



**Mailing Address**  
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[www.selwyntownship.ca](http://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 13, 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-01-26  
**Applicant/Owner:** Edward R. Bradshaw  
**Agent:** Brendan Curry  
**Property Location:** 3009 Freeburn 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 111.48 m<sup>2</sup> (1200 ft<sup>2</sup>) cottage with a new 29.73 m<sup>2</sup> (320 ft<sup>2</sup>) attached open deck, as follows:

1. With reference to Section 3.15 – High Water Mark Setback Provisions – to reduce the minimum highwater setback from 30 metres to ±19.5 metres to an open deck.
2. With reference to Section 3.15 – High Water Mark Setback Provisions – to reduce the minimum highwater setback from 30 metres to ±21.9 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](mailto: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><b>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.</b> 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 <a href="mailto:achittick@selwyntownship.ca">achittick@selwyntownship.ca</a> <b>no later than 4:00 p.m. on the day prior to the scheduled public hearing</b> to be provided with the zoom link. When emailing indicate if you are:</p> <ul style="list-style-type: none"> <li>- in favour of</li> <li>- opposed to</li> <li>- have questions</li> </ul> <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><a href="https://www.youtube.com/user/SelwynTownship">https://www.youtube.com/user/SelwynTownship</a></p>	

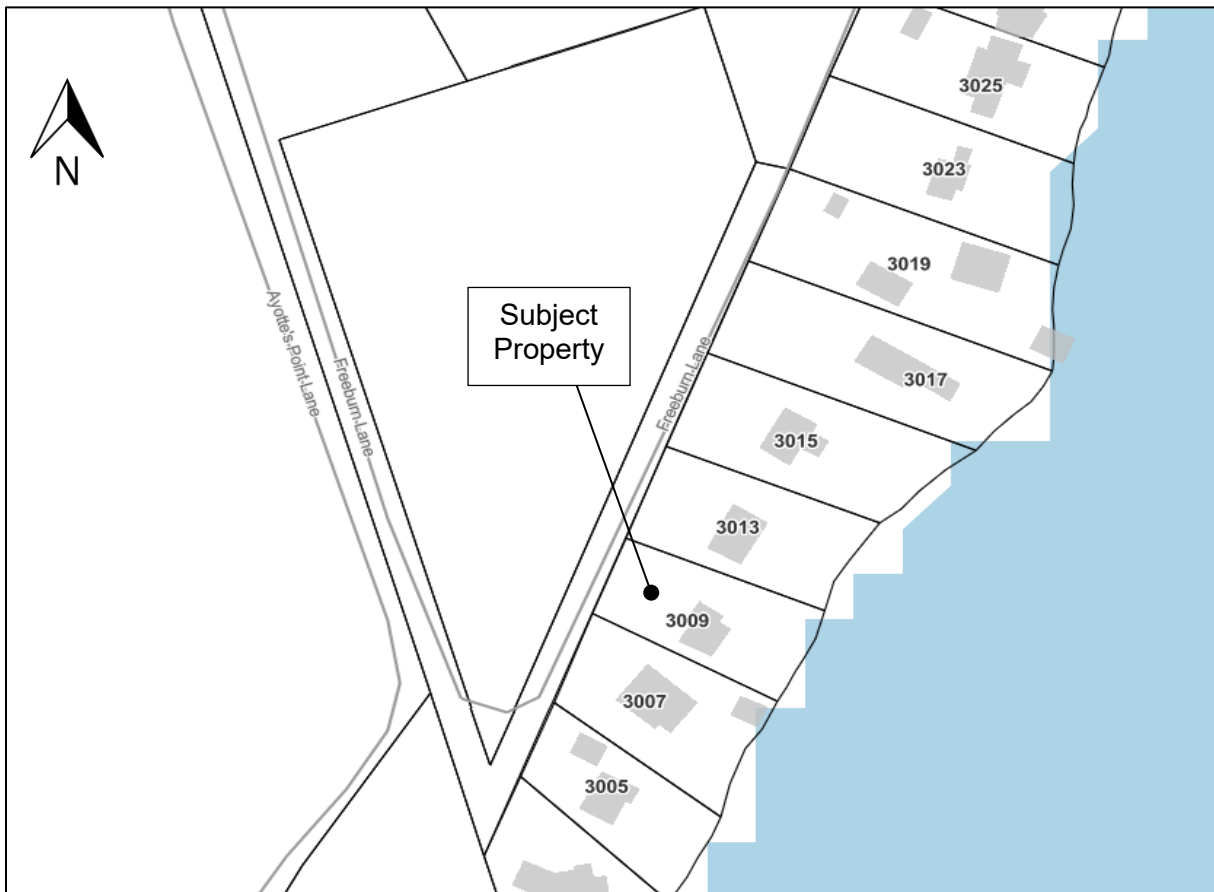
**Additional information:** relating to the proposed amendment is available on the Township Website [www.selwyntownship.ca/MinorVarianceApplications](http://www.selwyntownship.ca/MinorVarianceApplications) (refer to **A-01-26**) or by contacting Per Lundberg at 705-292-9507 ext. 220, or [planning@selwyntownship.ca](mailto:planning@selwyntownship.ca). 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).

