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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, 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-54-20
Applicant/Owner: Mike Gefter
Agent: Ken Currie
Property Location: 85 Lakeside Drive – Ennismore Ward

The applicant is seeking relief from the provisions of Zoning By-law No. 2009-021, as amended, in order to permit the construction of a 66.9 square metre (720 square foot) accessory structure (detached garage) situated 4 metres from the front lot line.

1. With reference to Section 3.1.4 – Lot Coverage and Height Provisions of the Township of Selwyn Zoning By-law No. 2009-021, as amended, to increase the maximum lot coverage of accessory structures from 5% to 8.6%.
2. With reference to Section 3.1.5.3 (d) – Garages - of the Township of Selwyn Zoning By-law No. 2009-021, as amended, to decrease the minimum front yard setback from 7.5 metres to 4 metres.

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 applications under the *Planning Act*.



**Key Map
85 Lakeside Drive – Ennismore Ward**

Jeannette Thompson, Secretary-Treasurer, Committee of Adjustment

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

85 LAKESIDE DR.

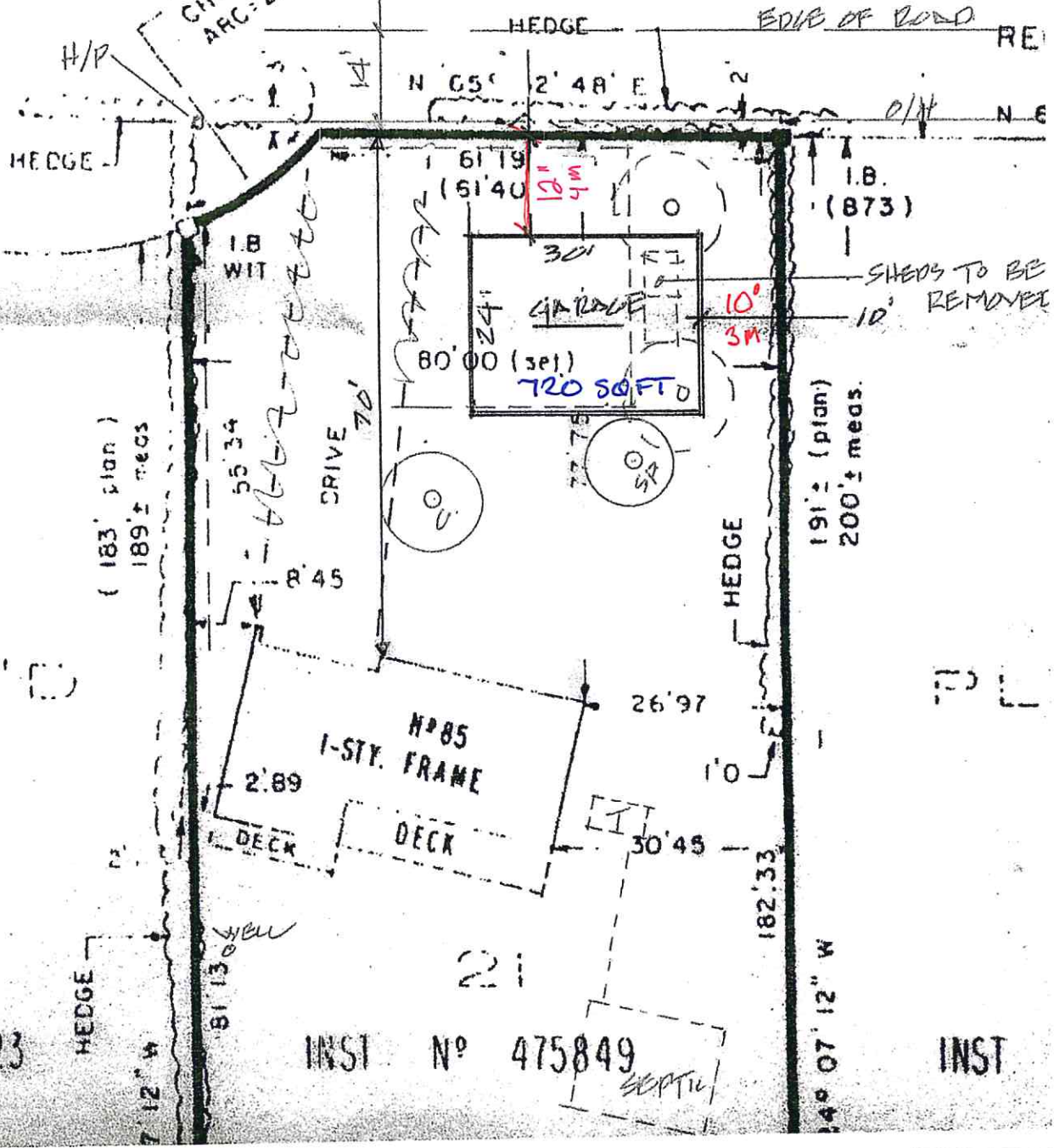
SCALE 1" = 20'

