



Mailing Address
PO Box 270 Bridgenorth
Ontario KOL 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, July 16, 2024
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-10-24
Applicant/Owner: Herald Chung
Agent: Ao Yu
Property Location: 2420 Upper Chemong Drive - Smith

The application seeks relief from the provisions of Zoning By-law No. 2009-021, as amended, to permit a $\pm 55.5 \text{ m}^2$ ($\pm 597 \text{ ft}^2$) two-storey dwelling addition including a 3.7 m^2 (40 ft^2) covered rear deck and a 6.5 m^2 (70 ft^2) covered front porch, as follows:

1. With reference to Section 3.15 – Highwater Mark Setback Provisions – to reduce the minimum highwater mark setback from 30 metres to ± 8.7 metres to an existing dwelling addition.
2. With reference to Section 3.15 – Highwater Mark Setback Provisions – to reduce the minimum highwater mark setback from 30 metres to ± 8.1 metres to a covered rear deck.

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):

- **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)	
<p>https://www.youtube.com/user/SelwynTownship</p>	

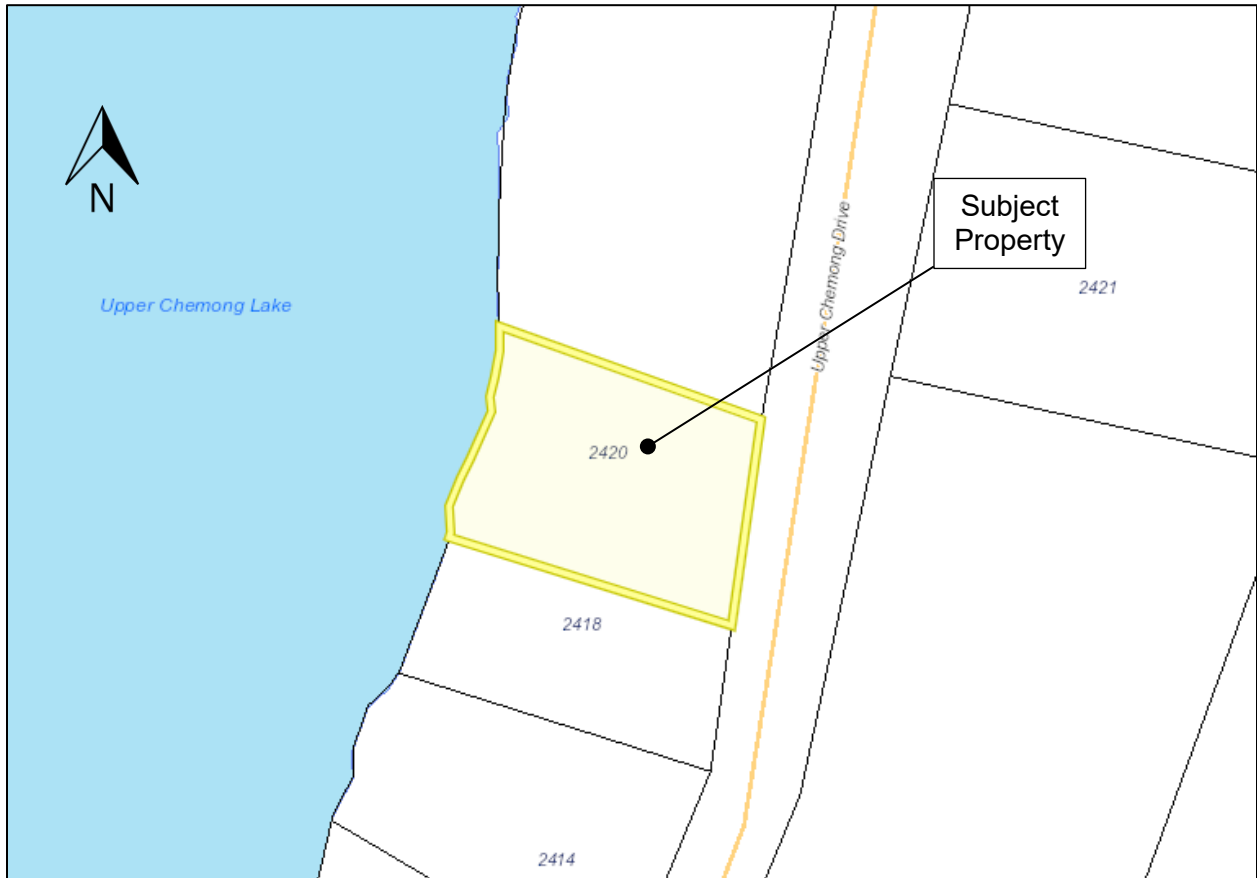
Additional information: relating to the proposed amendment is available on the Township Website www.selwyntownship.ca/MinorVarianceApplications (refer to **A-10-24**) or by contacting Per Lundberg at 705-292-9507 ext. 220, or planning@selwyntownship.ca. A copy of the report and other relevant information 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).

