



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, September 27, 2022
Hearing Time: 5:40 p.m.
Hearing Location: Electronic (virtual) Hearing – See below for details

File No.: A-41-22
Applicant/Owner: Bernard & Cassandra O'Donohue
Agent: Kassie Holtom
Property Location: 798 Simcoe Street – Smith Ward

The application seeks relief from the provisions of Zoning By-law No. 2009-021, as amended, in order to permit the construction of a new 1,935.2 ft² (179.8 m²) two storey residential dwelling, which includes a 79.2 ft² (7.4 m²) covered front porch, and a 266 ft² (24.7 m²) rear patio, as follows:

1. With reference to Section 4.13.3 (v) – Lakeshore Residential Zone Regulations – to reduce the front yard setback from 7.5 metres to 1.71 metres to a dwelling.
2. With reference to Section 3.34 – Planned Width of Road – to reduce the minimum required setback from the centre line of Township road from 17.5 metres to 11.71 metres.
3. With reference to Section 3.15 – High Water Mark Setback Provisions - to reduce the minimum high-water setback from 30 metres to 12.18 metres to a dwelling.

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:

- **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

How to Participate in the Public Hearing

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.

Any person may attend the virtual public hearing and make written and/or oral submissions either in support or opposition to the proposal.

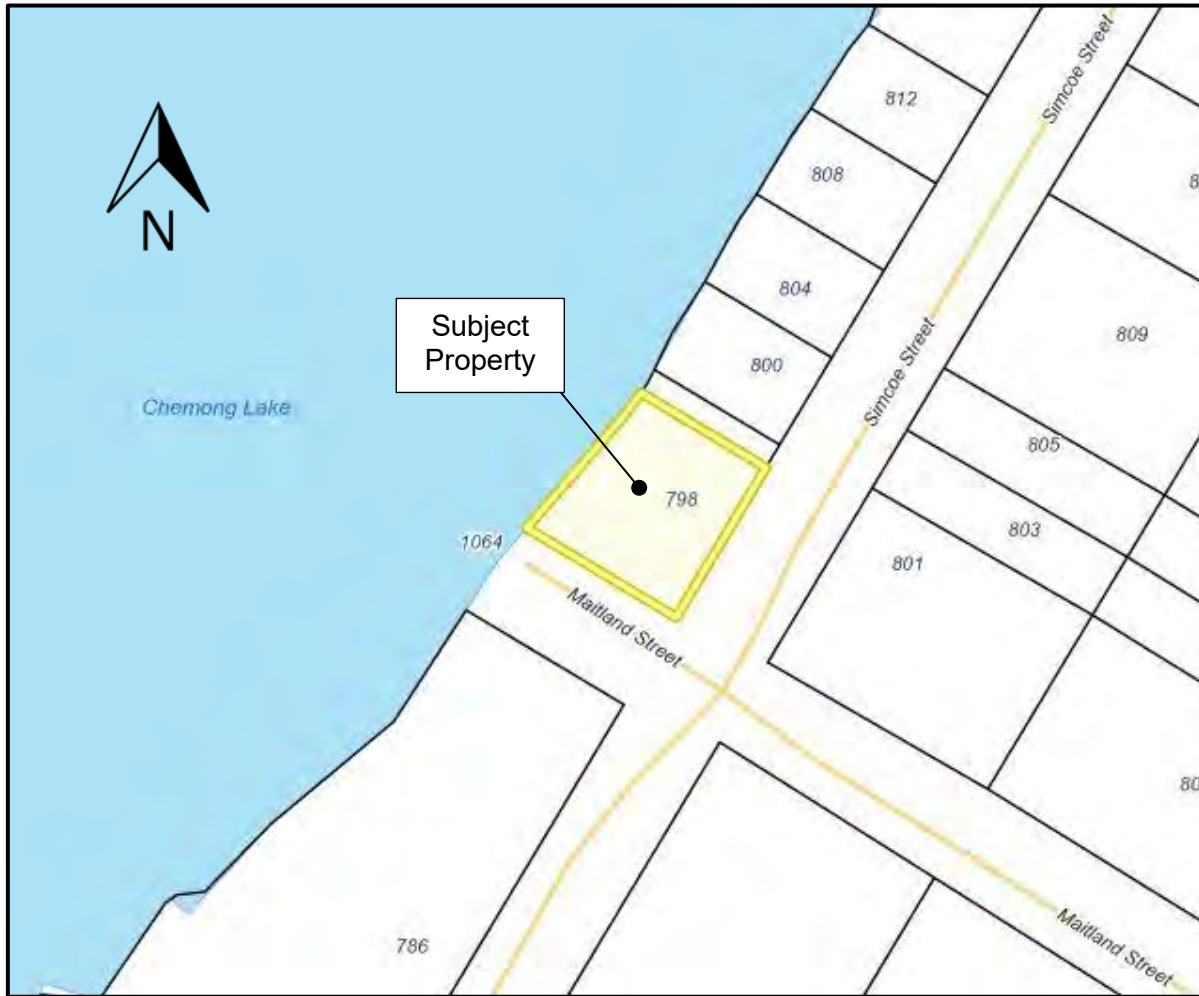
Additional information: relating to the proposed amendment is available on the Township Website www.selwyntownship.ca or by contacting Per Lundberg at 705-292-9507 ext. 220, or planning@selwyntownship.ca. A copy of the report and other relevant information will be posted on the Township's website the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

