



Mailing Address
PO Box 270 Bridgenorth
Ontario K0L 1H0

Tel: 705 292 9507
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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, May 23, 2023
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-14-23
Applicant/Owner: Leonid Spektor
Agent: Riley Martens
Property Location: 2540 Fire Route 37 – Smith Ward

The application seeks relief from the provisions of Zoning By-law No. 2009-021, as amended, in order to permit a 156 ft² (14.5 m²) open deck addition, as follows:

1. With reference to Section 3.15 – High Water Mark Setback Provisions - to reduce the minimum high-water setback from 30 metres to ±12 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.

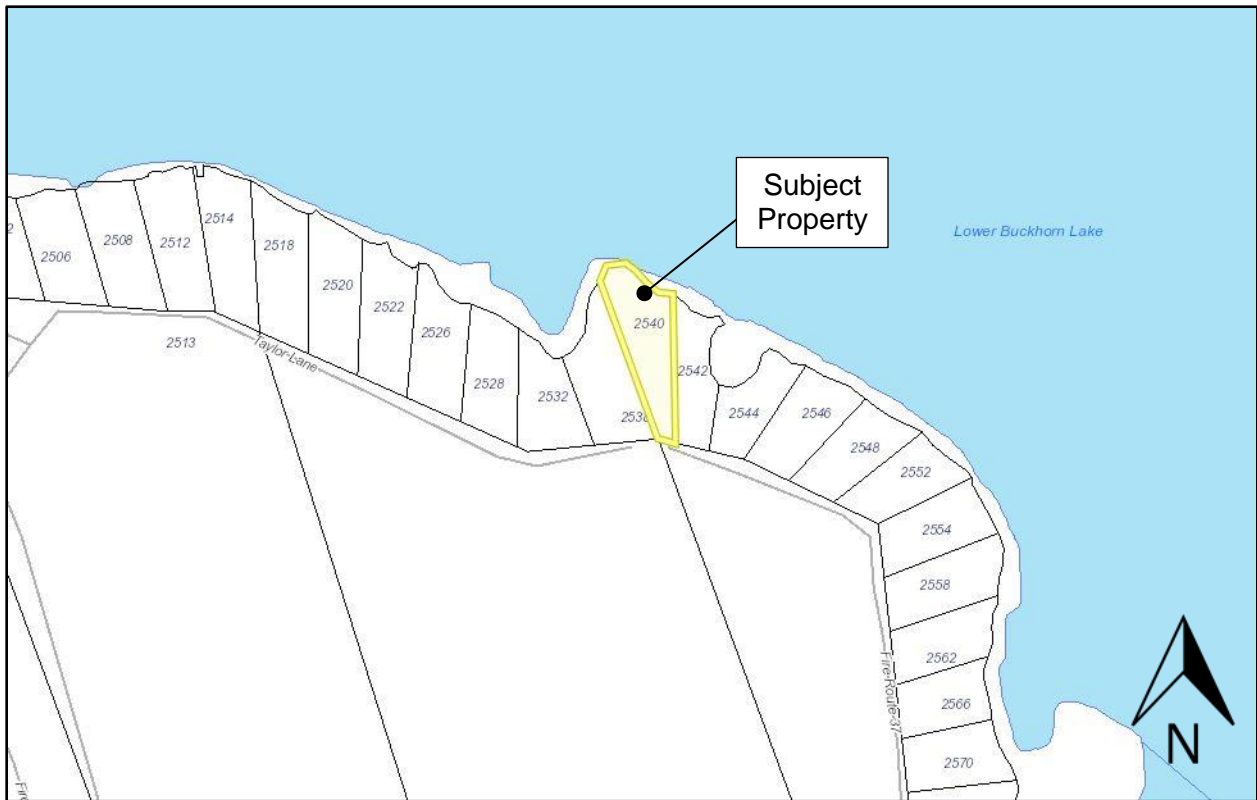
Additional information: relating to the proposed amendment is available on the Township Website www.selwyntownship.ca or by contacting Per Lundberg at 705-292-9507 ext. 220, or planning@selwyntownship.ca. A copy of the report and other relevant information will be posted on the Township's website the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