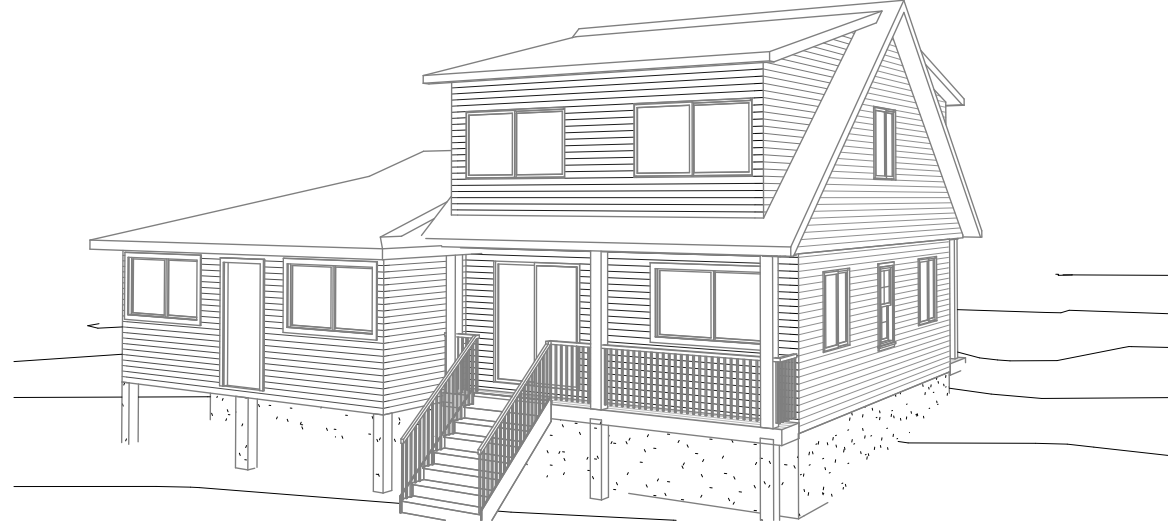
Other Applications The subject lands are not subject to any other applications under the *Planning Act*.