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 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).

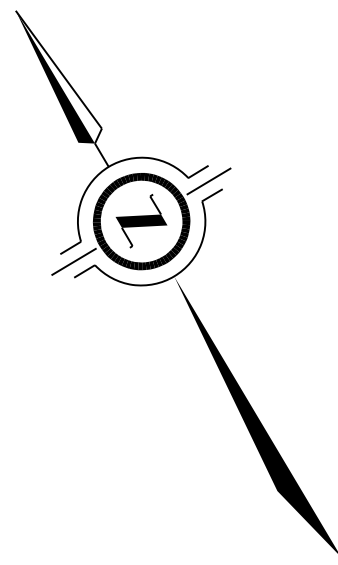
Other Applications The subject lands are not subject to any other applications under the *Planning Act*.

Key Map



Brandie Mocha, Secretary-Treasurer, Committee of Adjustment

Dated at the Township of Selwyn, Monday, September 12, 2022.



CIVIC ADDRESS: 798 SIMCOE STREET
 OWNER: BERNARD & CASSANDRA O'DONOHUE
 BUILDER:
 BUILDING PERMIT No. _____
 ROLL No. _____

FOR CONSTRUCTION PURPOSES ONLY

SITE GRADING PLAN OF
PART OF LOT 6
REGISTERED PLAN No. 4
 GEOGRAPHIC TOWNSHIP OF SMITH
 TOWNSHIP OF SELWYN
 COUNTY OF PETERBOROUGH

SCALE 1 : 200

COE FISHER CAMERON, A DIVISION OF J.D. BARNES LIMITED
 © COPYRIGHT 2022

METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

- LEGEND:**
- - FOUND SURVEY MONUMENT
 - - SET SURVEY MONUMENT
 - SIB - STANDARD IRON BAR
 - IB - IRON BAR
 - 250.50 - PROPOSED ELEVATION
 - 249.36 - GROUND ELEVATION
 - - SLOPE
 - - SWALE
 - F.F.E. - FIRST FLOOR ELEVATION
 - T.B.W. - TOP OF BASEMENT WALL
 - T.B.S. - TOP OF BASEMENT SLAB
 - T.G.S. - TOP OF GARAGE SLAB
 - T.G.W. - TOP OF GARAGE WALL
 - U.F. - UNDERSIDE OF FOOTING
 - HP - HIGH POINT
 - DS - DOWNSPOUT
 - GM - GAS MARKER
 - HP - HYDRO POLE