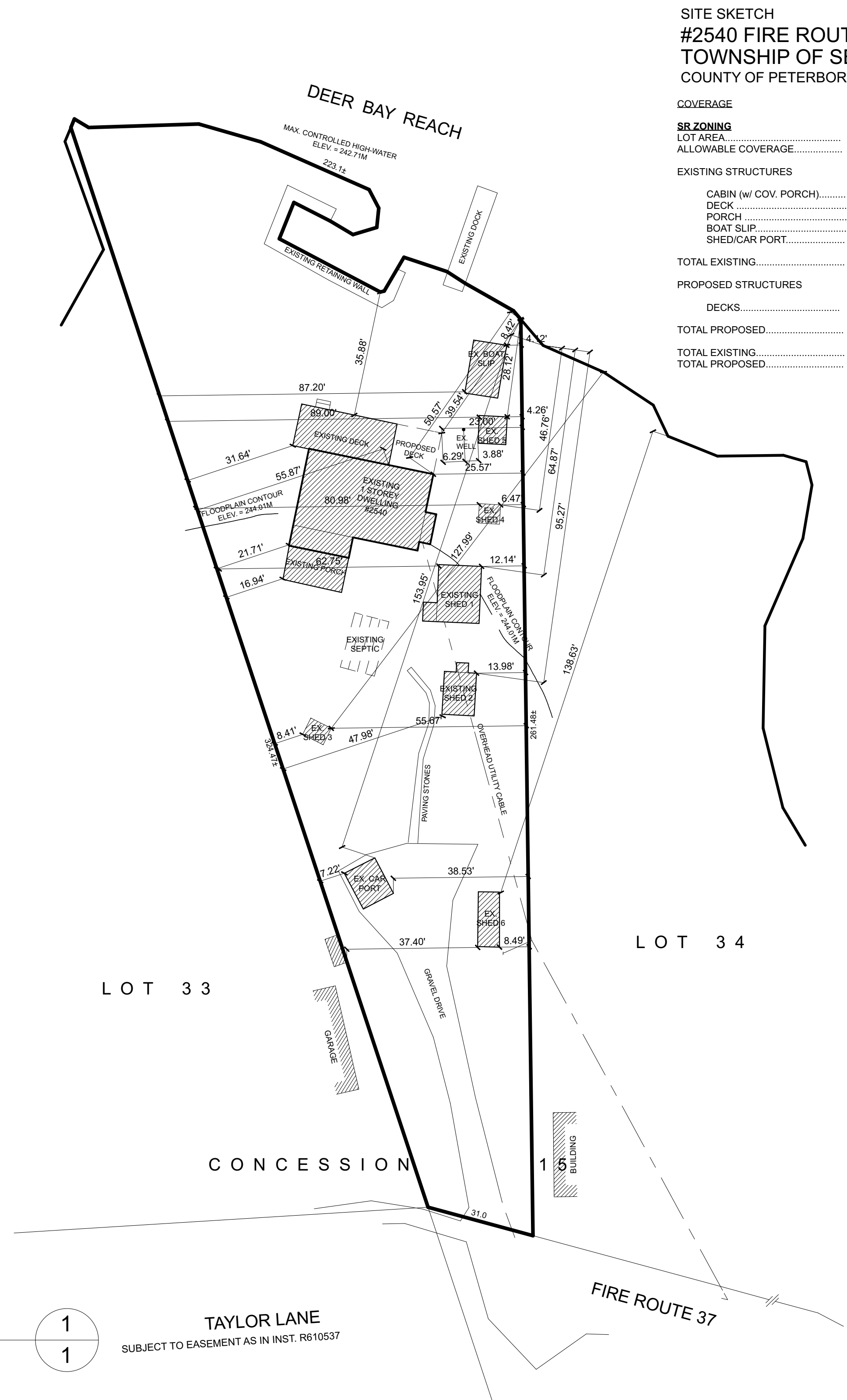
Other Applications The subject lands are not subject to any other applications under the *Planning Act*.

Key Map



Brandie Mocha, Secretary-Treasurer, Committee of Adjustment

Dated at the Township of Selwyn, Wednesday, May 03, 2023.



