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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, February 25, 2025
Hearing Time: 12:40 p.m.
Hearing Location: Electronic (virtual) Hearing – See below for details
or
Council Chambers (lower level), 1310 Centre Line, Selwyn

File No.: A-02-25
Applicant/Owner: Rachel and Steve Way
Agent: Holly Richards-Conley
Property Location: 2576 Buckhorn Road – Smith Ward

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 331 m² (3563 ft²) single detached dwelling including a ±72 m² (±775 ft²) attached garage, ±75 m² (±807 ft²) covered deck, ±14.5 m² (±156 ft²) covered hot tub patio and a ±7 m² (±75 ft²) front porch, as follows:

1. With reference to Section 3.15 – Highwater Setback Provisions – to reduce the minimum highwater setback from 30 metres to ±8.3 metres to a covered hot tub patio of a new dwelling.
2. With reference to Section 3.1.5(b) – Lakeshore Residential (LR) Zone regulations – to increase the permitted projection of a roof eaves into a required yard setback (highwater setback) from 0.6 metres to 0.76 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)
<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>
<p>Livestreaming (Watch the meeting via livestreaming on You Tube)</p>	
<p>https://www.youtube.com/user/SelwynTownship</p>	

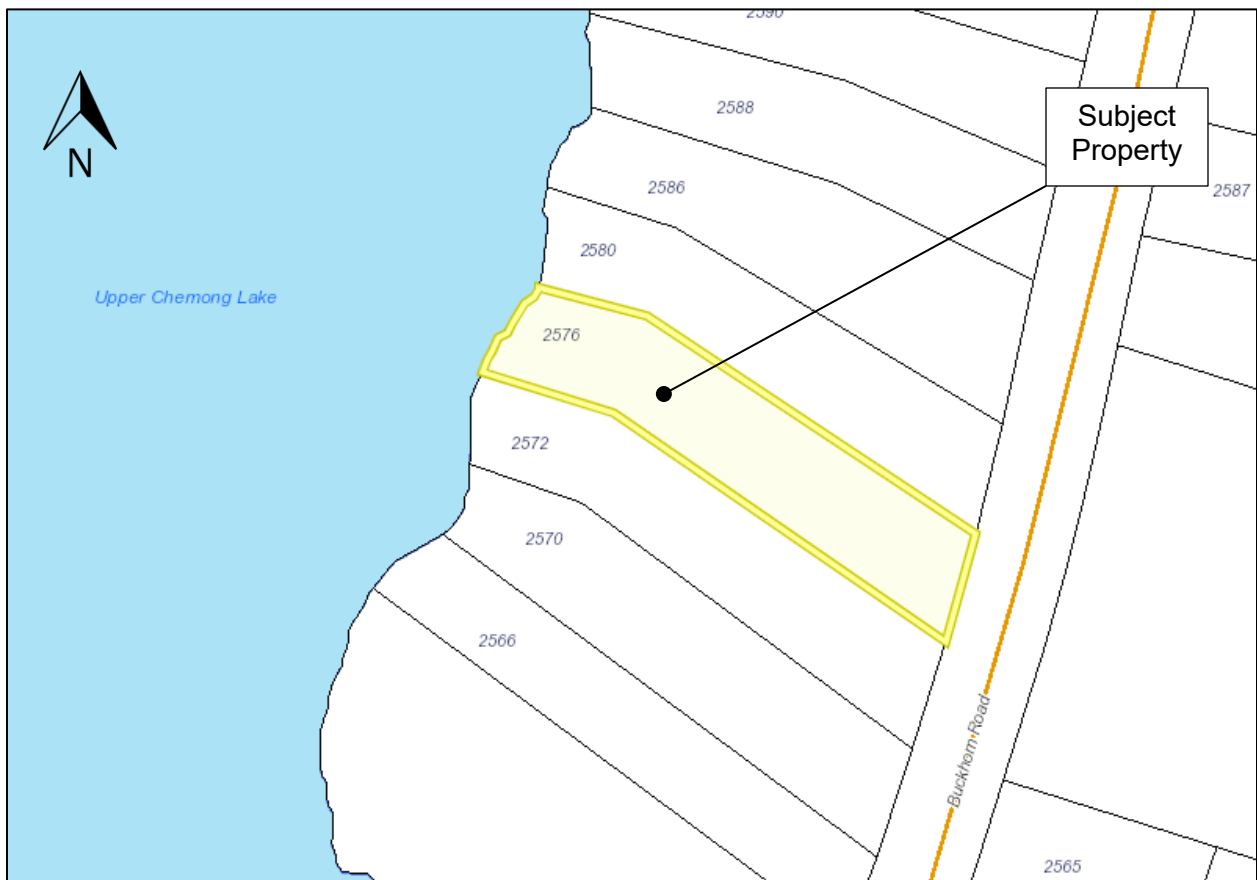
Additional information: relating to the proposed amendment is available on the Township Website www.selwyntownship.ca/MinorVarianceApplications (refer to **A-02-25**) or by contacting Per Lundberg at 705-292-9507 ext. 220, or planning@selwyntownship.ca. A copy of the report and other relevant information 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



