

Mailing Address PO Box 270 Bridgenorth Ontario KOL 1H0

Tel:705 292 9507Fax:705 292 8964

Committee of Adjustment

Notice of Public Hearing

www.selwyntownship.ca

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, August 12, 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-14-25
Applicant/Owner:	Kelly Bradshaw
Agent:	Holly Richards-Conley

The application seeks relief from the provisions of Zoning By-law No. 2009-021, as amended, to permit the re-development of the subject property with a new $\pm 243.5 \text{ m}^2$ ($\pm 2621 \text{ ft}^2$) single detached dwelling and a $\pm 121.3 \text{ m}^2$ ($\pm 1305.7 \text{ ft}^2$) open deck, as follows:

- With reference to Section 3.15 High Water Mark Setback Provisions to reduce the minimum highwater setback from 30 metres to ±27.8 metres to an open deck.
- With reference to Section 4.13.3(vi) Lakeshore Residential (LR) Zone Regulations – to decrease the minimum exterior side yard setback from 7.5 metres to 3.05 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 Per Lundberg, Planner, Township of Selwyn:

- **Email** - No later than 11:00 a.m. on the date of the Public Hearing: <u>planning@selwyntownship.ca</u>

- **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)
Any person wishing to make an oral submission may attend the public hearing (no need to register as a delegation).	Any person wishing to make an oral submission may attend the public meeting virtually. Contact the Clerk by email at <u>achittick@selwyntownship.ca</u> no later than 4:00 p.m. on the day prior to the
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.	 scheduled public hearing to be provided with the zoom link. When emailing indicate if you are: in favour of opposed to have questions It is the responsibility of those interested in attending virtually to have the technology in place to connect to the meeting.
Livestreaming (Watch the m	eeting via livestreaming on You Tube)
https://www.youtub	pe.com/user/SelwynTownship

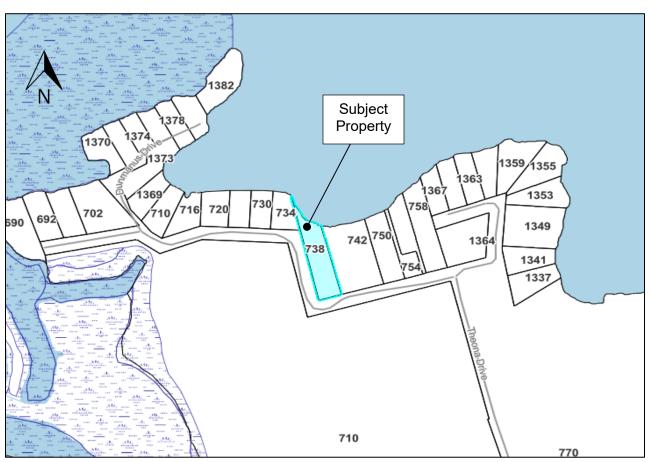
Additional information: relating to the proposed amendment is available on the Township Website <u>www.selwyntownship.ca/MinorVarianceApplications</u> (refer to A-14-25) or by contacting Per Lundberg at 705-292-9507 ext. 220, or <u>planning@selwyntownship.ca</u>. A copy of the report and other relevant 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.