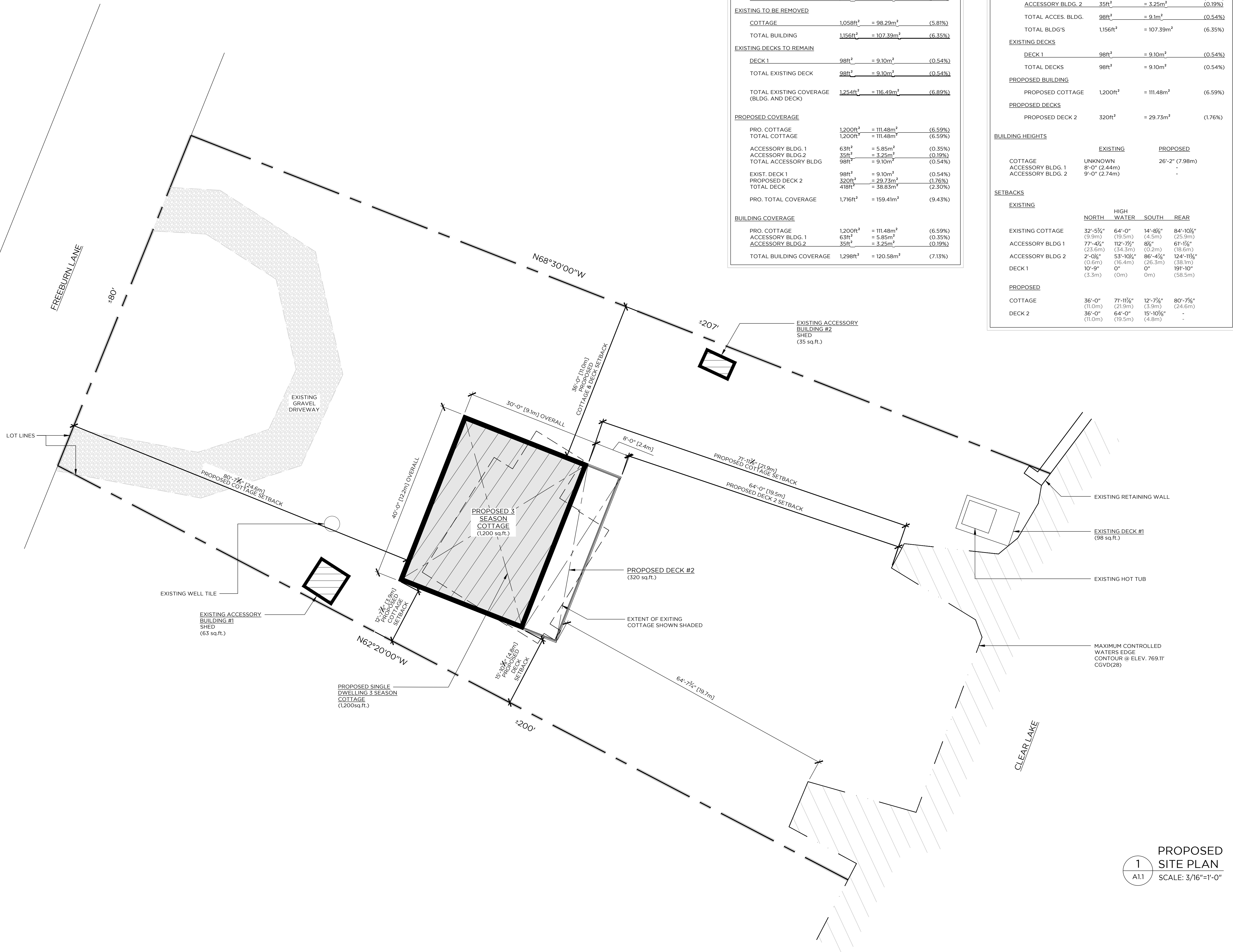
**Other Applications** The subject lands are not subject to any other applications under the *Planning Act*.

