



**Mailing Address**  
PO Box 270 Bridgenorth  
Ontario K0L 1H0

**Tel:** 705 292 9507  
**Fax:** 705 292 8964

[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, 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-15-23  
**Applicant/Owner:** Jeff & Susan Lang  
**Agent:** Holly Richards-Conley  
**Property Location:** 2730 Newcomb Lane – Smith Ward

The application seeks relief from the provisions of Zoning By-law No. 2009-021, as amended, in order to permit a 256.5 ft<sup>2</sup> (23.83 m<sup>2</sup>) dwelling addition and a new 981.1 ft<sup>2</sup> (91.15 m<sup>2</sup>) detached garage, 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 ±18.2 metres to a dwelling to permit a dwelling addition.
2. With reference to Section 3.14 – Lot Coverage and Height Provisions - to increase the maximum lot coverage from 5% to 5.87% for all accessory structures.
3. With reference to Section 3.1.1(c) – Accessory Buildings, Structures and Uses – to increase the maximum number of accessory structures permitted on a lot from 3 to 4.

### **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.

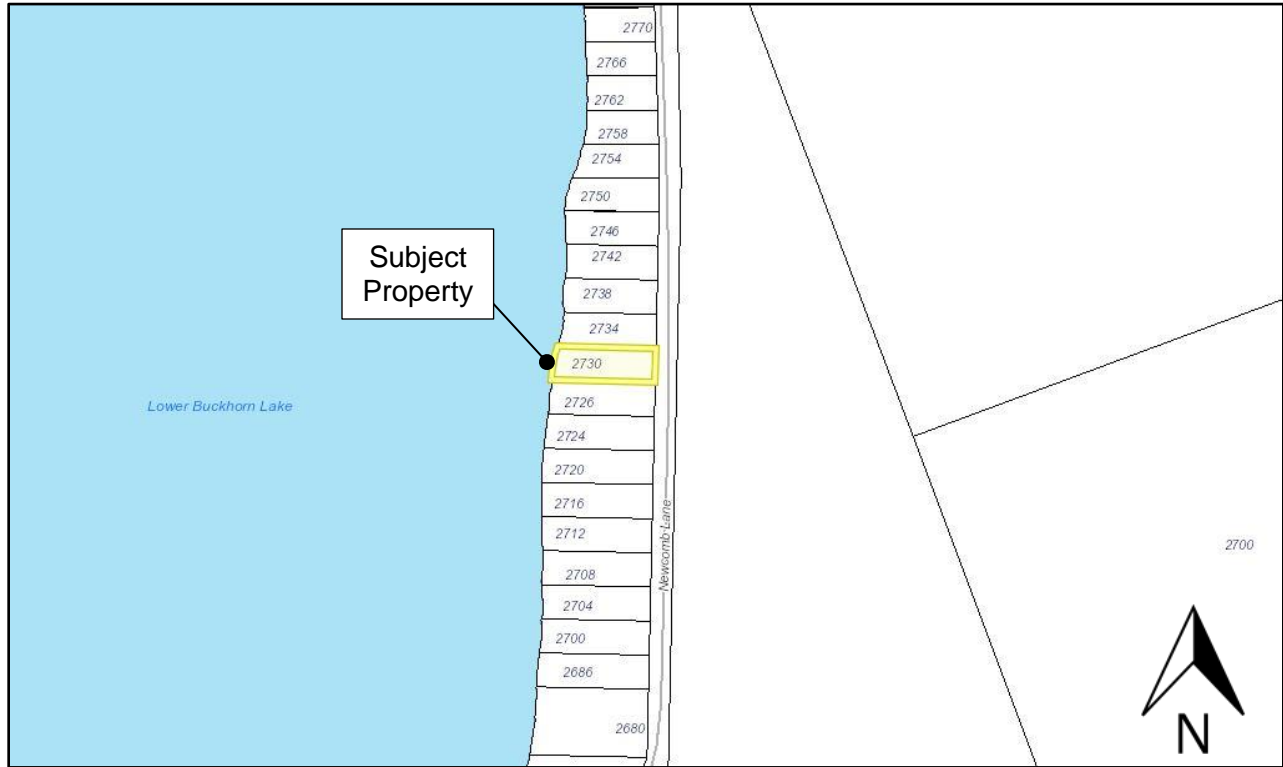
**Additional information:** relating to the proposed amendment is available on the Township Website [www.selwyntownship.ca](http://www.selwyntownship.ca) or by contacting Per Lundberg at 705-292-9507 ext. 220, or [planning@selwyntownship.ca](mailto:planning@selwyntownship.ca). A copy of the report and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



