



Mailing Address
PO Box 270 Bridgenorth
Ontario K0L 1H0

Tel: 705 292 9507
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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, July 15, 2025
Hearing Time: 12:50 p.m.
Hearing Location: Electronic (virtual) Hearing – See below for details
or
Council Chambers (lower level), 1310 Centre Line, Selwyn

File No.: A-09-25
Applicant/Owner: Jim Shirtliff
Agent: N/A
Property Location: 1526 12th Line – Smith Ward

The application seeks relief from the provisions of Zoning By-law No. 2009-021, as amended, to permit the construction of a new 227.61 m² (2450 ft²) detached garage, as follows:

1. With reference to Section 3.1.4 – Accessory Structure Lot Coverage and Height Regulations – to increase the maximum height of a detached garage from 6 m (19.7 ft) to 6.82 m (21'-7 15/16").

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
- **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

In-Person (Council Chamber)	Virtual (Zoom)
<p>Any person wishing to make an oral submission may attend the public hearing (no need to register as a delegation).</p> <p>There is limited space in the Council Chambers. For those that only wish to watch the meeting we encourage you to watch through our Livestreaming. Link to Livestreaming is noted below.</p>	<p>Any person wishing to make an oral submission may attend the public meeting virtually. 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 to be provided with the zoom link. When emailing indicate if you are:</p> <ul style="list-style-type: none"> - in favour of - opposed to - have questions <p>It is the responsibility of those interested in attending virtually to have the technology in place to connect to the meeting.</p>
Livestreaming (Watch the meeting via livestreaming on You Tube)	
<p>https://www.youtube.com/user/SelwynTownship</p>	

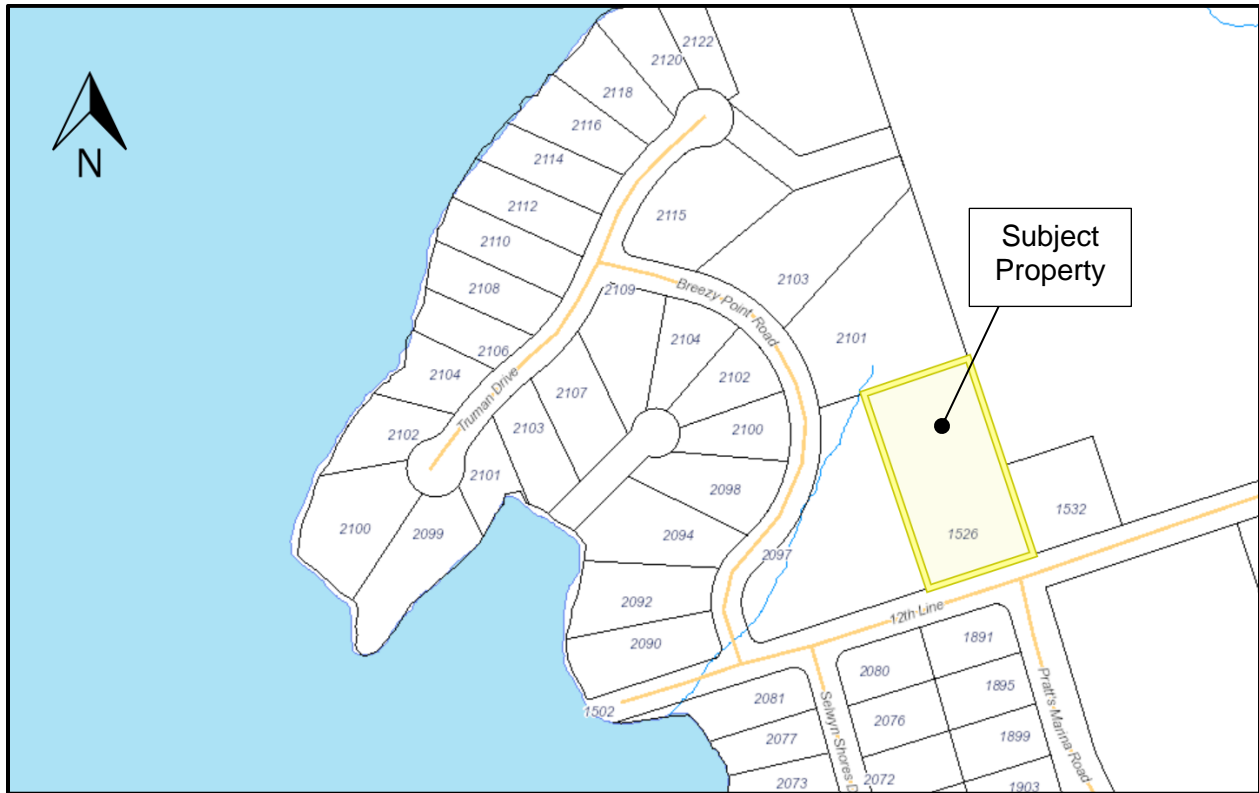
Additional information: relating to the proposed amendment is available on the Township Website www.selwyntownship.ca/MinorVarianceApplications (refer to **A-09-25**) or by contacting Per Lundberg at 705-292-9507 ext. 220, or planning@selwyntownship.ca. A copy of the report and other relevant information will be posted on the Township's website the week of the Public Hearing.