- GENERAL NOTES:**
- DRAINAGE SHALL BE SELF-CONTAINED ON SITE BY THE CONSTRUCTION OF SWALES OR DRAIN TO A PROTECTED OUTLET. DRAINAGE SHALL NOT IMPACT ADJACENT PROPERTIES.
 - SEDIMENT AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT MIGRATION OF SILT AND SEDIMENT FROM THE SUBJECT LOT TO ANY ADJACENT LOT, INCLUDING MUNICIPAL RIGHT-OF-WAY. SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT SILT AND SEDIMENT LADEN SURFACE WATER DOES NOT ENTER ANY WATERCOURSES OR ENVIRONMENTALLY SENSITIVE AREA, EITHER OVERLAND OR THROUGH THE STORM DRAINAGE SYSTEM. THE OWNER/BUILDER SHALL COMPLY WITH ALL DIRECTIVES ISSUED BY ANY OF THE ENVIRONMENTAL AGENCIES.
 - INTERIM GRADING MEASURES MAY BE REQUIRED DURING BUILDING CONSTRUCTION TO ENSURE THAT DRAINAGE DOES NOT ADVERSELY AFFECT THE NEIGHBOURING PROPERTIES. ROUGH GRADING OF THE PROPERTY SHALL BE COMPLETED SUCH THAT DRAINAGE IS CONTAINED ON SITE OR CONTROLLED TO A PROTECTED OUTLET.
 - ALL DOWNSPOUTS AND OTHER DRAINAGE DISCHARGE POINTS SHALL DISCHARGE ONTO A SPLASH PAD OR APPROVED EQUIVALENT.
 - SUMP PUMP DISCHARGE POINTS MUST BE WHOLLY WITHIN PRIVATE PROPERTY.
 - THE OWNER/BUILDER IS RESPONSIBLE FOR OBTAINING UTILITY AND SERVICING LOCATES PRIOR TO ANY WORKS.
 - ALL DISTURBED AREAS ARE TO BE SODDED OR SEEDED OVER A MINIMUM OF 150MM OF TOPSOIL OR APPROVED EQUIVALENT.
 - THE OWNER/BUILDER MUST OBTAIN A ROAD OCCUPANCY PERMIT FROM PUBLIC WORKS PRIOR TO ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE.
 - NO ELEVATIONS WILL BE LESS THAN 0.15m BETWEEN FINAL GRADE AND TOP OF FOUNDATION WALL.
 - A COPY OF THE 'REVIEWED BY ENGINEERING' LOT GRADING AND DRAINAGE PLAN IS TO BE ON SITE FOR REFERENCE AT ALL TIMES DURING CONSTRUCTION.
 - THE SUBMISSION OF THIS PLAN REPRESENTS THAT OWNER HEREBY ACKNOWLEDGES THAT ANY GRADING CHANGES THAT OCCUR THROUGH THE CONSTRUCTION THAT RESULT IN ADVERSE EFFECTS TO EXISTING ADJACENT PROPERTIES WILL RESULT IN AN AS-CONSTRUCTED SITE GRADING PLAN WILL BE REQUIRED.
 - BUILDER TO ENSURE MINIMUM OVERBURDEN FOR FROST PROTECTION ON FOOTINGS.
 - SWALES WITH LESS THAN 2% SLOPE HAVE POTENTIAL FOR PONDING WATER.
 - FOUNDATION TO BE STEPPED FROM REAR WALKOUT AROUND SIDES OF HOME. NO ELEVATIONS WILL BE LESS THAN 0.15m BETWEEN GROUND AND T.B.W.

ZONING	LR	F.F.E.	248.92
LOT AREA	1065.8± SQ. m.	T.B.W.	248.62
BUILDING AREA	149.17 SQ. m.		

No.	DATE	DESCRIPTION
REVISIONS		
SHEET 1		

ELEVATIONS:
 ELEVATIONS SHOWN HEREON ARE GEODETIC DERIVED BY GPS OBSERVATIONS AND ARE REFERRED TO A TEMPORARY SITE BENCHMARK, BEING A NAIL IN A POLE, HAVING AN ELEVATION OF 249.44m (CGVD-1928:1978).