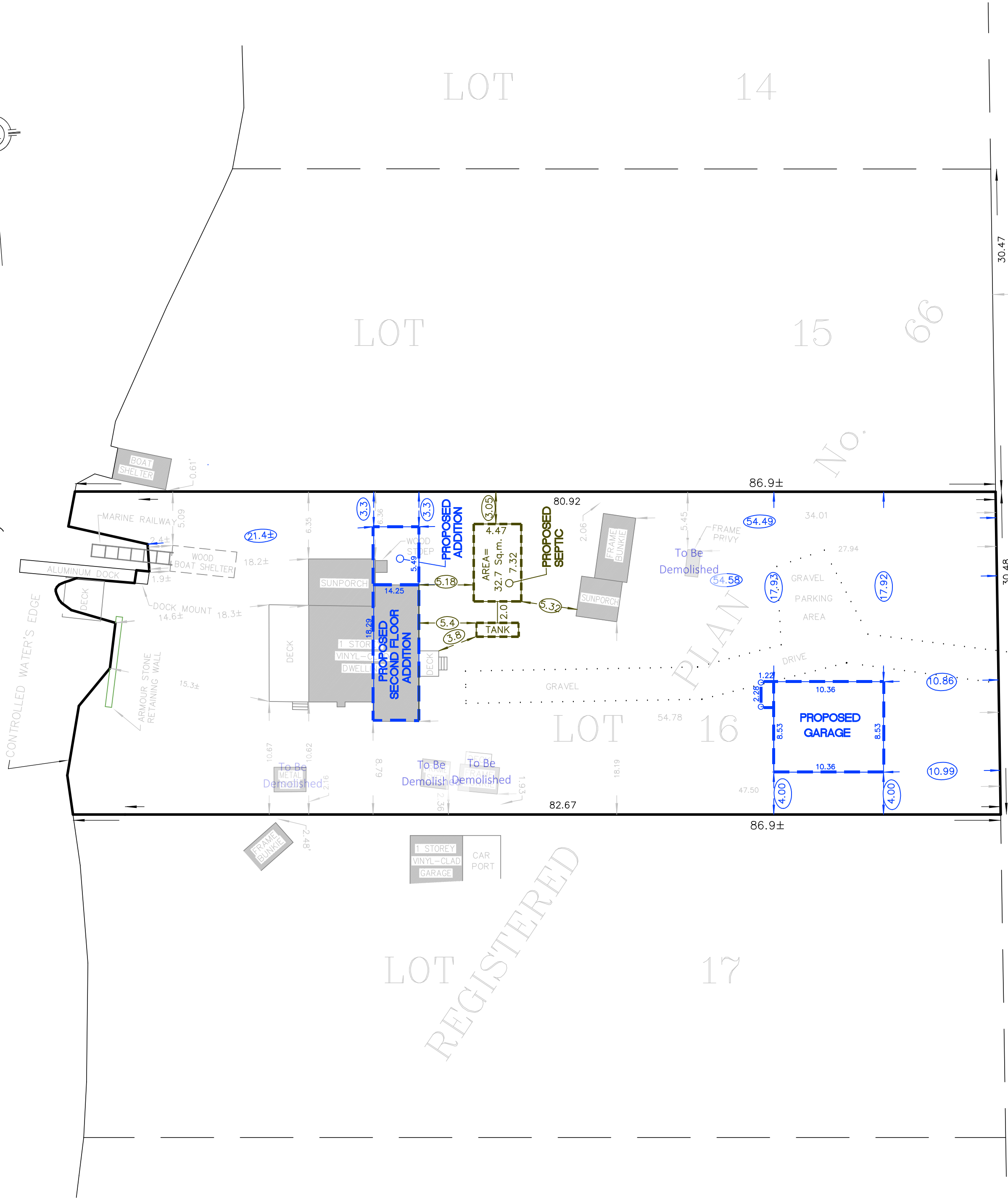
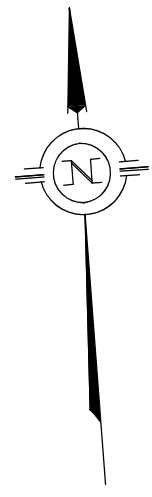
Brandie Mocha, Secretary-Treasurer, Committee of Adjustment

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

**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**

LOWER BUCKHORN LAKE  
 (DEER BAY)



**SITE PLAN SHOWING  
 PROPOSED ADDITION & GARAGE AT  
 No.2730 NEWCOMBE LANE  
 TOWNSHIP OF SELWYN  
 COUNTY OF PETERBOROUGH**



SCALE: 1:300

DATE: 27 JANUARY 2023

**LEGEND**

(28.0±) ..... DENOTES PROPOSED SETBACK

SITE STATISTICS  
 LEGAL DESCRIPTION

LOT 16, REGISTERED PLAN No. 66  
 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  
 3 FEBRUARY 2014

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

PROJ. # 8766 SITE PLAN

NOTE: NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE  
 OR IN PART WITHOUT THE WRITTEN PERMISSION OF JBF SURVEYORS.  
 © JBF SURVEYORS 2022