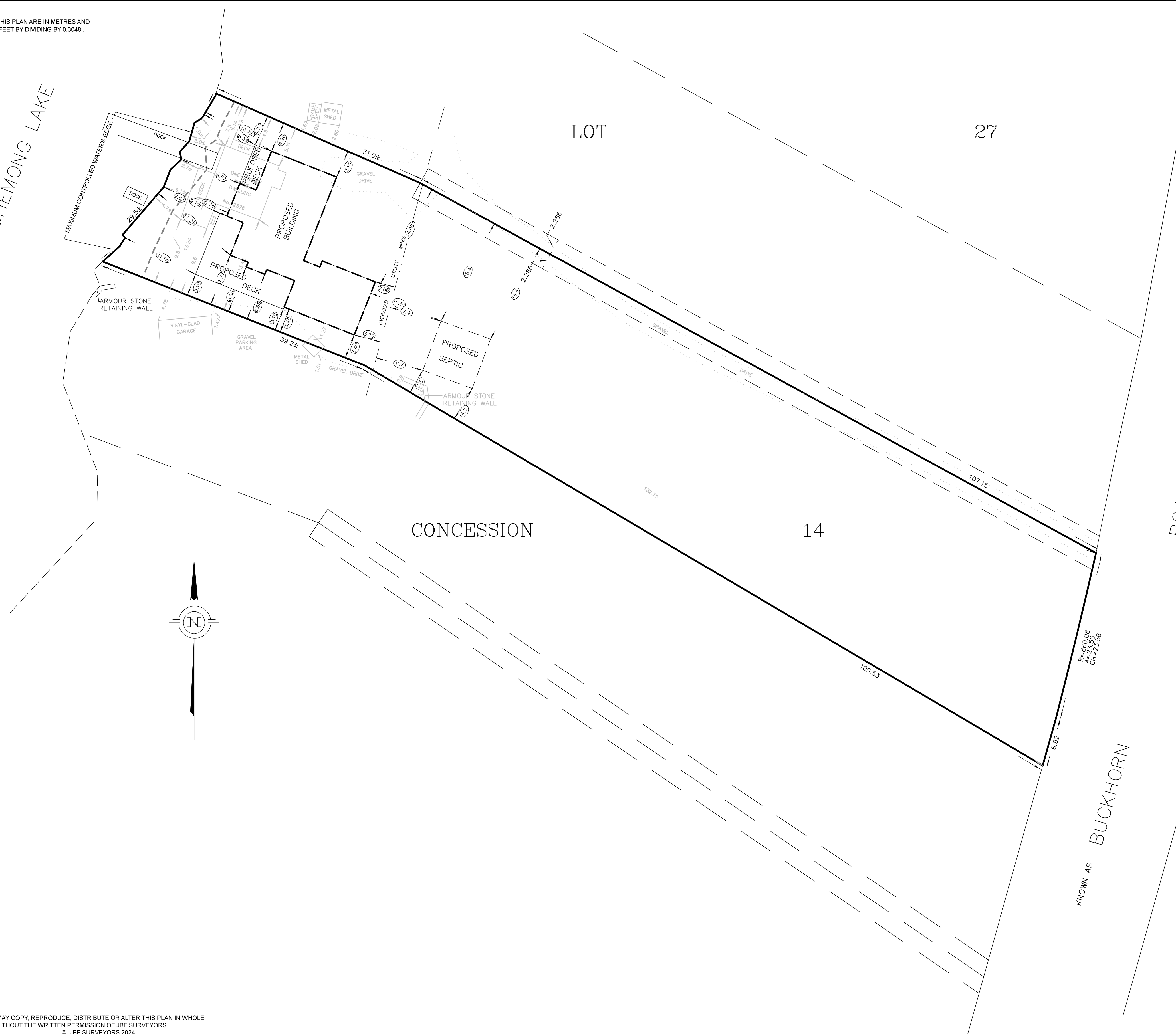
Per Lundberg, Secretary-Treasurer, Committee of Adjustment

Dated at the Township of Selwyn, Friday, February 14, 2025.

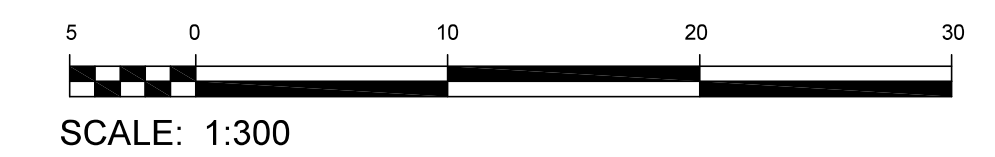
METRIC:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

CAUTION: THIS IS NOT A PLAN OF SURVEY

CHEMONG LAKE



SITE PLAN SHOWING
PROPOSED BUILDING AT
No. 2576 BUCKHORN ROAD
TOWNSHIP OF SELWYN
COUNTY OF PETERBOROUGH



DATE: 13th NOVEMBER 2024

LEGEND

--- DENOTES PROPOSED SETBACK

SITE STATISTICS
LEGAL DESCRIPTION

PART OF LOT 27
CONCESSION 14
GEOGRAPHIC TOWNSHIP OF SMITH
TOWNSHIP OF SELWYN
COUNTY OF PETERBOROUGH

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
29th JULY, 2020.
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.

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PROJ. # 9546 SITE PLAN