Key Map

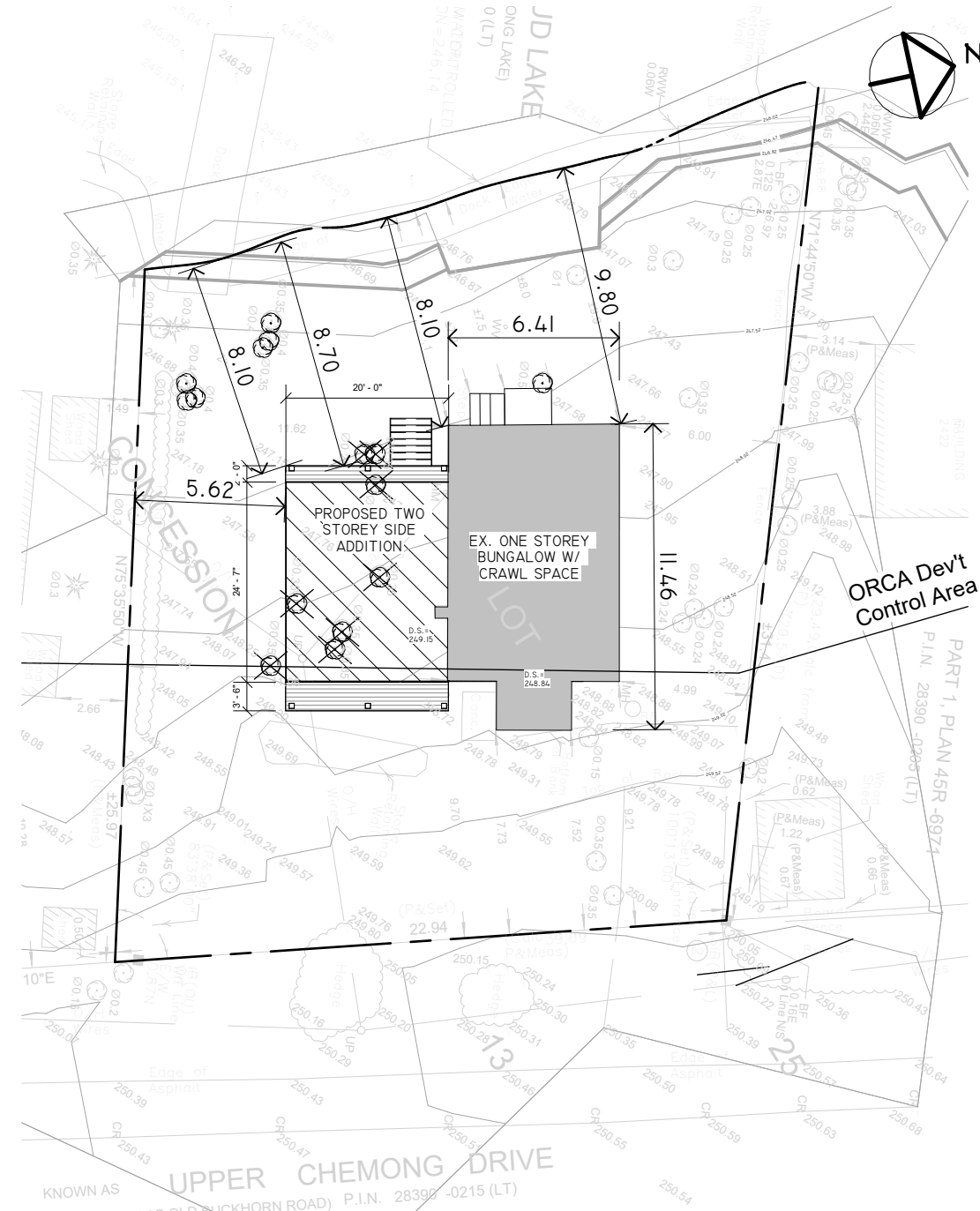


Per Lundberg, Secretary-Treasurer, Committee of Adjustment

Dated at the Township of Selwyn, Thursday, July 04, 2024.



