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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, 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-13-24
Applicant/Owner: Vinu Patel
Agent: N/A
Property Location: 1530 Westview Crescent - Smith

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 338.1 m² (3639 ft²) single detached dwelling including a 77.9 m² (839 ft²) open deck and a 49.9 m² (537 ft²) attached garage as well as a ±21 m² (226 ft²) second storey balcony and a 61.4 m² (661 ft²) boat house, as follows:

1. With reference to Section 3.15 – Highwater Mark Setback Provisions – to reduce the minimum highwater mark setback from 30 metres to ±23 metres to an open deck.
2. With reference to Section 3.15 – Highwater Mark Setback Provisions – to reduce the minimum highwater mark setback from 30 metres to ±27.7 metres to a dwelling.
3. With reference to Section 3.1.6.1(a) – Boat Houses – to reduce the minimum side yard setback from 5 metres to 1.67 metres.
4. With reference to Section 4.13.3(xi) – Lakeshore Residential (LR) Zone Regulations – to increase the maximum lot coverage (all buildings and structures) from 20% to 28%.

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-13-24**) 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.

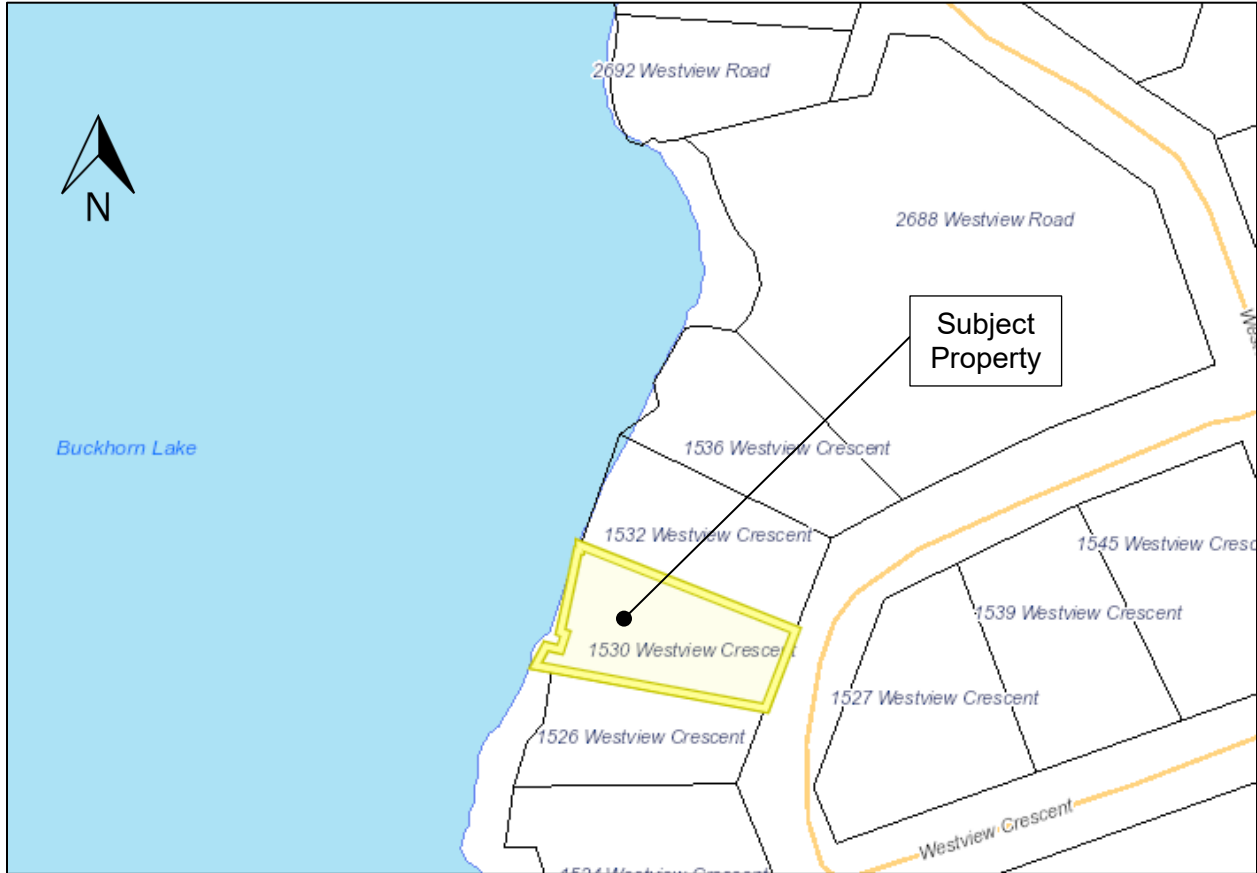
If a specified person or public body does not make oral submissions at the public hearing or make written submissions to the Committee of Adjustment of the Township of Selwyn before the variance is granted, the specified person or public body may not be entitled to appeal the decision of the Committee 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*.

