



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

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, January 19, 2021
Hearing Time: 5:40 p.m.
Hearing Location: In-Person (1310 Centre Line, Selwyn) &
Electronic Hearing – See below for details
File No.: A-35-20
Applicant/Owner: Victor Rapp
Agent: J. Laurie Young
Property Location: 343 Fothergill Isle - Ennismore

The application seeks relief from the provisions of Zoning By-law No. 2009-021, as amended, in order to complete improvements to a waterfront lot. The improvements include:

- construction of a 17.7 square metre (190 square foot) entry addition to the road side of the dwelling;
 - the demolition of an existing shed to be replaced with a 83.9 square metre (903 square foot) detached garage 4.6 metres in height;
 - demolition and replacement/expansion of a 34.6 square metre (372 square foot) deck;
 - construction of a 5.6 square metre (60 square foot) deck.
- 1) With reference to Section 3.1.3 – Relation to Principal or Main Building - of the Township of Selwyn Zoning By-law No. 2009-021, as amended, to decrease the setback from and accessory building to the principal or main building from 2 metres to 1.8 metres.
 - 2) With reference to Section 3.1.4 – Height and Lot Coverage - of the Township of Selwyn Zoning By-law No. 2009-021, as amended, to increase the maximum coverage of accessory structures from 5% to 6.6%.

- 3) With reference to Section 3.1.4 – Height and Lot Coverage - of the Township of Selwyn Zoning By-law No. 2009-021, as amended, to increase the maximum height of an accessory structure from 4 metres to 4.6 metres.
- 4) With reference to Section 3.15 – High Water Mark – Setback Provisions of the Township of Selwyn Zoning By-law No. 2009-021, as amended, to decrease the minimum setback from the high water mark from 30 metres to 25 metres to an addition to the existing dwelling (entry way); and from 30 metres to 11.6 metres and 12.3 metres to structurally non-permanent decking; and from 30 metres to 15.2 metres to a septic system.

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 Jeannette Thompson, Planner, Township of Selwyn:

- **Drop Box (Municipal Office Adjacent to the Front Door)** - No Later than 4:00 PM 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
- **Email** - No Later than 4:00 PM on the date of the Public Hearing:
planning@selwyntownship.ca
- **Fax** - No Later than 4:00 PM on the date of the Public Hearing:
705-292-8964

Participation in the Public Hearing

Virtual

Any person may attend the virtual public hearing and make written and/or oral submissions either in support or opposition to the proposal. In order to make arrangements to attend the virtual hearing please contact the Clerk by email at achittick@selwyntownship.ca no later than 4:00 p.m. on the day **prior** to the scheduled public hearing. You will be given 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 will be limited opportunities for individuals to attend the hearing in person if you are unable to attend the virtual hearing. Please contact the Clerk via email at achittick@selwyntownship.ca for further details.

Additional information: relating to the proposed amendment is available on the Township Website www.selwyntownship.ca or by contacting Jeannette Thompson 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.

The Right to Appeal: If a 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 person or public body may not be entitled to appeal the decision of the Committee of Adjustment of the Township of Selwyn to the Local Planning and Appeal 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 application under the *Planning Act*.



**Key Map
343 Fothergill Isle – Ennismore Ward**

Jeannette Thompson, Secretary-Treasurer, Committee of Adjustment





Dated at the Township of Selwyn, Friday, December 18, 2020.

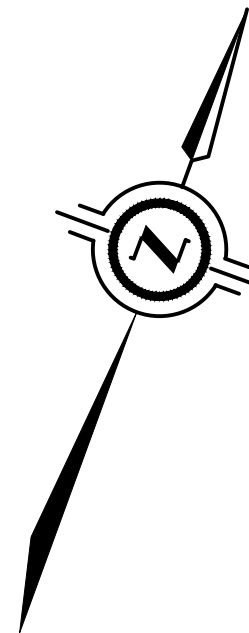
LOT COVERAGE:

LOT AREA	= 19968.5 ft ² (1855m ²)
EXISTING DWELLING	= 1985ft ² (184.4m ²) (9.9%)
EXISTING DECKS (to be replaced)	= 479ft ² (44.5m ²) (2.4%)
EXISTING SHEDS (to be removed)	= 98.3ft ² (9.1m ²) (0.5%)
EXISTING GARAGE (to be replaced)	= 609 ft ² (56.6m ²) (3.1%)
PROPOSED ENTRY ADDITION	= 190 ft ² (17.7m ²) (0.95%)
PROPOSED GARAGE	= 903 ft ² (83.9m ²) (4.5%)
PROPOSED LAKESIDE DECK	= 371.9 ft ² (34.6m ²) (1.8%)
PROPOSED LANDING DECK	= 60 ft ² (5.6m ²) (0.3%)
EXISTING LOT COVERAGE	= 3171.3 ft ² (294.6m ²) (15.9%)
PROPOSED LOT COVERAGE	= 1524.9 ft ² (141.7m ²) (7.6%)
TOTAL LOT COVERAGE	= 4696.2 ft ² (436.3m ²) (23.5%)

SITE SKETCH BASED ON SURVEY COMPLETED BY ELLIOT & PARR SURVEYORS ON JULY 23 2020. ALL DIMENSIONS ARE ± FOR PART OF FATHERGILL ISLAND IN PIGEON LAKE GEOGRAPHIC TOWNSHIP OF DOURO IN TOWNSHIP OF SELWYN, COUNTY OF PETERBOROUGH