LAKESIDE

REG'D PLAN N°

EDGE OF ROAD

RAD = 50' 00"
N 30° 31' 15" E
CH = 23' 07"
ARC = 23' 28"



REG'D

450723

INST N° 475849

INST

SEPTIC

LOT 1 CONCESSION

MIKE GEFTNER
1-416-930-1325
MGEFTNER@BECKERS.COM

LAKESIDE

REG'D PLAN NO 16)

DF

REFERENCE

N 65° 52' 48"

1B (873)

51B (873)

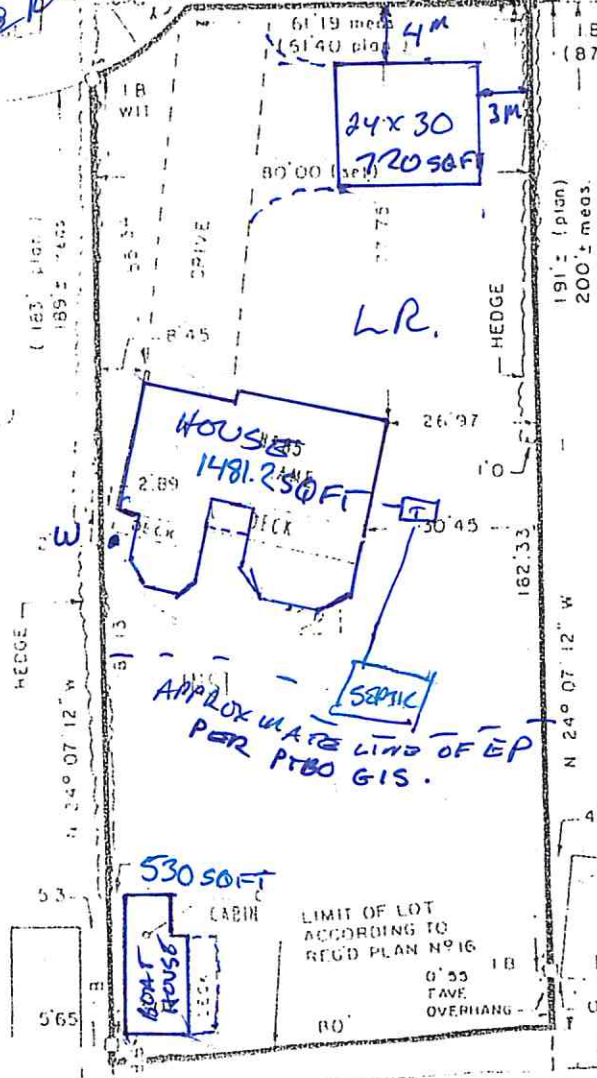
1B (873)

REG'D

PLAN

22
INST N° 450723

20
INST N° 4178



APPROX WATER LINE OF EP PER PTBO GIS.

MAXIMUM CONTROLLED WATER LEVEL
CONTOUR OF ELEVATION 807'56

CHEMONG

LAKE