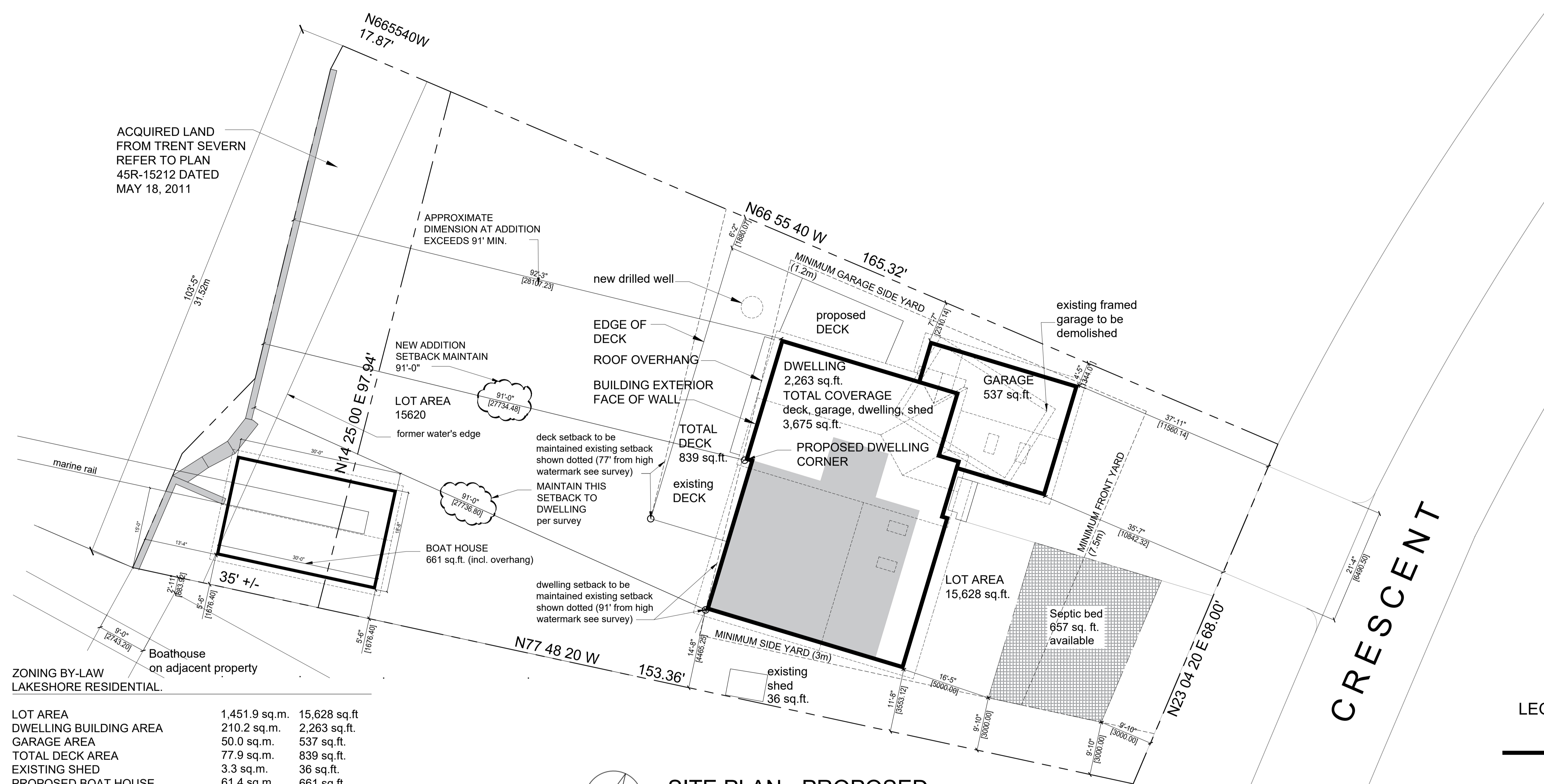
Key Map



Per Lundberg, Secretary-Treasurer, Committee of Adjustment

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

ACQUIRED LAND FROM TRENT SEVERN REFER TO PLAN 45R-15212 DATED MAY 18, 2011

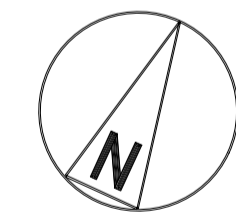


ZONING BY-LAW LAKESHORE RESIDENTIAL.

LOT AREA	1,451.9 sq.m.	15,628 sq.ft.
DWELLING BUILDING AREA	210.2 sq.m.	2,263 sq.ft.
GARAGE AREA	50.0 sq.m.	537 sq.ft.
TOTAL DECK AREA	77.9 sq.m.	839 sq.ft.
EXISTING SHED	3.3 sq.m.	36 sq.ft.
PROPOSED BOATHOUSE	61.4 sq.m.	661 sq.ft.
GROSS COVERAGE	402.8 sq.m.	4336 sq.ft.




EXISTING DATA		
DWELLING BUILDING AREA	108.00 sq.m.	1,163 sq.ft.
GARAGE AREA	30.40 sq.m.	419 sq.ft. (to be demolished)
LOWER DECK AREA	52.50 sq.m.	565 sq.ft.
EXISTING SHED	3.3 sq.m.	36 sq.ft.

ZONING INFORMATION	ZONING	EXISTING	PROPOSED	VARIANCE REQUIRED
LOT AREA	4050 sq.m.	1,451.15 sq.m.	-	-