## Key Map



Per Lundberg, Secretary-Treasurer, Committee of Adjustment

**Dated** at the Township of Selwyn, Thursday, December 18, 2025.



LOT COVERAGE			
<b>LOT AREA</b>			
	18,223ft <sup>2</sup>	= 1,693.00m <sup>2</sup>	(100%)
<b>EXISTING COVERAGE</b>			
<b>EXISTING TO REMAIN</b>			
ACCESSORY BLDG. 1	63ft <sup>2</sup>	= 5.85m <sup>2</sup>	(0.35%)
ACCESSORY BLDG. 2	35ft <sup>2</sup>	= 3.25m <sup>2</sup>	(0.19%)
<b>EXISTING TO BE REMOVED</b>			
COTTAGE	1,058ft <sup>2</sup>	= 98.29m <sup>2</sup>	(5.81%)
TOTAL BUILDING	1,156ft <sup>2</sup>	= 107.39m <sup>2</sup>	(6.35%)
<b>EXISTING DECKS TO REMAIN</b>			
DECK 1	98ft <sup>2</sup>	= 9.10m <sup>2</sup>	(0.54%)
TOTAL EXISTING DECK	98ft <sup>2</sup>	= 9.10m <sup>2</sup>	(0.54%)
<b>TOTAL EXISTING COVERAGE (BLDG. AND DECK)</b>			
	1,254ft <sup>2</sup>	= 116.49m <sup>2</sup>	(6.89%)
<b>PROPOSED COVERAGE</b>			
PRO. COTTAGE	1,200ft <sup>2</sup>	= 111.48m <sup>2</sup>	(6.59%)
TOTAL COTTAGE	1,200ft <sup>2</sup>	= 111.48m <sup>2</sup>	(6.59%)
ACCESSORY BLDG. 1	63ft <sup>2</sup>	= 5.85m <sup>2</sup>	(0.35%)
ACCESSORY BLDG. 2	35ft <sup>2</sup>	= 3.25m <sup>2</sup>	(0.19%)
TOTAL ACCESSORY BLDG	98ft <sup>2</sup>	= 9.10m <sup>2</sup>	(0.54%)
EXIST. DECK 1	98ft <sup>2</sup>	= 9.10m <sup>2</sup>	(0.54%)
PROPOSED DECK 2	320ft <sup>2</sup>	= 29.73m <sup>2</sup>	(1.76%)
TOTAL DECK	418ft <sup>2</sup>	= 38.83m <sup>2</sup>	(2.30%)
PRO. TOTAL COVERAGE	1,716ft <sup>2</sup>	= 159.41m <sup>2</sup>	(9.43%)
<b>BUILDING COVERAGE</b>			
PRO. COTTAGE	1,200ft <sup>2</sup>	= 111.48m <sup>2</sup>	(6.59%)
ACCESSORY BLDG. 1	63ft <sup>2</sup>	= 5.85m <sup>2</sup>	(0.35%)
ACCESSORY BLDG. 2	35ft <sup>2</sup>	= 3.25m <sup>2</sup>	(0.19%)
TOTAL BUILDING COVERAGE	1,298ft <sup>2</sup>	= 120.58m <sup>2</sup>	(7.13%)

