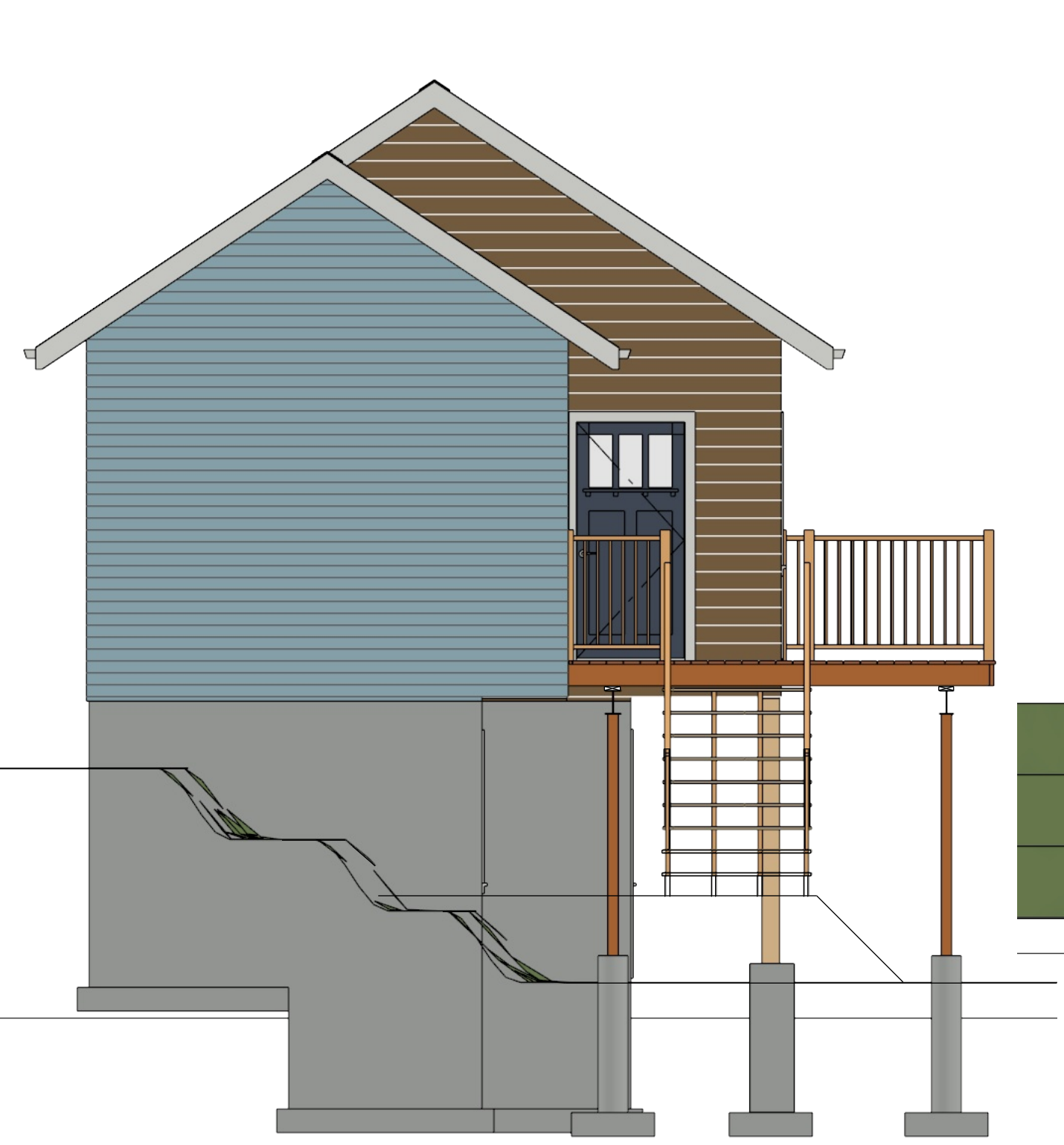
2024-03-21

SCALE:

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SHEET:

