



**Mailing Address**  
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[www.selwyntownship.ca](http://www.selwyntownship.ca)

## **Committee of Adjustment**

### **Notice of Public Hearing**

**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-07-24
- Applicant/Owner:** John Stabler
- Property Location:** 9 Burnham Street – Lakefield

The application seeks relief from the provisions of Zoning By-law No. 2009-021, as amended to permit a 65.1 m<sup>2</sup> (701 ft<sup>2</sup>) dwelling addition and a 56.9 m<sup>2</sup> (613 ft<sup>2</sup>) covered porch as follows :

1. With reference to Section 3.28.3 – Exterior Extension of a legal non-conforming use – to permit the proposed development as stated above for the exterior extension of a legal non-conforming use (i.e. residential dwelling). The subject property is zoned Local Commercial (C2) which does not permit a primary residential use of the subject lands. The existing residential dwelling is an established legal non-conforming use.

### **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](mailto: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](mailto: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](mailto: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.

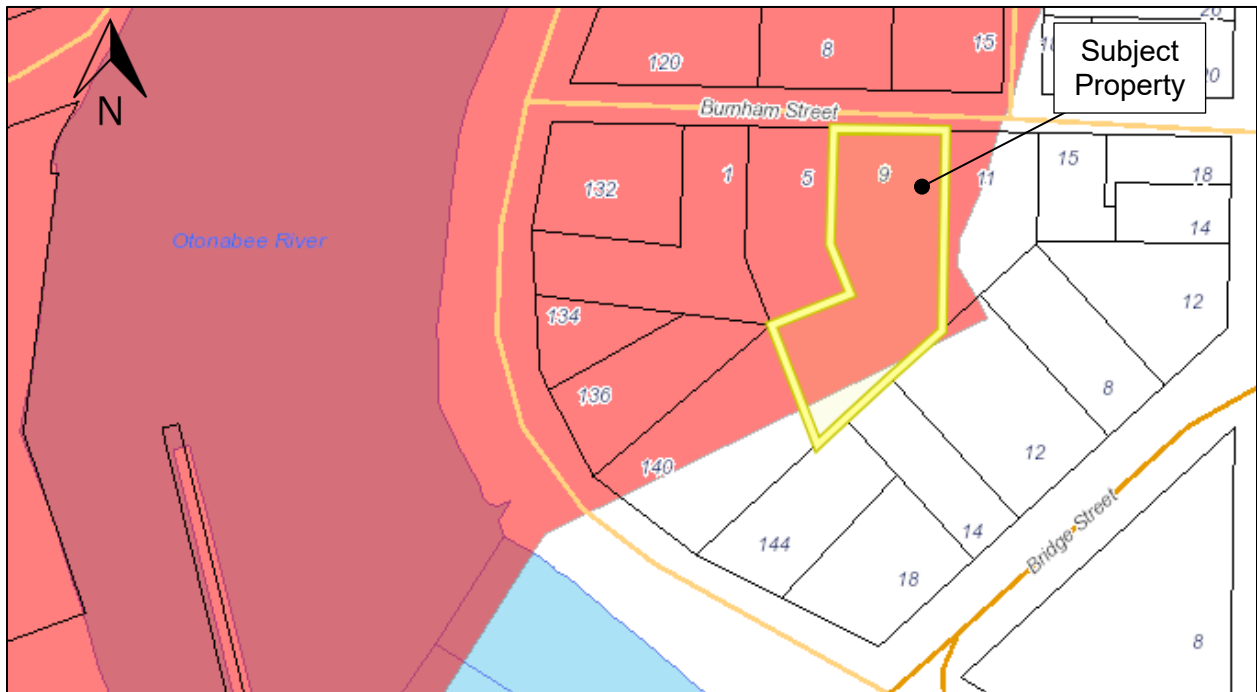
**Additional information:** relating to the proposed amendment is available on the Township Website [www.selwyntownship.ca](http://www.selwyntownship.ca) or by contacting Per Lundberg at 705-292-9507 ext. 220, or [planning@selwyntownship.ca](mailto:planning@selwyntownship.ca). A copy of the report and 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