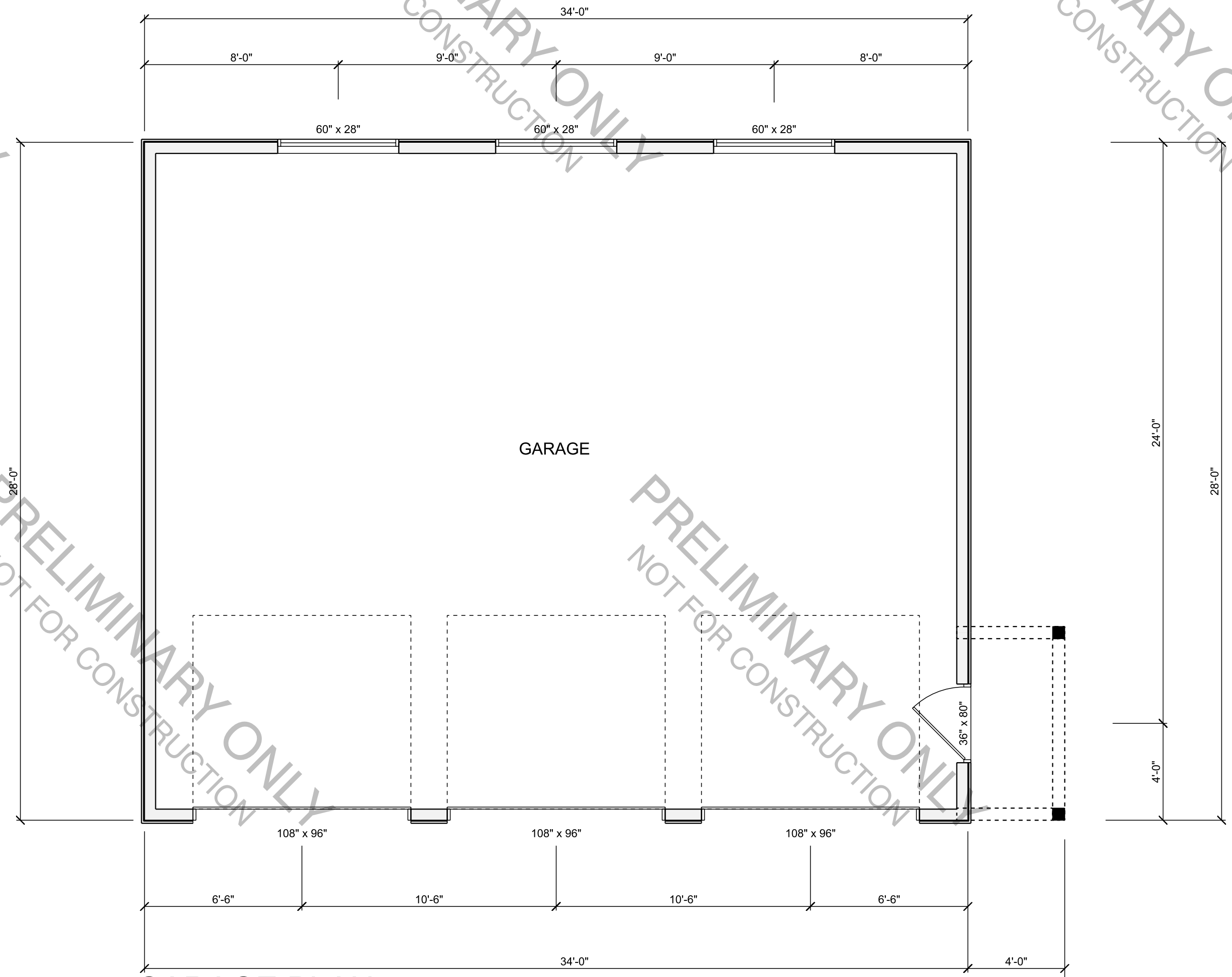
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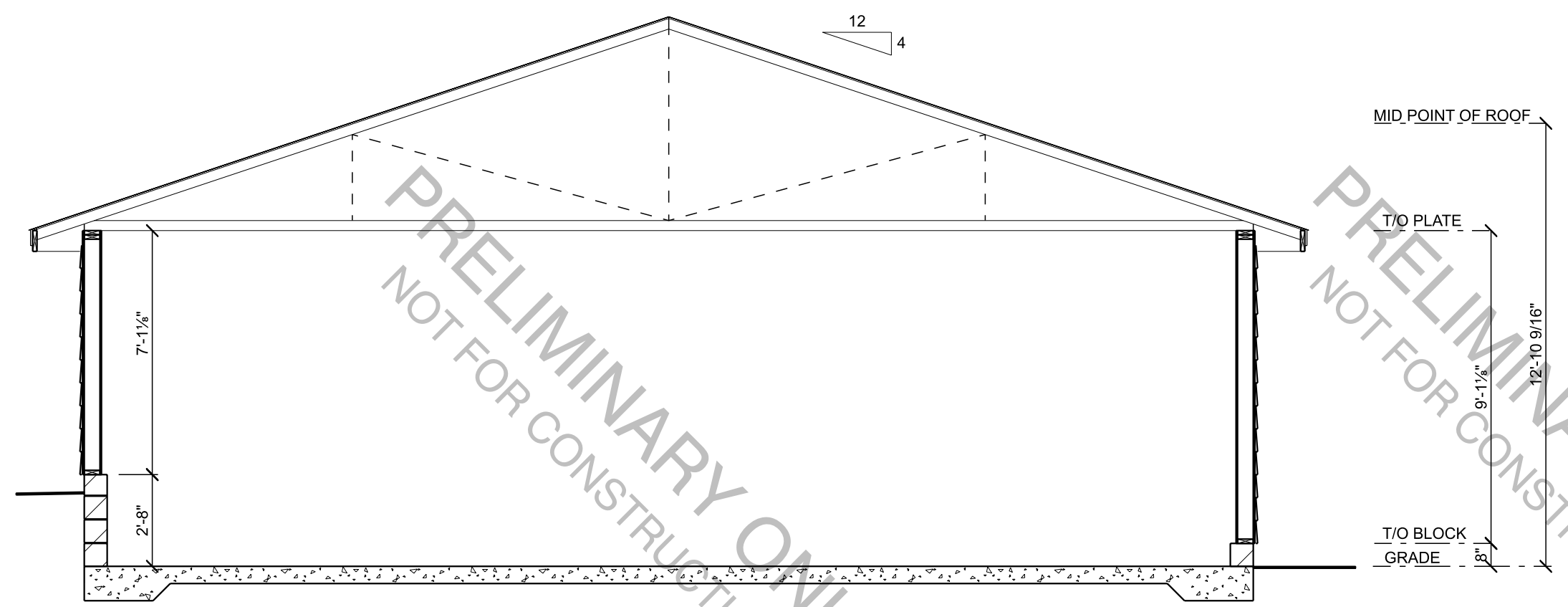
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**NOTES:**