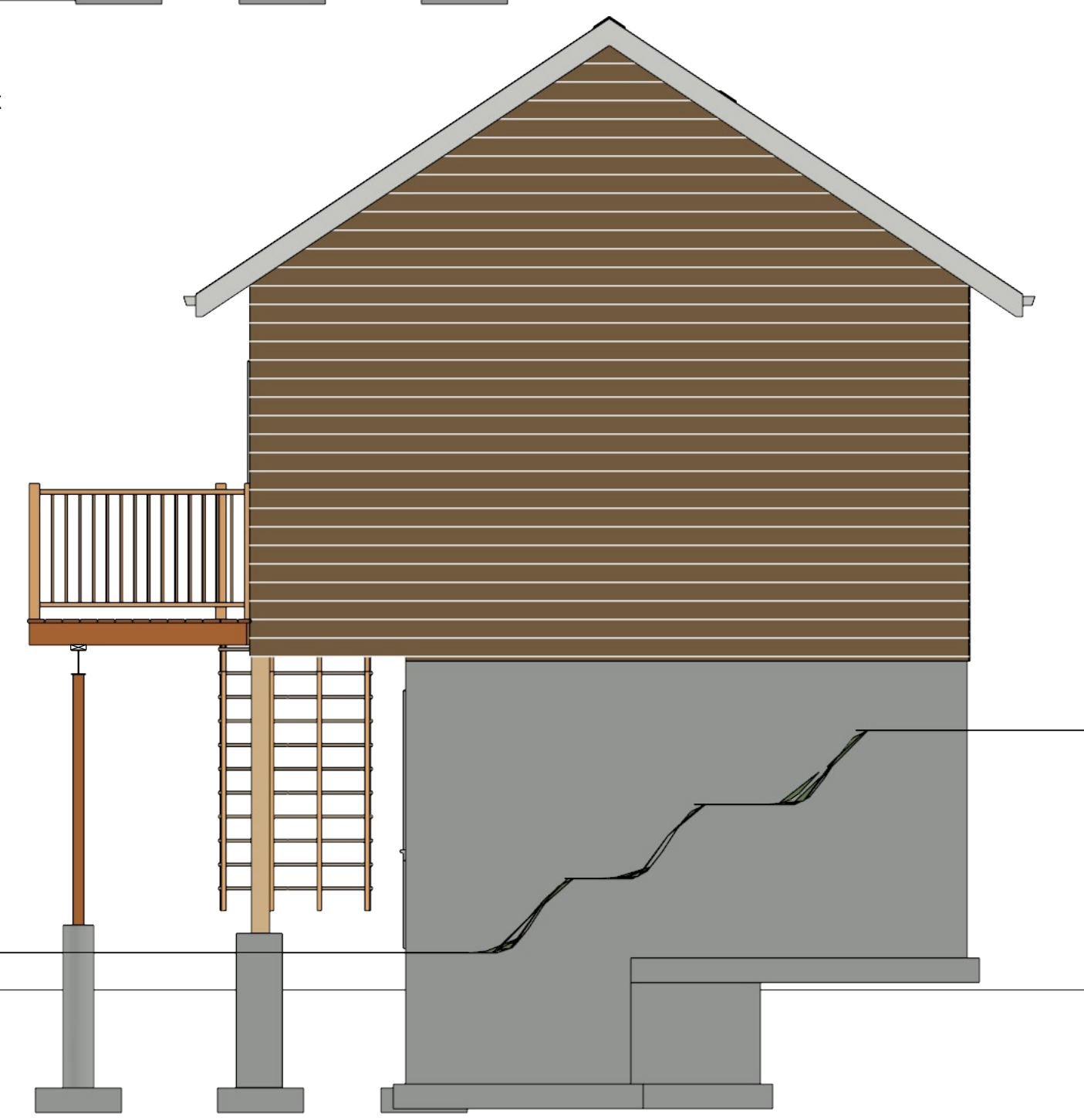
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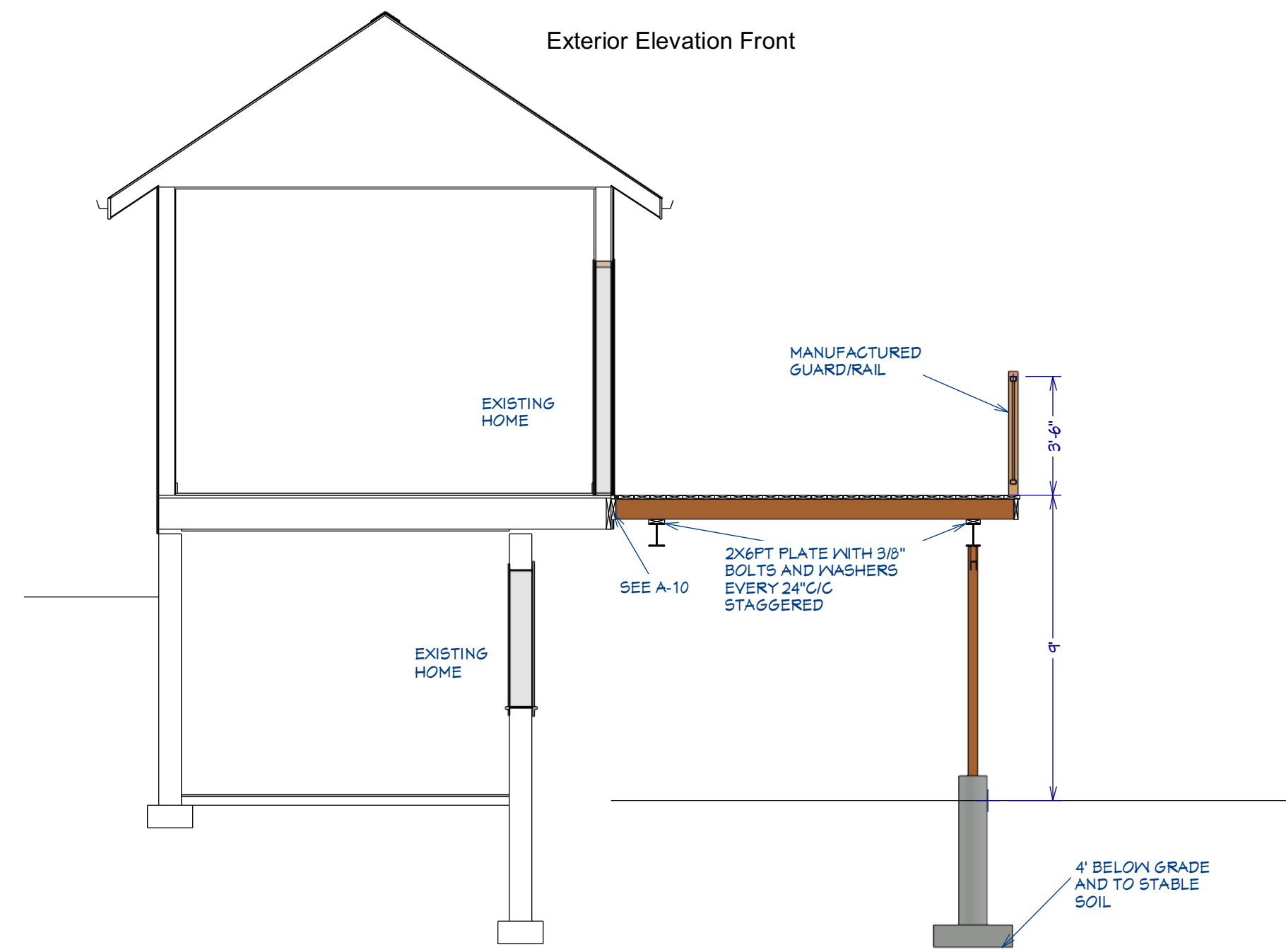
Exterior Elevation Left



