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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-57-20
Applicant/Owner: Dave Robertson & Deana Ruddell
Agent: Laurie Young
Property Location: 125 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 15.6 square metre (168 square foot) 3-season sunroom and a 38.2 square metre (411.6 square foot) structurally non-permanent deck.

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 5.6%.
2. 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 28.2 metres to a 3-season room addition to an existing dwelling.
3. 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 25.5 metres to a structurally non-permanent deck.
4. With reference to Section 4.13.3 vii) – Lakeshore Residential Zone Regulations - of the Township of Selwyn Zoning By-law No. 2009-021, as amended, to decrease the minimum side yard setback from 3 metres to 1.2 metres to deck and stairs.

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).

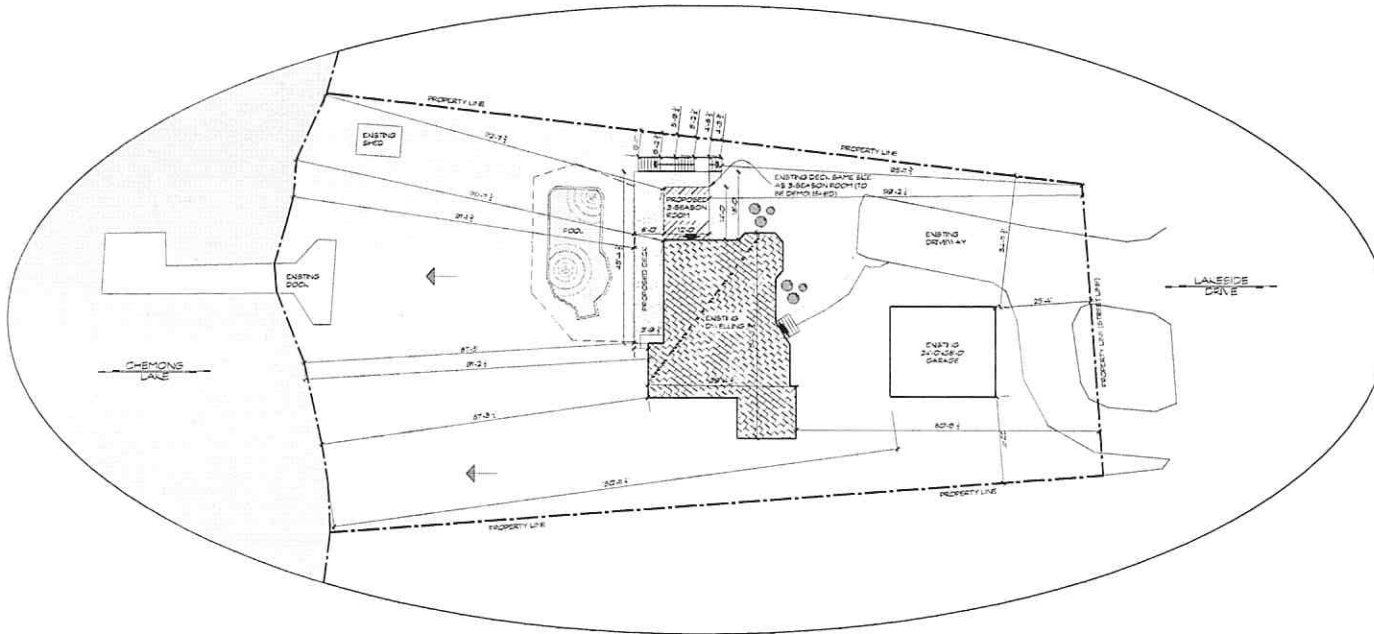
Other Applications The subject lands are not subject to any other applications under the *Planning Act*.



Key Map
125 Lakeside Drive – Ennismore Ward

Jeannette Thompson, Secretary-Treasurer, Committee of Adjustment

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



SITE SKETCH
SCALE: 1" = 15'-0"

SITE SKETCH BASED ON COUNTY OF PETERBOROUGH GIS MAPPING AND A PROPERTY SURVEY OF UNDETERMINED ORIGIN PROVIDED BY CLIENT. ALL DIMENSIONS SHOWN ARE PLUS/MINUS (±). CLIENT ASSUMES RESPONSIBILITY FOR ANY DISCREPANCIES IN MEASUREMENTS SHOWN HERE

LOT COVERAGE	
LOT AREA	= 20470 ft ²
EXISTING DWELLING SQUARE FOOTAGE	= 1576.6 ft ² ± 7.7 %
EXISTING DECKS (TBD) SQUARE FOOTAGE	= 184.3 ft ² ± 0.9 %
EXISTING SHED SQUARE FOOTAGE	= 90.15 ft ² ± 0.4 %
EXISTING GARAGE SQUARE FOOTAGE	= 67.2 ft ² ± 0.3 %
PROPOSED DECK SQUARE FOOTAGE	= 41.6 ft ² ± 0.2 %
PROPOSED 3-SEASON RM. SQUARE FOOTAGE	= 158 ft ² ± 0.8 %
TOTAL EXISTING LOT COVERAGE	= 2594.05 ft ² ± 12.5 %
TOTAL PROPOSED LOT COVERAGE	= 2926.35 ft ² ± 14.2 %

LEGEND

- PROPERTY LINE
- ▣ EXISTING DWELLINGS
- ▤ PROPOSED 3-SEASON ROOM
- ▥ EXISTING DECKS TO BE DEMOLISHED
- PROPOSED DECKS
- ← DIRECTION OF SURFACE WATER DRAINAGE
- APPROXIMATE LOCATION OF TREES
- ⌒ EXTERIOR ENT/ENTRANCE

Drawings For
DEANA RUCCELLI & DAVE ROBERTSON
125 LAKEVIEW DR. ENSMORE
SELWYN TOWN NSHP

Notes / Revisions:

Project: NEW DECK & SCREENED ROOM

Title: SITE SKETCH

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
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Drawn By: C. DUNFORD Checked By: J. L. YOUNG

Date: DEC 14 2020

Page:

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

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