2 3D VIEW I

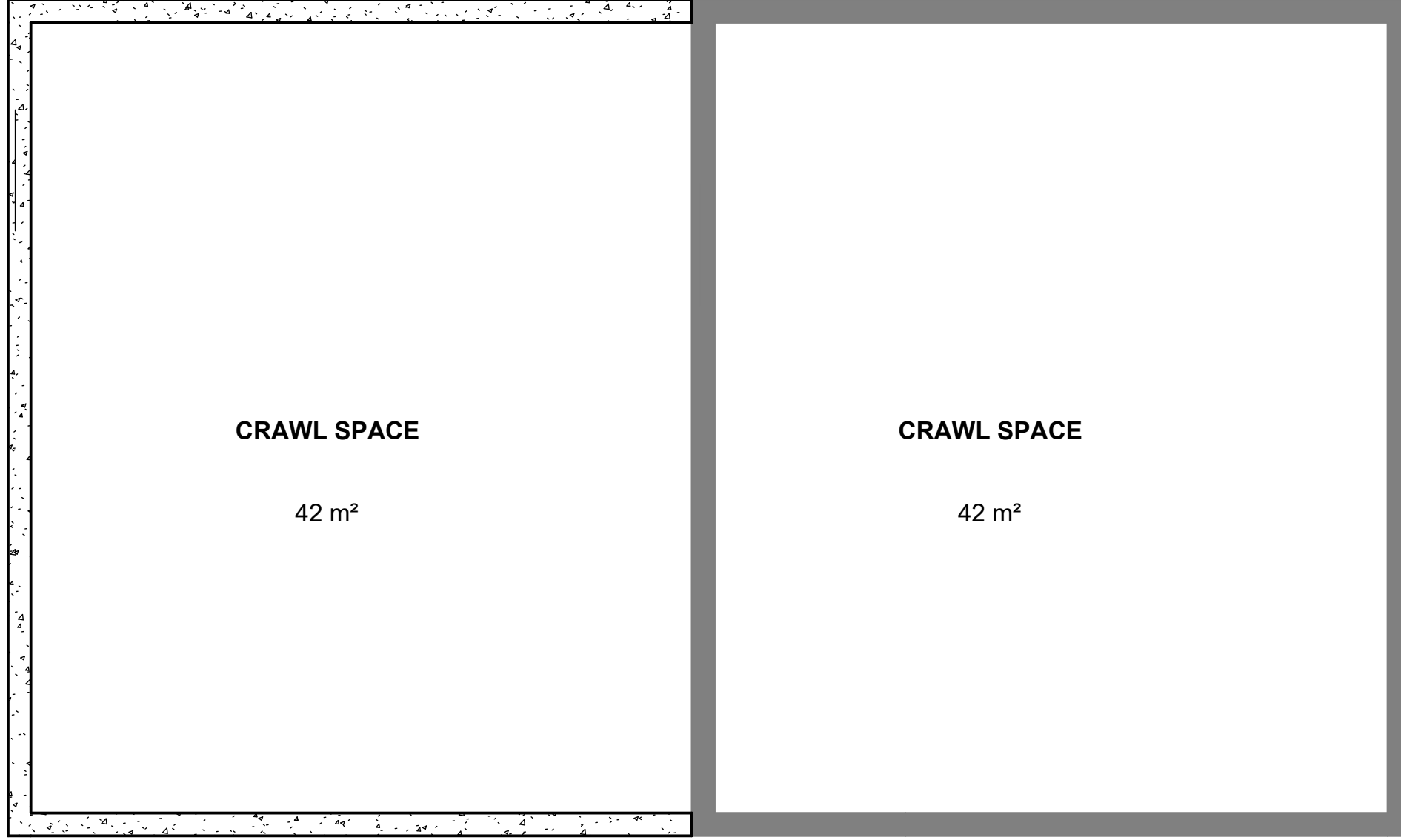


1 SITE PLAN
1 : 250

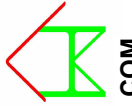
 EXISTING TREE TO BE REMOVED

<p>LHW ENGINEERING LTD. Unit 405, 2347 Kennedy Rd Toronto, ON M1T 3T8 T: 416-299-8837 LHW.ENGINEERING@GMAIL.COM</p>	<p>PROJECT TITLE 2420 Upper Chemung Dr, Lakefield, ON K0L 2H0</p>	<p>PROJECT TITLE DRAWING TITLE SITE PLAN</p>	<p>Date 03/20/2024</p>	<p>Drawn By AY</p>
			<p>Scale As indicated</p>	<p>Checked By Checker</p>
			<p>Proj. No. 231116</p>	<p>DWG. No. A0.1</p>

