



Mailing Address
PO Box 270 Bridgenorth
Ontario K0L 1H0

Tel: 705 292 9507
Fax: 705 292 8964

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, March 24, 2026
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-02-26
Applicant/Owner: Trudel & Sons Roofing Ltd
Agent: Holly Richards-Conley
Property Location: 2951 Ayotte's Point Lane – Smith Ward

The application seeks relief from the provisions of Zoning By-law No. 2009-021, as amended to permit the redevelopment of the subject property with a new 255.45 m² (2749.6 ft²) dwelling including an attached covered gallery, as follows:

1. With reference to Section 3.15 – High Water Mark Setback Provisions – to reduce the minimum highwater setback from 30 metres to ± 22.04 metres to a dwelling.
2. With reference to Section 4.13.3(iv) – Lakeshore Residential Zone Regulations – to increase the maximum height of a dwelling from 11 metres to 11.25 metres.
3. With reference to Section 4.13.3(vii) – Lakeshore Residential Zone Regulations – to decrease the minimum required interior side yard setback from 3 metres to 2.95 metres to a dwelling.

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)	
https://www.youtube.com/user/SelwynTownship	

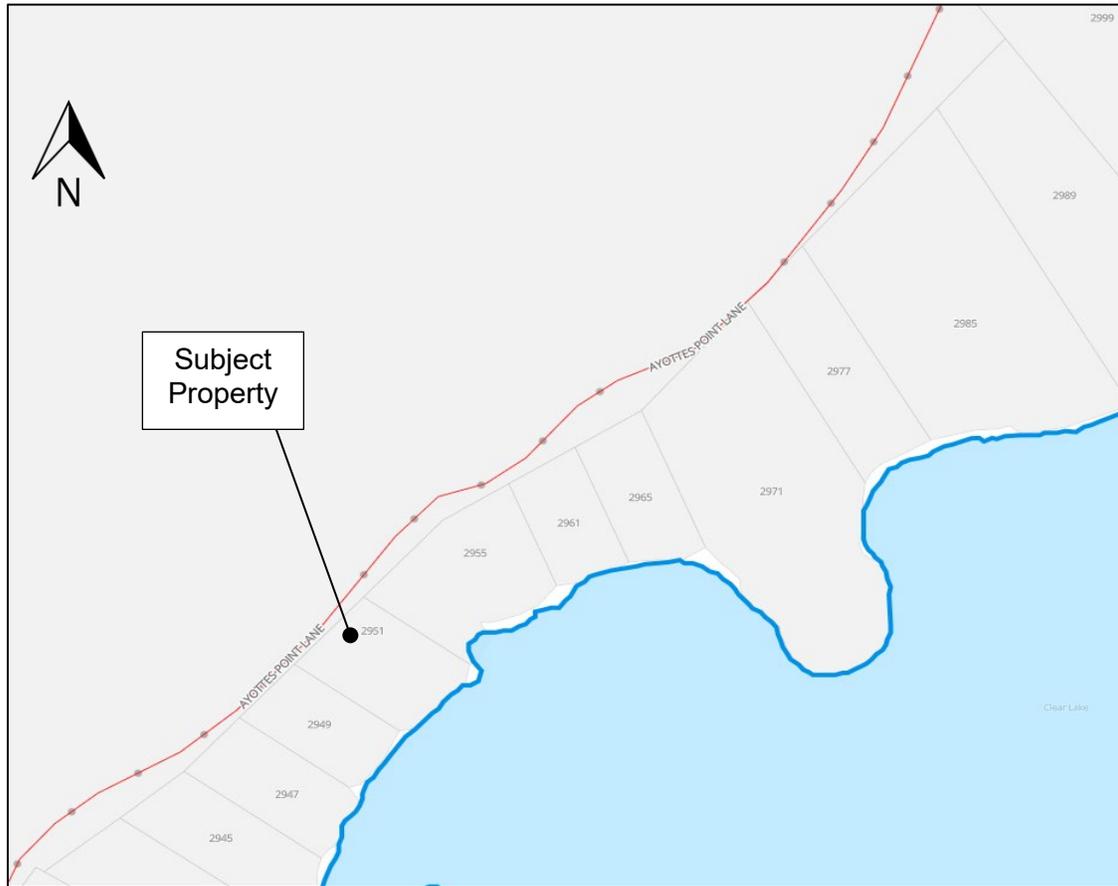
Additional information: relating to the proposed amendment is available on the Township Website, [Minor Variance](#) page (refer to **A-02-26**) or by contacting Per Lundberg at 705-292-9507 ext. 220, or planning@selwyntownship.ca. A copy of the report and other relevant information will be posted on 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).