- PLANS ARE IN ACCORDANCE WITH ONTARIO BUILDING CODE REQUIREMENTS
- DO NOT SCALE
- DIMENSIONS GOVERN
- WORKMANSHIP SHALL BE DONE IN GOOD BUILDING PRACTICE
- THE BUILDER SHALL VERIFY ALL DIMENSIONS AND SPECIFICATIONS PRIOR TO CONSTRUCTION
- MARYANNE NOFFKE DESIGN AND DRAFTING DOES NOT ASSUME LIABILITY IF DESIGN IS NOT FOLLOWED EXACTLY. ANY CHANGES REQUESTED BY THE BUILDER AND/OR OWNER REQUIRE A RE-DESIGN BY MARYANNE NOFFKE DESIGN AND DRAFTING PRIOR TO CONSTRUCTION AS WELL AS NOTIFICATION OF THE BUILDING DEPARTMENT
- ANY VARIANCES FROM THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE BUILDER AND/OR HOMEOWNER



**GARAGE PLAN**  
SCALE: 1/4" = 1'-0"



**CROSS SECTION**  
SCALE: 1/4" = 1'-0"

**DRAWINGS INTENDED FOR CONSTRUCTION OR PERMIT REQUIRE A DIGITAL SIGNATURE AND THE WATERMARK REMOVED. ALL INFORMATION ON THESE DRAWINGS IS THE PROPERTY OF MARYANNE NOFFKE DESIGN AND DRAFTING. THESE DRAWINGS SHALL NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT OF MARYANNE NOFFKE DESIGN AND DRAFTING. IF AN INFRINGEMENT OF THIS NATURE HAS OCCURRED, PLEASE CONTACT MARYANNE NOFFKE DESIGN AND DRAFTING**

**REVISION RECORD**

No.	Date	Description	By:
1			
2			
3			
4			
5			



COMPANY BCIN#: 38619  
331 Cemetery Road  
Lakshurst, Ontario, K0L 2J0  
PHONE: 705-927-7804  
MARYANNENOFFKE@HOTMAIL.COM



**PROJECT:**  
**LANG GARAGE**  
2730 NEWCOMB LANE  
SELWYN, ON

**DRAWING TITLE:**  
**GARAGE PLAN**

**DATE PLOTTED:** October 4, 2022

**SCALE:** 1/4" = 1'-0"

**DRAWN BY:** MICHELLE MACDONALD  
**CHECKED BY:** MARYANNE NOFFKE (35184)

**SIGNATURE:**

**SHEET NUMBER:**  
**PAGE 1/2**

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