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).

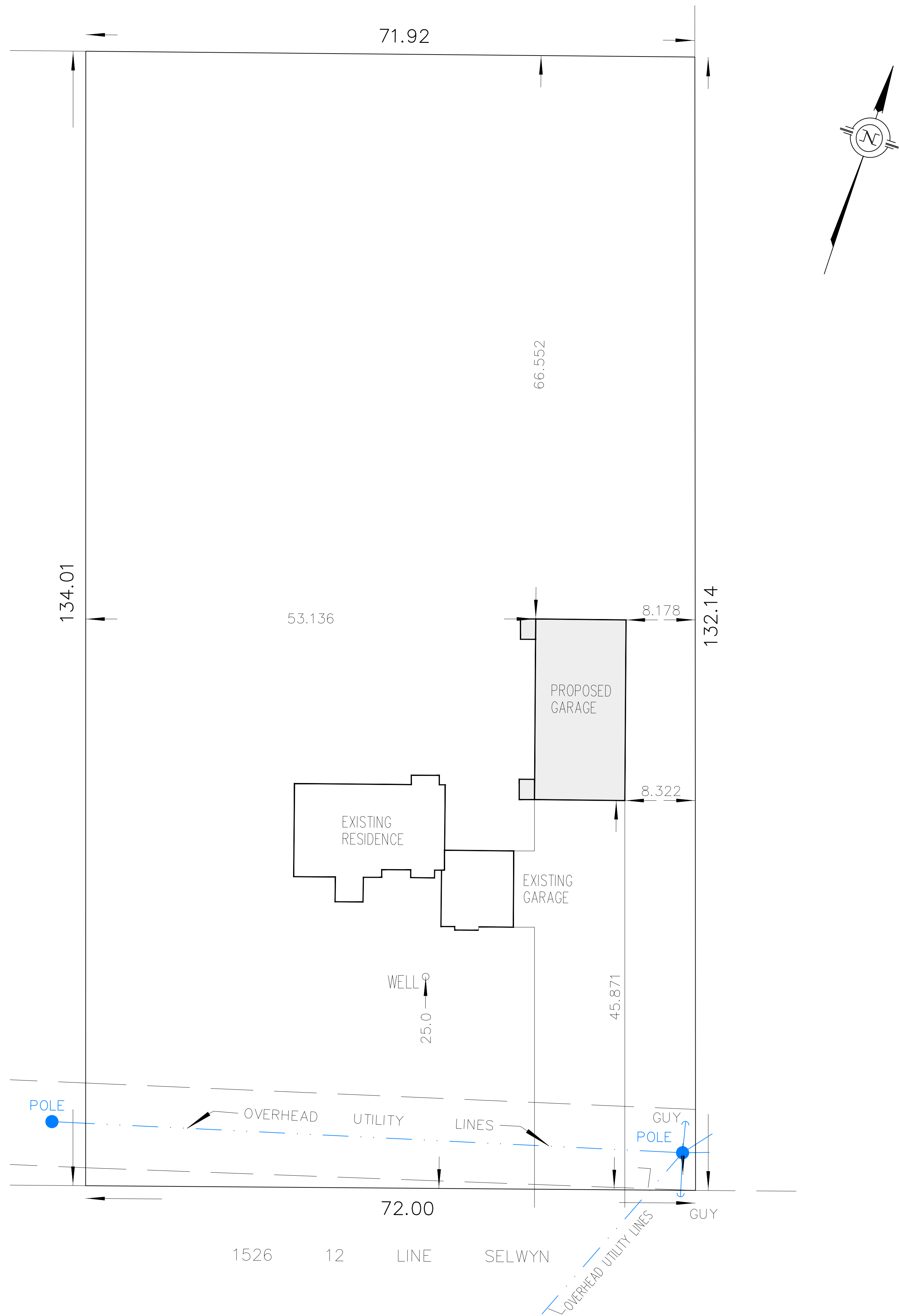
Other Applications The subject lands are not subject to any other applications under the *Planning Act*.