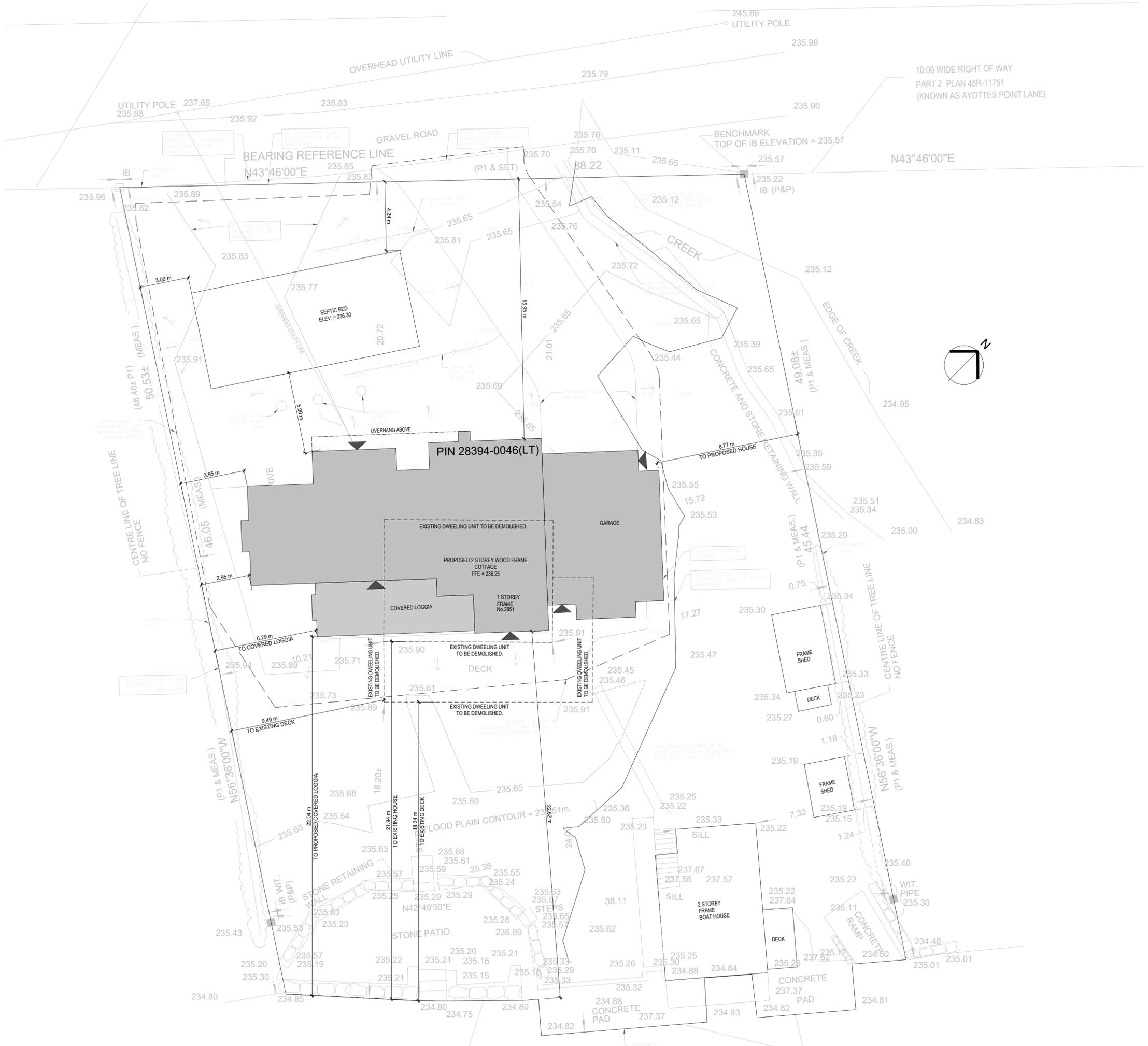
Other Applications The subject lands are not subject to any other applications under the *Planning Act*.

Key Map



Per Lundberg, Secretary-Treasurer, Committee of Adjustment

Dated at the Township of Selwyn, Thursday, February 26, 2026.



SITE STATISTICS:

TOTAL LOT AREA	- 1,937.90 M ²
AREA OF EXISTING HOUSE AND ATTACHED DECK	- 134.19 M ² 6.92%
AREA OF EXISTING FRAME SHED AND DECK	- 17.43 M ² 0.90%
AREA OF EXISTING FRAME SHED	- 8.32 M ² 0.43%
AREA OF EXISTING BOATHOUSE AND SIDE DECK	- 59.72 M ² 3.08%
AREA OF PROPOSED HOUSE AND ATTACHED DECK	- 255.45 M ² 13.18%

All drawings specifications related documents and design are the copyright property of Baroque Group Inc. Reproduction of this property in whole or in part is strictly prohibited without Baroque Group Inc's written permission (Baroque Group Inc. assumes no responsibility or liability for this property unless it bears the appropriate RCN number and original signature.)

7.		
6.		
5.		
4.		
3.	ISSUED FOR BUILDING PERMIT APPLICATION	2026.01.28 AN
2.	ISSUED FOR HEATING CONSULTANT	2025.08.18 AN
1.	ISSUED FOR CLIENT REVIEW	2025.05.05 AN
#	REVISION	DATE BY

BAROQUE GROUP
DESIGN || BUILD

All drawings specifications related documents and design are the copyright property of Baroque Group Inc. Reproduction of this property in whole or in part is strictly prohibited without Baroque Group Inc's written permission (Baroque Group Inc. assumes no responsibility or liability for this property unless it bears the appropriate RCN number and original signature.)

Project Description:
AYOTTES COTTAGE
224-21
2951 Ayotte's Pt Ln, Lakefield, ON, K0L 2H0

Client (Developer) Name:
PRIVATE OWNER

Sheet Title:
SITE PLAN

Date:
REV.2026.01.28

Drawn By: CB/LB	Checked By: AN	Drawing No.:
Scale: 1:150		A1.1
File No.:		224-21