LOT FRONTAGE (water front)	45m	31.52m	-	-
BUILDING HEIGHT	11m	5.04m	8.74m	NO
FRONT YARD	7.5m		11.10m (garage front)	NO
SIDE YARD	3m	3.55m		NO
GARAGE SIDE YARD	1.2m		1.37m (garage side)	NO
BOATHOUSE SETBACK	5m	N/A	1.67m (apply for variance)	YES
BOATHOUSE HEIGHT	5m	N/A	5m	NO
BOATHOUSE MAX. BLDG. AREA	85 m2	N/A	61.4m2	NO
BOATHOUSE MAX. WIDTH AT WATER FRONTAGE)	10m (OR 25% FRONTAGE)	N/A	5.7m (18% of WATER FRONTAGE)	NO
MAX.COVERAGE (all buildings and structures, incl., accessory structures)	20%	14 %	27.75 % (total including , dwelling, garage, deck and boathouse)	YES
SETBACK - MIN. HIGH WATER MARK	30m	27.73m (91')	27.73n (91')	YES
ACCESSORY STRUCTURE	5%	N/A (included in maintain existing dwelling)		



SITE PLAN - PROPOSED

LEGEND

-  EXTERIOR FACE OF WALL
-  ROOF LINE, OVERHANG
-  PROPERTY LINE

PROPOSED ADDITION
1530 WESTVIEW CRESCENT
FOR MR. AND MRS. V.PATEL

SITE PLAN - PROPOSED

DRAWING: SP-001