Key Map



Per Lundberg, Secretary-Treasurer, Committee of Adjustment

Dated at the Township of Selwyn, Wednesday, July 02, 2025.



1 SITE PLAN
A1.1 SCALE: N.T.S.

SURVEY INFORMATION

THIS SITE PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. OWNER & CONTRACTOR TO CONFIRM ALL DIMENSIONS. IF ANY ERRORS ARE NOTICED, PLEASE CONTACT KINGDON TIMBER MART AS SOON AS POSSIBLE.

REFER TO ORIGINAL SURVEY FOR ALL LOT DIMENSIONS, PROPERTY LINE, BEARINGS, BUILDING LOCATION AND ALL OTHER PERTINENT INFORMATION.

LOT COVERAGE DATA

PROPERTY AREA	9,639.60 m2	103,760 sq. ft.
EXISTING HOUSE AREA	204.74 m2	2,204 sq. ft.
EXISTING GARAGE AREA	77.16 m2	830 sq. ft.
PROPOSED GARAGE AREA	227.61 m2	2,450 sq. ft.
TOTAL	509.51 m2	5,484 sq. ft.
EXISTING HOUSE LOT COVERAGE	2.12 %	
EXISTING GARAGE LOT COVERAGE	0.80 %	
PROPOSED GARAGE LOT COVERAGE	2.36 %	
TOTAL	5.28 %	



design & drafting

Kingdon Timber Mart - Firm BCIN - 32526

The undersigned has reviewed these drawings and takes responsibility for this design. The undersigned has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. If this stamp is not RED in color, it is assumed these drawings have been reproduced without the written consent of Kingdon Timber Mart. Please notify Kingdon Timber Mart if an infringement of these proprietary drawings has occurred.

Tony Walker
Individual BCIN - 22415

Date April 10/25

4/10/25		ISSUED FOR BUILDING PERMIT AND CONSTRUCTION
date	rev.	description

REVISION RECORD



design & drafting

Lakefield Store
1673 8th Line
Lakefield, Ontario, K0L 2H0
ph (705) 652-3361 fax (705) 652-6188

Peterborough Store
309 Lansdowne Street East
Peterborough, Ontario, K9L 2A3
ph (705) 748-1144 fax (705) 748-1388
kingdontruss.com

job description
**Proposed Garage for
Mr. J. Shirliff**

1526 12th Line
Township of Selwyn, Ontario

drawing title	drawing no.
Site Plan	A1.1
scale N.T.S.	date April 10/25
drawn by TW	reviewed by TW