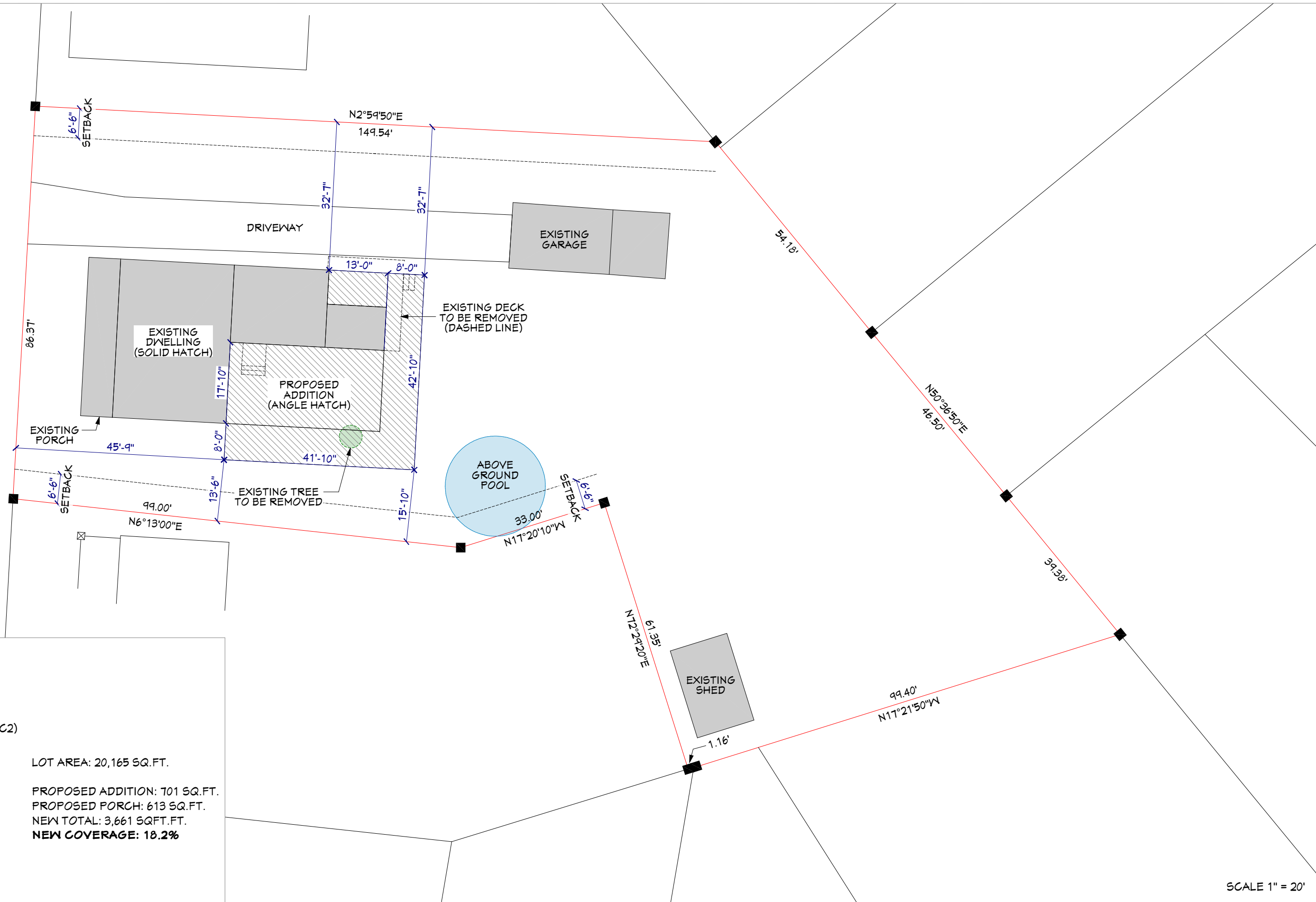


Per Lundberg, Secretary-Treasurer, Committee of Adjustment

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



BURNHAM STREET



**PROPERTY INFO**

9 BURNHAM STREET  
PETERBOROUGH COUNTY  
TOWNSHIP OF SELWYN  
LOCAL COMMERCIAL ZONING (C2)

**COVERAGE**

EXISTING HOUSE: 1,349 SQ.FT.  
EXISTING PORCH: 244 SQ.FT.  
EXISTING DECK: 206 SQFT.FT.  
EXISTING GARAGE: 494 SQ.FT.  
EXISTING SHED: 260 SQ.FT.  
TOTAL: 2,553 SQ.FT.  
COVERAGE: 12.7%

LOT AREA: 20,165 SQ.FT.

PROPOSED ADDITION: 701 SQ.FT.  
PROPOSED PORCH: 613 SQ.FT.  
NEW TOTAL: 3,661 SQFT.FT.  
**NEW COVERAGE: 18.2%**

SCALE 1" = 20'