LEGEND

-  PROPERTY LINE
-  EXISTING DWELLINGS
-  PROPOSED BUILDING
-  PROPOSED DECKS



ALL DIMENSIONS TO BE VERIFIED ON SITE BY CONTRACTOR

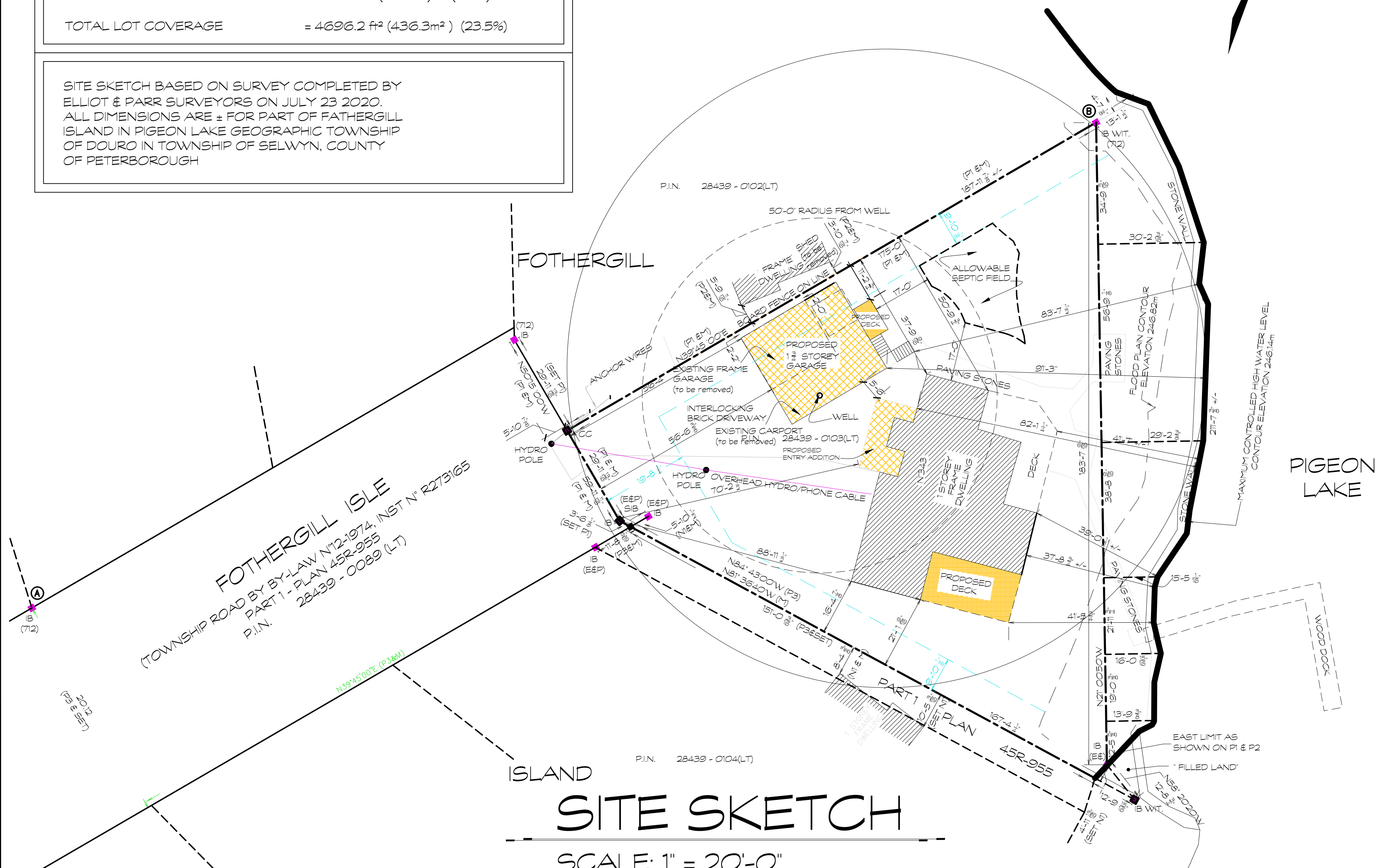
ALL CONSTRUCTION METHODS AS PER PART 9 OF THE O.B.C.

ALL TRADES TO HAVE MIN. FIVE YEARS EXPERIENCE IN THEIR RESPECTIVE DISCIPLINES.

ANY DEVIATION FROM THESE PLANS DURING THE BUILDING PROCESS MUST BE REPORTED TO THIS OFFICE TO ENSURE COMPLIANCE WITH THE ONTARIO BUILDING CODE, LATEST EDITION. FAILURE TO DO SO ABSOLVES THIS FIRM FROM RESPONSIBILITY AND LIABILITY

*9.8.9.3(1) EXTERIOR WOOD STEPS SHALL NOT BE IN DIRECT CONTACT WITH THE GROUND UNLESS SUITABLY TREATED WITH A WOOD PRESERVATIVE

*9.8.9.4.(1)(B) WOODEN STAIR STRINGERS SHALL BE SUPPORTED AND SECURED TOP AND BOTTOM




Drawings For:
VICTOR RAPOSE
343 FOTHERGILL ISLE
PART OF FOTHERGILL ISLAND
ON PIGEON LAKE

Notes / Revisions:

Project: SITE PLAN

Title: PLANS

DRAWINGS ARE NOT TO BE SCALED. CONTRACTORS SHALL CHECK & VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES MUST BE REPORTED TO THIS OFFICE BY REGISTERED MAIL:

J. Laurie Young
Architectural Design - Space Planning
BCIN: 30329

750 Fives Bay Road Selwyn, Ontario
K9J 6X4 • 705 743 4913
laurie@jyoungdesign.com

Drawn By: AZMERI, A. Checked By: J. L. YOUNG

Date: AUGUST 18, 2020 Page: A1

Scale: 1/4" = 1'-0"

SITE SKETCH

SCALE: 1" = 20'-0"