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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, September 23, 2025
Hearing Time: 12:45 p.m.
Hearing Location: Electronic (virtual) Hearing – See below for details
or
Council Chambers (lower level), 1310 Centre Line, Selwyn
File No.: A-15-25
Applicant/Owner: Elizabeth and David Huxtable
Agent: Holly Richards-Conley
Property Location: 2810 Newcomb Lane – Smith Ward

The application seeks relief from the provisions of Zoning By-law No. 2009-021, as amended, to permit a 67.35 m² (725 ft²) detached garage with a storage loft, as follows:

1. With reference to Section 3.1.4 – Accessory Structure Lot Coverage & Height – to increase the maximum permitted height for a detached garage from 6 metres to 6.85 metres.
2. With reference to Section 3.1.5.1 (d) & 4.13.3(v) – Garage Regulations – to reduce the minimum front yard setback for a detached garage in the Lakeshore Residential (LR) Zone from 7.5 metres to 1.22 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:
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)
Any person wishing to make an oral submission may attend the public hearing (no need to register as a delegation). 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.	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: - 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 meeting via livestreaming on You Tube)	
https://www.youtube.com/user/SelwynTownship	

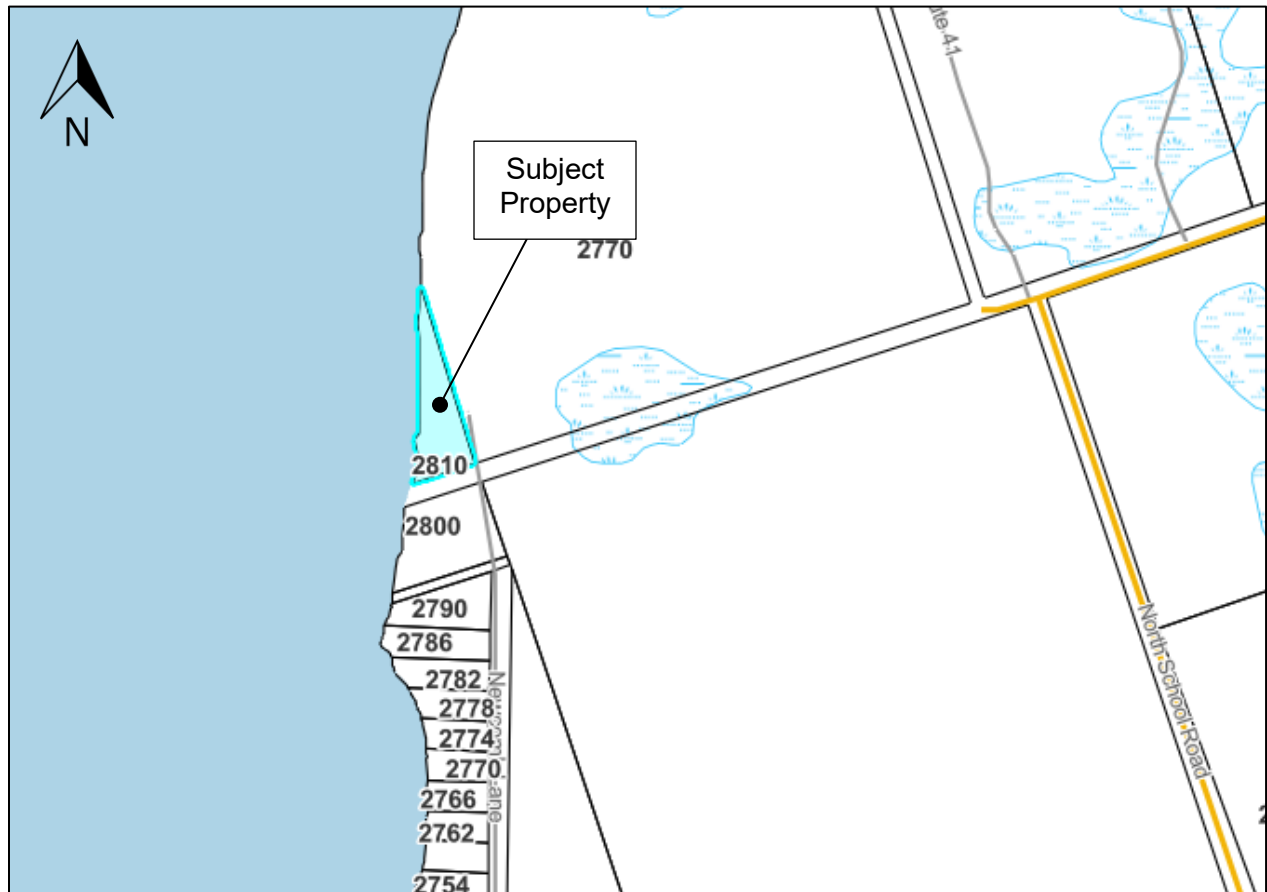
Additional information: relating to the proposed amendment is available on the Township Website www.selwyntownship.ca/MinorVarianceApplications (refer to **A-15-25**) or by contacting Per Lundberg at 705-292-9507 ext. 220, or planning@selwyntownship.ca. A copy of the report and other relevant information 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, Tuesday, September 09, 2025.