— **BASEMENT**
1 : 50



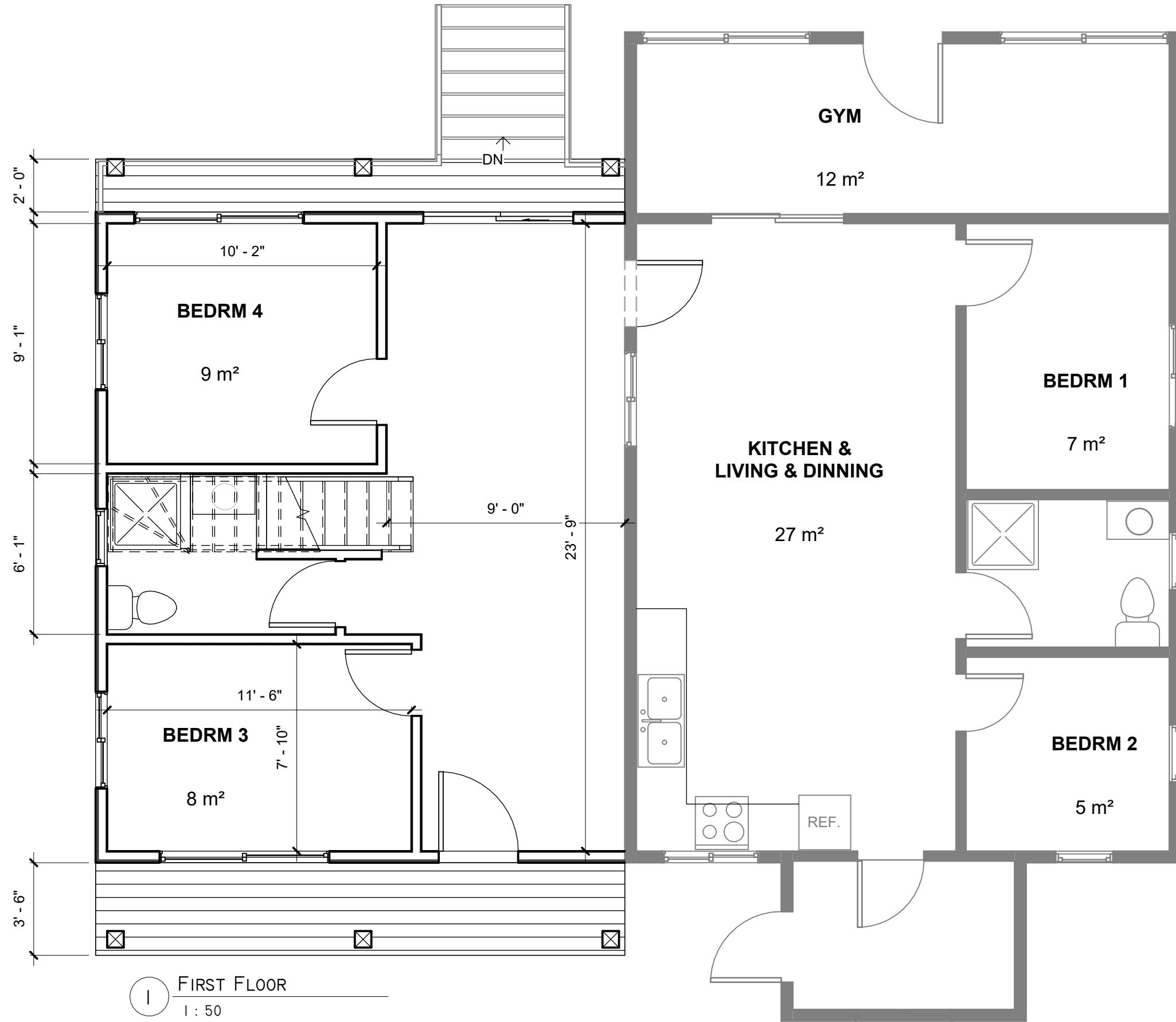
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No.	Description	Date