Exterior Elevation Front



Exterior Elevation Right



Cross Section 1

Drawing Notes

1. This plan is property of Dreams to Designs and shall not be reproduced without authorization in written permission from the Designer and Dreams to Designs.
2. The Owner/Contractor is responsible for obtaining all permits and approvals before construction.
3. The Owner/Contractor must abide to all bylaws and Ontario Building Code regulations.
4. Before construction the owner/contractor must confirm all measurements and specifications. Any discrepancies must be reported immediately to Dreams to Designs.
5. Do not scale drawings.
6. Anything designated as BBO or "Designed by others" is sole responsibility of the owner/contractor to provide qualified specifications and drawings.
7. Any costs related to errors or omissions shall not exceed cost of design ,renderings and or plans
8. Window and Door sizing examples - 30x40=3'0"x4'0" / 32x68 = 3'2"x6'8"
9. Renderings and elevations are examples only , finished products and grades may vary
10. Slope all grades away from structures to provide adequate drainage

Minimum Standard Construction Assemblies-Unless Stated in Plan

Exterior Walls- up to 9'high

2by6 studs on 16 on center, 1/2" plywood sheathing and air barrier,r24 insulation,6mill poly and 1/2" drywall

Interior Walls- up to 9'high

2by4 studs on 16" on center

Truss Roof-

24" on center ,1/2"plywood sheathing +clips,ice and water 3' from eave,30 year asphalt shingle,r50 insulation,6mill poly and 1/2" ceiling drywall
-Trusses Designed by others.