METRIC:

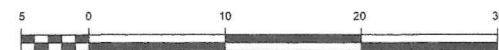
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

CAUTION: THIS IS NOT A PLAN OF SURVEY

SITE PLAN SHOWING PROPOSED GARAGE AT

No. 2810 NEWCOMBE LANE
LOWER BUCKHORN LAKE

MUNICIPALITY OF SELWYN
COUNTY OF PETERBOROUGH

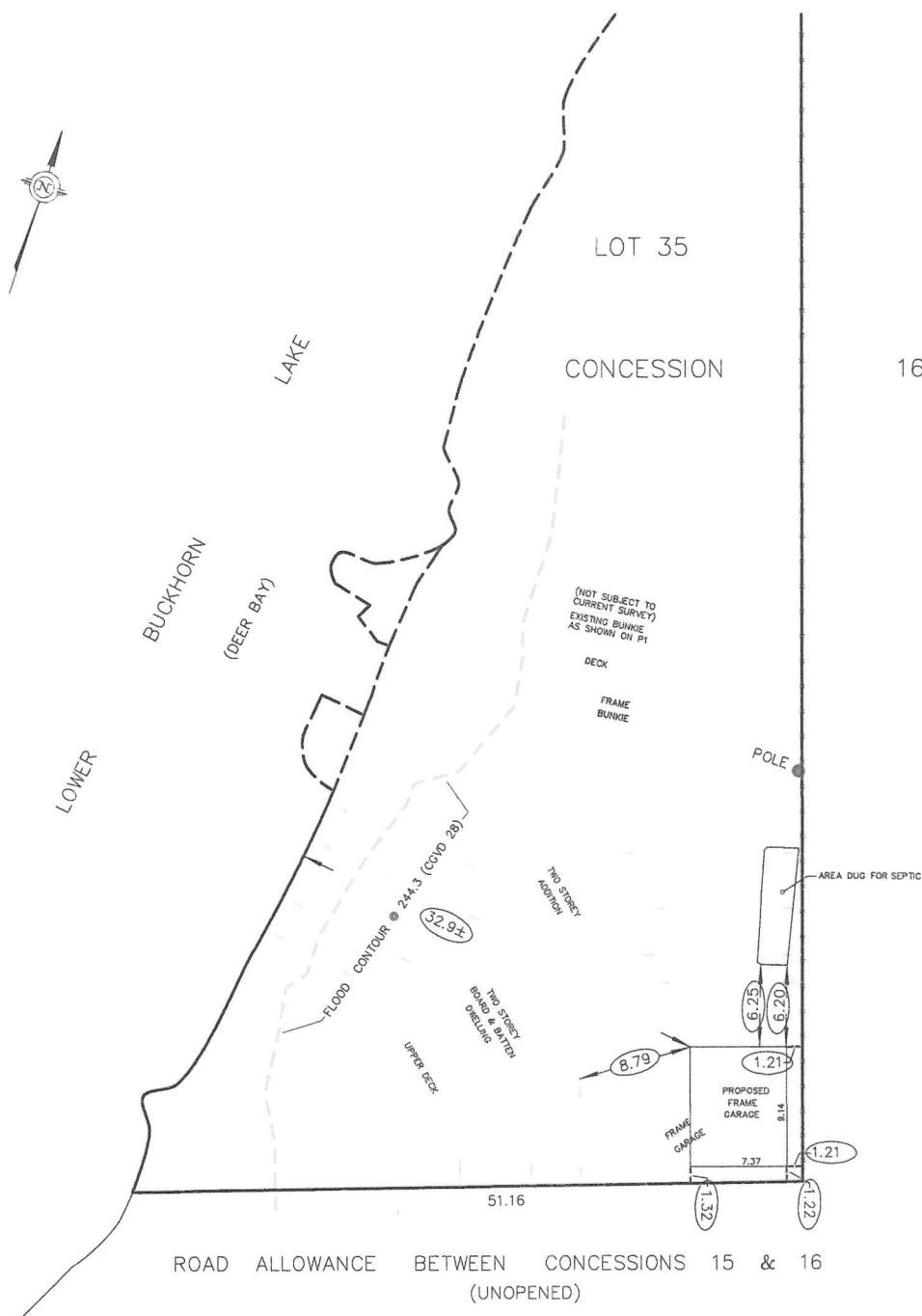


SCALE: 1:300

DATE: 21 JULY 2025

LEGEND

(28.09) DENOTES PROPOSED SETBACK



SITE STATISTICS LEGAL DESCRIPTION

PART OF LOT 35, CONCESSION 16
GEOGRAPHIC TOWNSHIP OF SMITH

CAUTION: THIS IS NOT A PLAN OF SURVEY

BOUNDARY INFORMATION SHOWN ON THIS SITE PLAN HAS BEEN TAKEN FROM A
PLAN OF SURVEY PREPARED BY J.B. FLEGUEL SURVEYORS OLS, DATED
2 AUGUST, 2018.

NO NEW FIELD WORK HAS BEEN CONDUCTED TO VERIFY THE INFORMATION
SHOWN ON THIS PLAN.

THIS SITE PLAN SHOULD NOT BE UTILIZED FOR ANY TRANSFER OF TITLE/
OWNERSHIP OR FINANCING ARRANGEMENTS.



JBF SURVEYORS

3177 LAKEFIELD RD., BOX 70
LAKEFIELD, ON K0L 2H0
PHONE: 705-652-6198
INFO@JBFSURVEYORS.COM

PROJ. # 9753 SITE PLAN

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