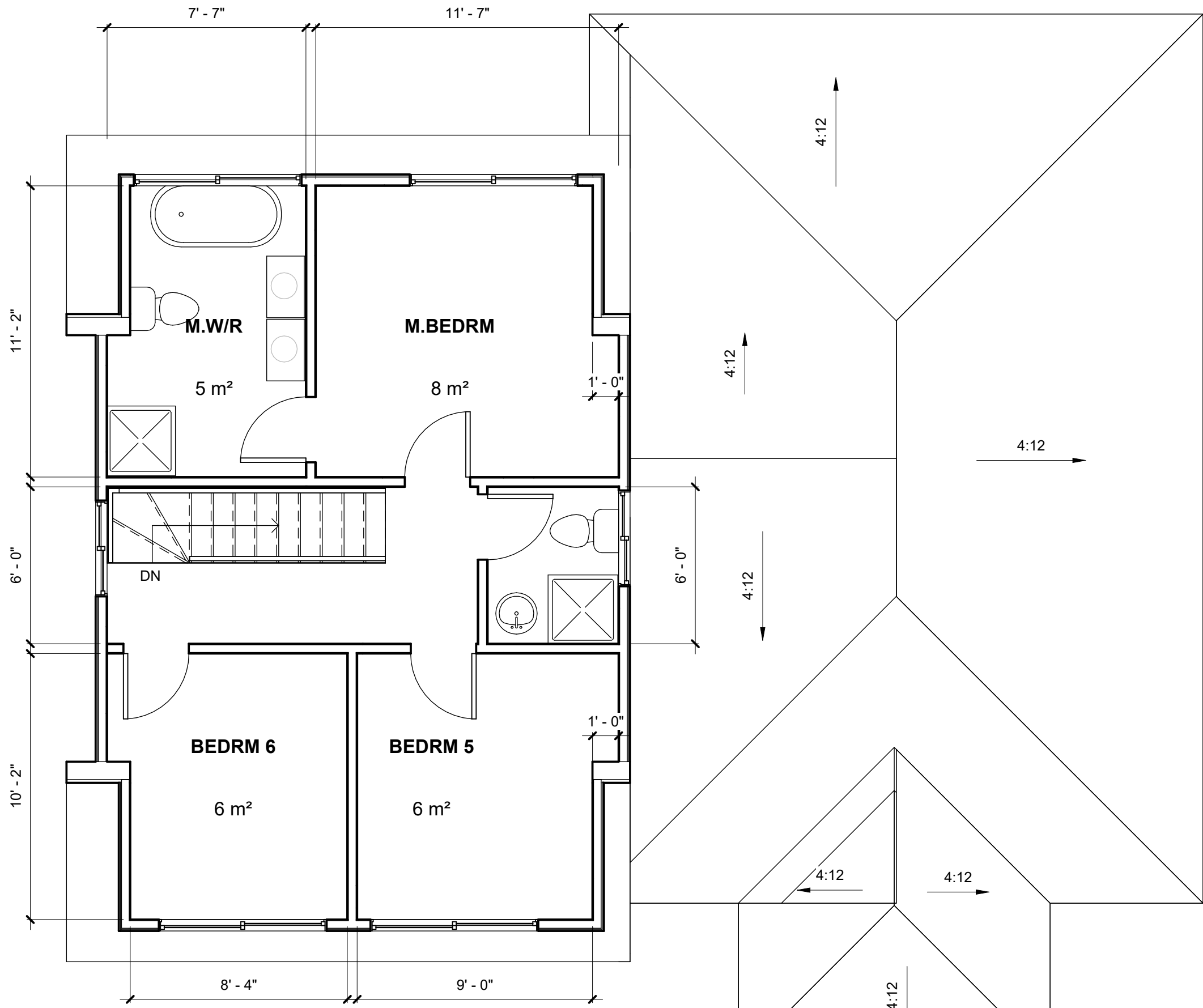
PROJECT TITLE	
2420 Upper Chemung Dr, Lakefield, ON K0L 2H0	
DRAWING TITLE	
Basement Plan	

Date	Drawn By
03/20/2024	AY
Scale	Checked By
1 : 50	Checker
Proj. No.	DWG. No.
231116	A1.1



1 FIRST FLOOR
1 : 50

LHW ENGINEERING LTD. Unit 405, 2347 Kennedy Rd Toronto, ON M1T 3T8 T: 416-299-8837 LHW.ENGINEERING@GMAIL.COM		PROJECT TITLE 2420 Upper Chemung Dr, Lakefield, ON K0L 2H0		Date 03/20/2024		Drawn By AY	
Date		Description		No.		Checked By Checker	
Date		Description		No.		DWG. No. A1.2	
Date		Description		No.		Proj. No. 231116	
Date		Description		No.		Scale 1 : 50	
Date		Description		No.		DRAWING TITLE First Floor Plan	



1 SECOND FLOOR (PROPOSED)
1 : 50

PROJECT TITLE	2420 Upper Chemung Dr, Lakefield, ON K0L 2H0	Date	03/20/2024	Drawn By	AY
	DRAWING TITLE	Second Floor Plan	Scale	1 : 50	Checked By
Date		Proj. No.	231116	DWG. No.	A1.3