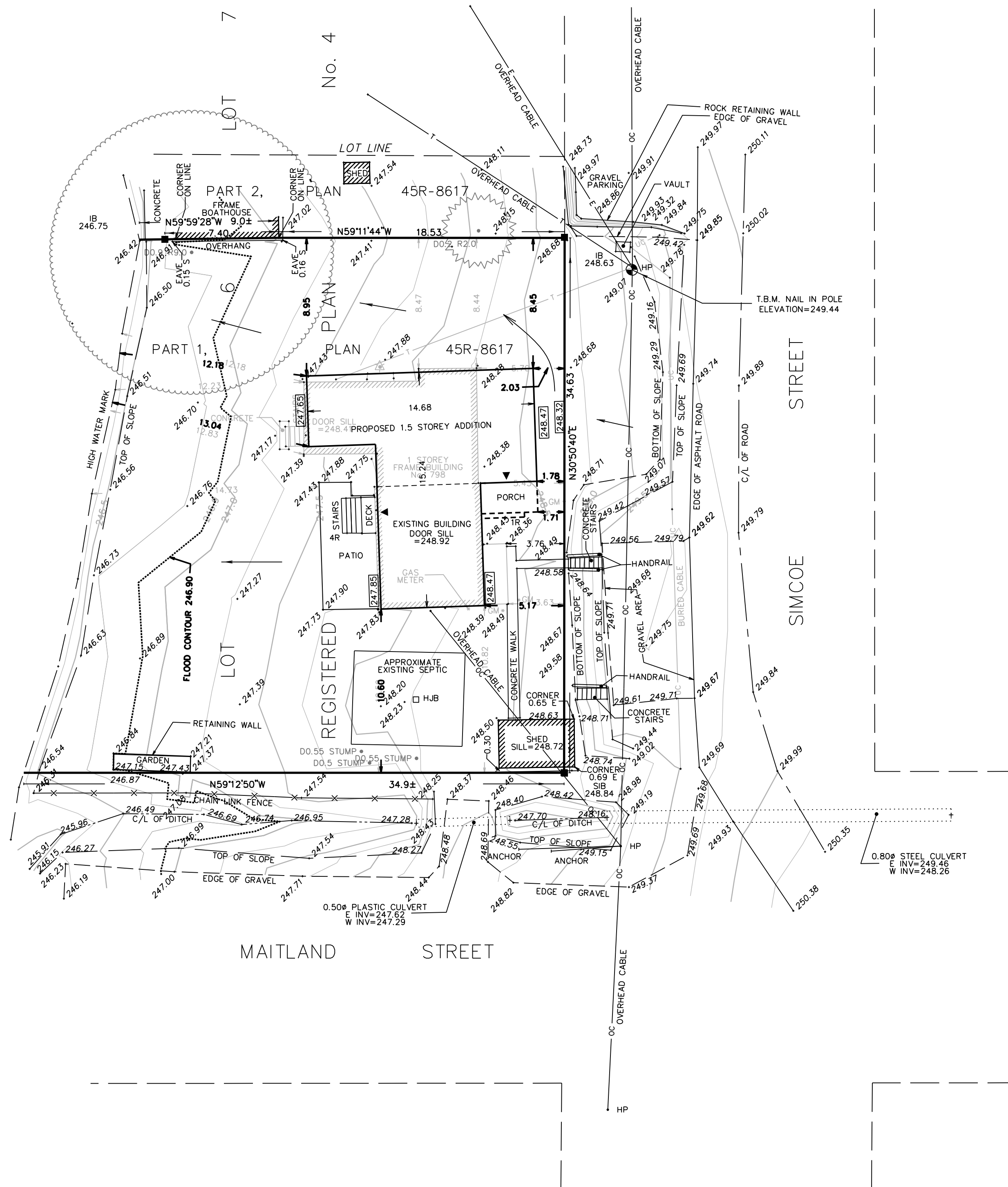
DATED: _____
 GERALD G. HICKSON
 ONTARIO LAND SURVEYOR

COE FISHER CAMERON
 LAND SURVEYORS
 A Division of J.D. Barnes Limited
 3 COMMERCE PLACE, UNIT 201, LINDSAY, ON K9V 0N5
 T: (705) 324-4152 F: (705) 324-8406 www.jdbarnes.com

SURVEYING
MAPPING
GIS

DRAWN BY: RMM	CHECKED BY: GGH	REFERENCE NO.: 22-17-042-01
PLOTTED: 7/15/2022		DATED: 07/15/2022

CHEMONG LAKE
 NORMAL SUMMER LEVEL=246.10
 FLOOD LEVEL=246.90





13 Lindsay St
 Fenelon Falls
 Ph: 705-887-4773
 Fax: 705-887-4775
 web: www.rwhconstruction.ca

DESIGNED FOR:	Bernie O'Donahue
DESIGNED BY:	Michael Burke

Chemong Lake

Presentation View

DWG	DATE	BY
Bernie Prelim 1	06-24-21	M.B.
Bernie Prelim 2	07-07-21	M.B.
Bernie Prelim 3	04-20-22	M.B.

SCALE SEE VIEW <small>Applicable on Arch B Paper</small>
DATE

SHEET #
2



13 Lindsay St
 Fenelon Falls
 Ph: 705-887-4773
 Fax: 705-887-4775
 web: www.rwhconstruction.ca

DESIGNED FOR:	Bernie O'Donahue
DESIGNED BY:	Michael Burke

Chemong Lake

Presentation View

DWG	DATE	BY
Bernie Prelim 1	06-24-21	M.B.
Bernie Prelim 2	07-07-21	M.B.
Bernie Prelim 3	04-20-22	M.B.

SCALE SEE VIEW
<small>Applicable on Arch B Paper</small>
DATE

SHEET #
3