Hand Cut Roof-(Conventional framing)

2by6 rafters on 16" on center with ceiling cord 2by6 16"on center(if rafter/cord is over 120" 2by8 is required) and collar tie(2by4 up to 10'/2by6 up to 14') 1/3 down or 2/3 the distance up from ceiling cord to ridge,1/2" plywood sheathing,ice and water 3' from eave,30 year asphalt shingles,r50 insulation,6 mill poly and 1/2" ceiling drywall

Wood Framed Floor-

2by8 on 16" on center,bridging if needed over 11' joist,5/8 t&g plywood sheathing nailed and glued,joist hangers if joist over 4' long

Decks-

2by8 Sienna Brown pressure treated joist,5/4 decking Sienna Brown pressure treated,joist hangers with joist over 4' long

Point load /bearing points

all bearing points(double joist,beams,girders,2-ply or above trusses etc) must transfer load to foundation with 2-2x4 post min. with a width that matches beam/girder(full bearing)
-beams and trusses need 3.5" bearing
-Steel beams can use wood supports unless they carry masonry load(ie brick). If this is the case steel posts must support the beams to foundation.

Porches-

All posts,joists and beams must attach with saddle bracket or equivalent and appropriate hangers

Railing/Guards/Stairs-

All railing,Guards and stairs must conform to SB-7 and 9.8 of the OBC and or manufacturers installation procedures

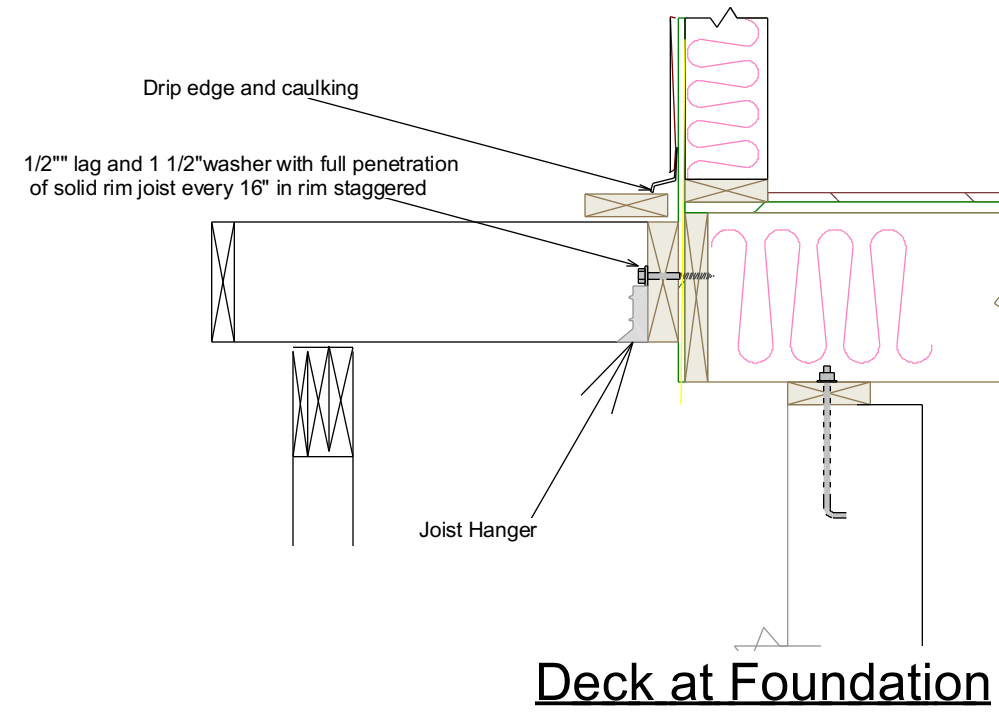
Joist Hangers-

All single joists over 4" must have appropriate joist hanger if 1.5" of bearing is not provided and all other joists/beam/or any combination of,shall have minimum bearing provided or appropriate hanger must be used

NOTE - Follow all manufacturers installation instructions and OBC

OBC refers to Ontario building code

BBO refers to Beams by Others



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