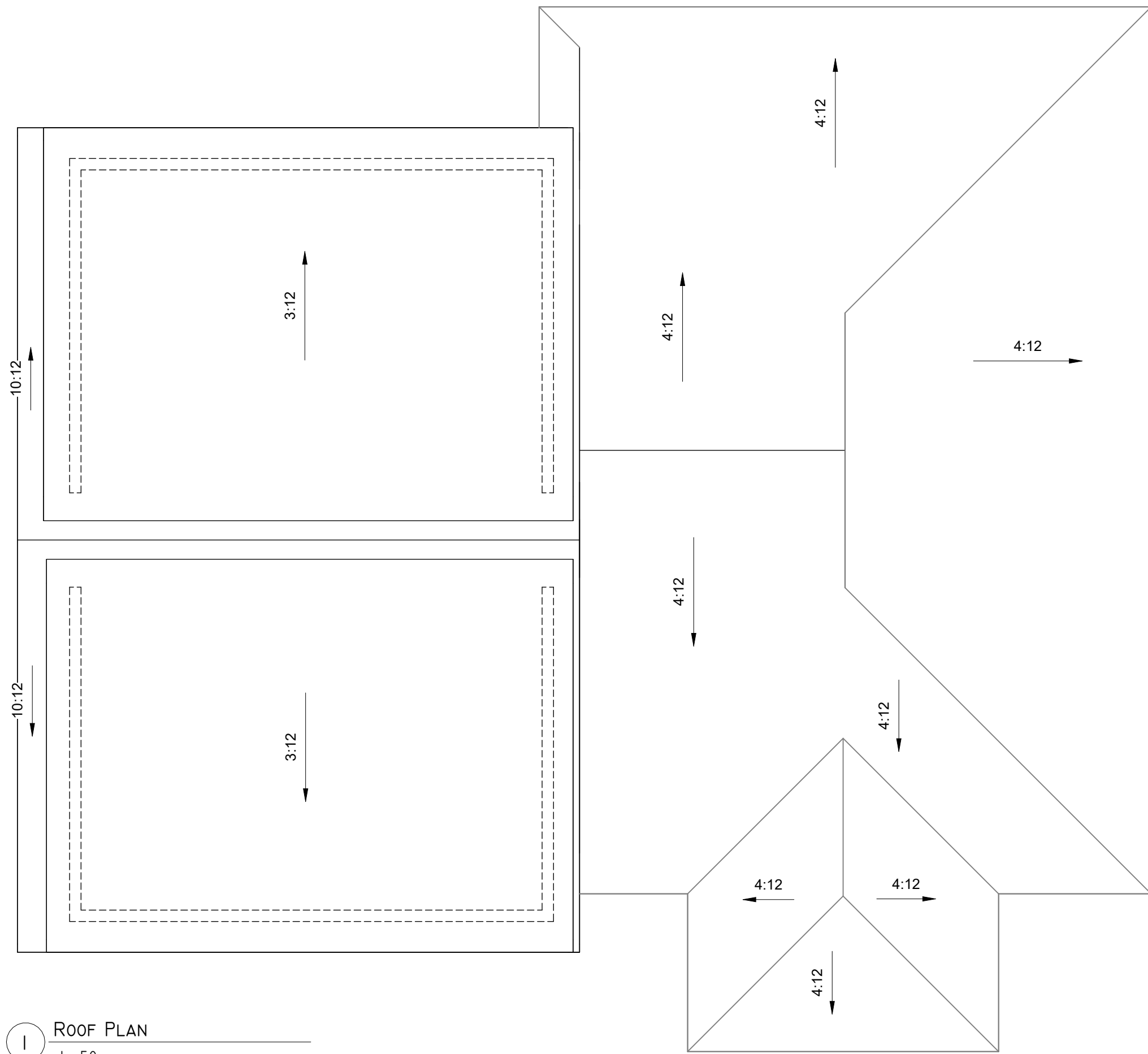
LHW ENGINEERING LTD.
 Unit 405, 2347 Kennedy Rd
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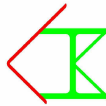
ROOF PLAN

1 : 50



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Date

Description

No.