SITE INFORMATION			
<b>AREAS</b>			
<b>TOTAL LOT AREA</b>			
	18,223ft <sup>2</sup>	= 1,693.00m <sup>2</sup>	(100%)
<b>EXISTING BUILDINGS</b>			
COTTAGE	1,058ft <sup>2</sup>	= 98.29m <sup>2</sup>	(5.81%)
ACCESSORY BLDG. 1	63ft <sup>2</sup>	= 5.85m <sup>2</sup>	(0.35%)
ACCESSORY BLDG. 2	35ft <sup>2</sup>	= 3.25m <sup>2</sup>	(0.19%)
TOTAL ACCES. BLDG.	98ft <sup>2</sup>	= 9.1m <sup>2</sup>	(0.54%)
TOTAL BLDG'S	1,156ft <sup>2</sup>	= 107.39m <sup>2</sup>	(6.35%)
<b>EXISTING DECKS</b>			
DECK 1	98ft <sup>2</sup>	= 9.10m <sup>2</sup>	(0.54%)
TOTAL DECKS	98ft <sup>2</sup>	= 9.10m <sup>2</sup>	(0.54%)
<b>PROPOSED BUILDING</b>			
PROPOSED COTTAGE	1,200ft <sup>2</sup>	= 111.48m <sup>2</sup>	(6.59%)
<b>PROPOSED DECKS</b>			
PROPOSED DECK 2	320ft <sup>2</sup>	= 29.73m <sup>2</sup>	(1.76%)
<b>BUILDING HEIGHTS</b>			
	EXISTING	PROPOSED	
COTTAGE	UNKNOWN	26'-2" (7.98m)	
ACCESSORY BLDG. 1	8'-0" (2.44m)	-	
ACCESSORY BLDG. 2	9'-0" (2.74m)	-	
<b>SETBACKS</b>			
<b>EXISTING</b>			
	NORTH	HIGH WATER	SOUTH REAR
EXISTING COTTAGE	32'-5 1/4" (9.9m)	64'-0" (19.5m)	14'-8 1/4" (4.5m)
ACCESSORY BLDG 1	77'-4 1/2" (23.6m)	112'-7 1/4" (34.5m)	8 1/4" (0.2m)
ACCESSORY BLDG 2	2'-0 1/4" (0.6m)	53'-10 1/4" (16.4m)	86'-4 1/4" (26.5m)
DECK 1	10'-9" (3.3m)	0" (0m)	191'-10" (58.5m)
<b>PROPOSED</b>			
COTTAGE	36'-0" (11.0m)	71'-11 1/4" (21.9m)	12'-7 7/8" (3.8m)
DECK 2	36'-0" (11.0m)	64'-0" (19.5m)	15'-10 1/4" (4.8m)

A

B

C

A Detail No

B Location Sheet

C Detailed On

A

B

A Detail No

B Sheet No where detailed

N

PROJECT NORTH

No.	Date	Revision	By

DO NOT SCALE DRAWINGS.

CUSTOMER(S) CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION BEGINS. ANY ERRORS, OMISSIONS OR REVISIONS MUST BE REPORTED TO B.C. DESIGNS PRIOR TO AND DURING CONSTRUCTION.

DRAFTIFY

DESIGN & DRAFTING

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30 Beechwood Drive,

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FIRM NAME: DRAFTIFY

INDIVIDUAL: BRENDAN CURRY

BCIN: 131663

BCIN: 109466

SIGNED:

DATED: Dec. 2, 25

Project

FREEBURN LAKE ESCAPE

3009 FREEBURN LANE,

LAKEFIELD, ON

Client

RANDY & CAROL BRADSHAW

3009 FREEBURN LANE,

LAKEFIELD, ON

Drawing Title

PROPOSED SITE PLAN

Drawn By

B. CURRY

Date

August 2025

File Name

25016\_site\_draftify.dwg

Scale

AS NOTED

Project No

25016

Sheet No

A1.1

Revision No

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