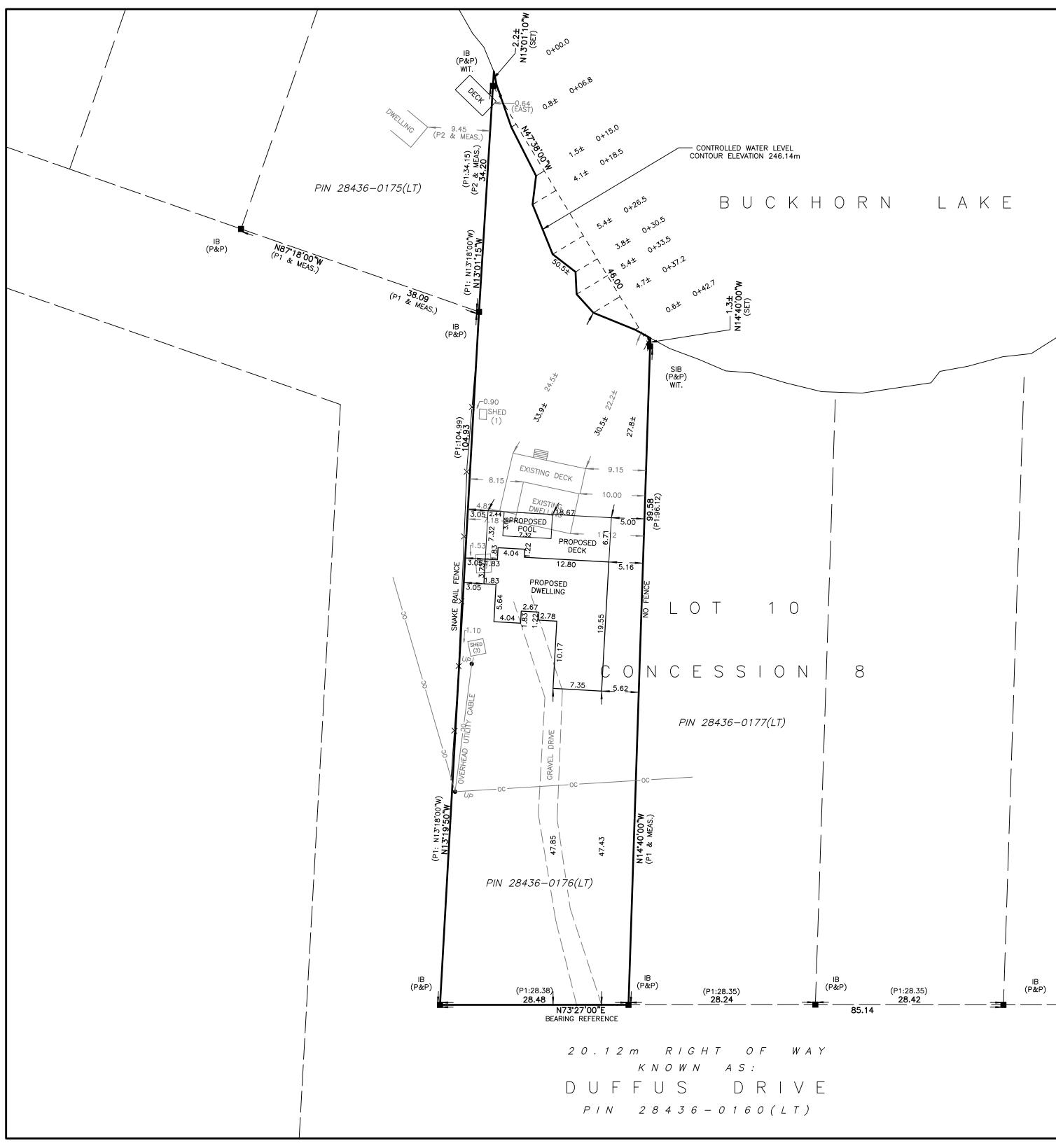
Notification of Decision: If you wish to be notified of the decision of the Committee of Adjustment of the Township of Selwyn on the proposed minor variance(s), you must make written request to the Secretary-Treasurer of the Committee of Adjustment of the Township of Selwyn by mail, fax, email or drop box (see details under written submissions).

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





Per Lundberg, Secretary-Treasurer, Committee of Adjustment **Dated** at the Township of Selwyn, Tuesday, July 29, 2025.



PART OF LOT 10 CONCESSION 8 GEOGRAPHIC TOWNSHIP OF ENNISMORE NOW IN THE

TOWNSHIP OF SELWYN COUNTY OF PETERBOROUGH

SCALE 1 : 400

SITE PLAN OF

30 metres 20 ELLIOT AND PARR (PETERBOROUGH), A DIVISION OF J.D. BARNES LIMITED

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

<u>NOTES</u>

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF THE 20.12m RIGHT-OF-WAY AS SHOWN ON (P1) TO HAVE A BEARING OF N73'27'00"E. ALL BUILDING TIES ARE TAKEN TO THE CONCRETE FOUNDATION.

UPPER BUCKHORN LAKE IS ARTIFICIALLY CONTROLLED BY THE TRENT CANAL AUTHORITY BY A DAM AT THE VILLAGE OF BUCKHORN IN LOT 9, CONCESSION 8, TOWNSHIP OF HARVEY.

MAXIMUM CONTROLLED WATER LEVEL ELEVATION IS 246.14. MINIMUM CONTROLLED WATER LEVEL ELEVATION IS 245.99.

EXISTING DWELLING AREA: 52.9 Sq.m. EXISTING DECK AREA: 56.8 Sq.m. EXISTING SHED (1) AREA: 1.7 Sq.m.

EXISTING SHED (2) AREA: 6.3 Sq.m.

EXISTING SHED (3) AREA: 5.3 Sq.m.

LEGEND

	DENOTES	SURVEY MONUMENT FOUND
	DENOTES	SURVEY MONUMENT SET
IB	DENOTES	IRON BAR
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
WIT.	DENOTES	WITNESS
MEAS	DENOTES	MEASURED
P&P	DENOTES	PIERCE AND PIERCE INC. O.L.S.
UP	DENOTES	UTILITY POLE
P1	DENOTES	PLAN OF SURVEY BY PIERCE AND PIERCE INC. O.L.S.
		DATED DECEMBER 15, 1954.
P2	DENOTES	PLAN OF SURVEY BY ELLIOTT AND PAR (PETERBOROUGH) LTD. O.L
		DATED SEPTEMBER 16, 2002



SURVEYOR'S CERTIFICATE I CERTIFY THAT:

- 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- 2. THE SURVEY WAS COMPLETED ON APRIL 14, 2025.

JULY 14, 2025 DATE