PROJECT TITLE

2420 Upper Chemung Dr,
Lakefield, ON K0L 2H0

DRAWING TITLE

Roof Plan

Date

03/20/2024

Scale

1 : 50

Drawn By

AY

Checked By

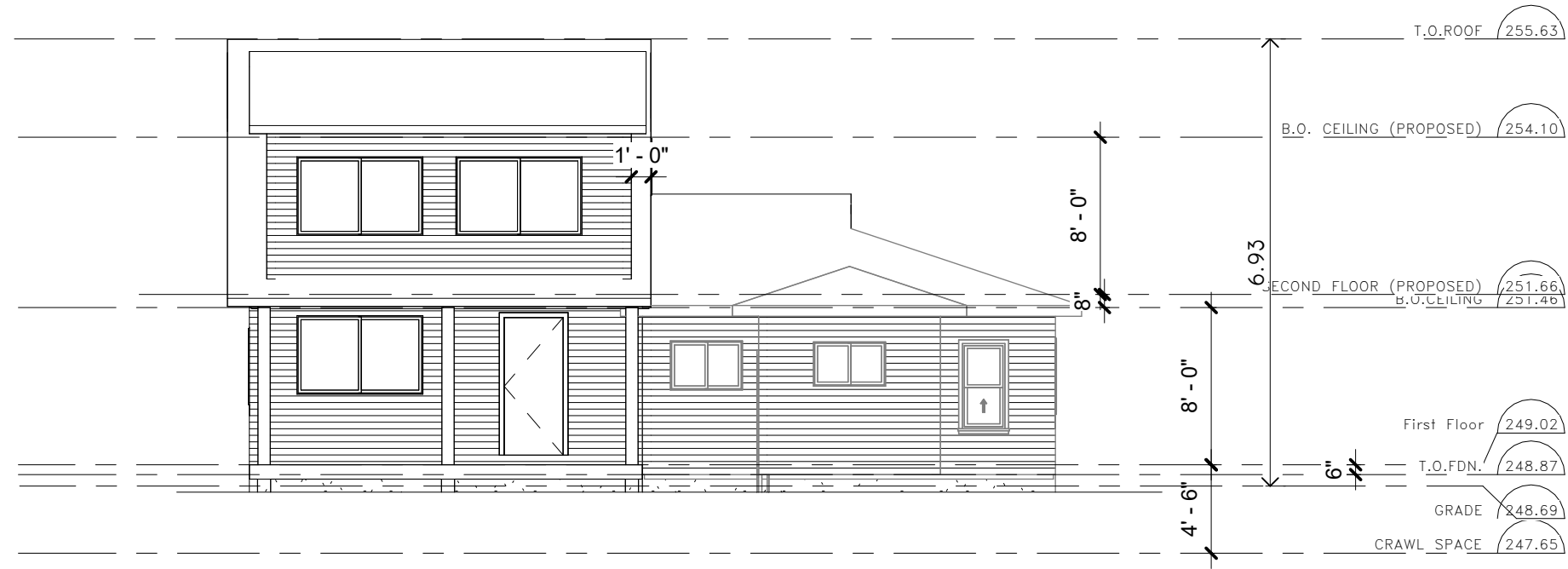
Checker

DWG. No.

A1.4

Proj. No.

231116



1 FRONT
1 : 100



2 REAR
1 : 100

Drawn By AY	Checked By Checker	DWG. No. A2.1
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Date 03/20/2024	Scale 1 : 100	Proj. No. 231116
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PROJECT TITLE 2420 Upper Chemung Dr, Lakefield, ON K0L 2H0	DRAWING TITLE Elevations
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No.	Description	Date

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1 LEFT
1 : 100



2 RIGHT
1 : 100

Drawn By
AY

Date
03/20/2024

Checked By
Checker

Scale
1 : 100

Proj. No.
231116

DWG. No.
A2.2

PROJECT TITLE
2420 Upper Chemung Dr,
Lakefield, ON K0L 2H0

DRAWING TITLE
Elevations

No.	Description	Date

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