SITE SKETCH
#2540 FIRE ROUTE 37
TOWNSHIP OF SELWYN
COUNTY OF PETERBOROUGH

COVERAGE

SR ZONING

LOT AREA..... 21,884.9 sq.ft.
ALLOWABLE COVERAGE..... 20 %

EXISTING STRUCTURES

CABIN (w/ COV. PORCH)..... 938.7 sq.ft.
DECK..... 336.5 sq.ft.
PORCH..... 171.4 sq.ft.
BOAT SLIP..... 146.0 sq.ft.
SHED/CAR PORT..... 681.4 sq.ft.

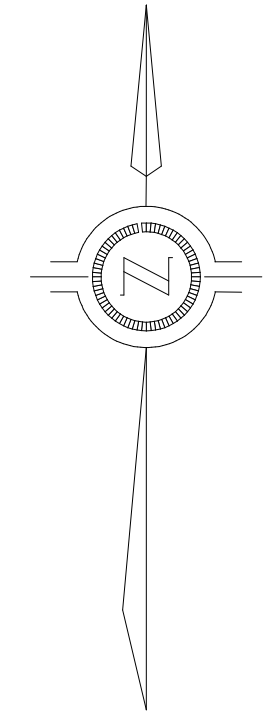
TOTAL EXISTING..... 2274 sq.ft.

PROPOSED STRUCTURES

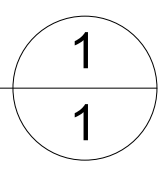
DECKS..... 155.8 sq.ft.

TOTAL PROPOSED..... 2429.8 sq.ft.

TOTAL EXISTING..... 10.4 %
TOTAL PROPOSED..... 11.1 %



SITE PLAN
1"=24'-0"



TAYLOR LANE
SUBJECT TO EASEMENT AS IN INST. R610537

DRAWINGS ARE NOT TO BE SCALED

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO TIMBERLINE CUSTOM HOMES PRIOR TO COMMENCEMENT OF WORK.

TIMBERLINE CUSTOM HOMES IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF TIMBERLINE CUSTOM HOMES. THIS DRAWING IS NOT TO BE SCALED.

NOTE: SOME ITEMS MAY BE SHOWN TO HELP VISUALIZE ROOM SIZES & LAYOUT. THEY ARE NOT NECESSARILY INCLUDED IN THE PRICE. PLEASE ASK FOR DETAILS.

MM	DD	YY	REVISION NOTE	#

1	DRAWING OR DETAIL NUMBER
2	SHEET/PAGE NUMBER

ABBREVIATIONS

- PL - POINT LOAD
- BRKT - BRACKET
- DWG - DRAWING
- o.c. - ON CENTRE
- CONC. - CONCRETE
- FTG. - FOOTING
- LVL - LAMINATED VENEER LUMBER
- BLK - BLOCK OR BLOCKING
- TRANS - TRANSOM
- SDLTS - SIDELITES
- w/ - WITH
- FLR - FLOOR
- MANUF - MANUFACTURER
- SUP - SUPPLIER
- WD - WOOD
- HT - HEIGHT
- MECH - MECHANICALLY
- HORIZ - HORIZONTAL
- VERT - VERTICAL
- ALUM. - ALUMINUM
- BLDG - BUILDING
- EXT - EXTERIOR
- INT - INTERIOR
- U/S - UNDERSIDE
- TYP - TYPICAL

ENGINEER STAMP



5584 Hwy. 28, WOODVIEW, ONTARIO, K0L 3E0
PH: (705) 654-4312 FAX: (705) 654-3483
info@timberlinecustomhomes.ca

A DIVISION OF NORTHEY CONTRACTING INC.

I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK AND AM QUALIFIED AS PER 3.2.5.1, DIVISION C OF THE O.B.C.

ADAM LEGGETT BCIN #38948
NORTHEY CONTRACTING INC. BCIN #44864

DATE	JOB NUMBER
MM.DD.YY.	22-57
SCALE	1
1/4"=1'-0"	
FINISHED BY	4
REVIEWED BY	
REM	