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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, November 26, 2024
Hearing Time: 12:15 p.m.
Hearing Location: Electronic (virtual) Hearing – See below for details
or
Council Chambers (lower level), 1310 Centre Line, Selwyn

File No.: A-27-24
Applicant/Owner: Randy Kingdon
Agent: Evan Sugden – Biglieri Group Ltd.
Property Location: 1665 Chemong 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 industrial wood working land use (Kawartha Stair and Rail) including a ± 635 m² building addition to the existing ± 620 m² commercial building on the site, as follows:

1. With reference to Section 4.15.1.2 and Schedule “B” Exception 309 – Highway Commercial Exception (C1-309) Zone regulations – to add a workshop, manufacturing, processing, assembling and/or fabrication plant land use to the list of the permitted uses for the (C1-309) zone applicable to the subject property.
2. With reference to Section 4.15.1.2 and Schedule “B” Exception 309 – Highway Commercial Exception (C1-309) Zone regulations – to add a warehouse land use to the list of the permitted uses for the (C1-309) zone applicable to the subject property.

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 www.selwyntownship.ca/MinorVarianceApplications (refer to **A-27-24**) 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

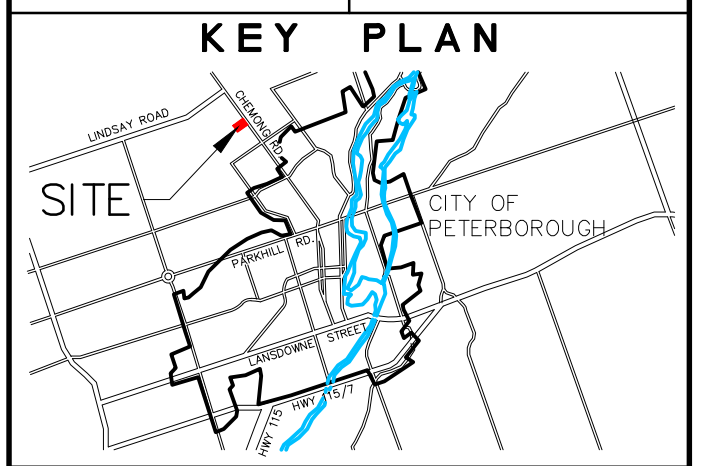
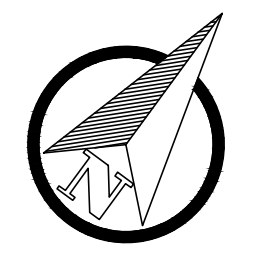
Dated at the Township of Selwyn, Tuesday, November 05, 2024.

Z:\11100-11199\11147 - 1665 Chemong Road\02 Drawings\Current Drawings\11147 SP.dwg PRINTED: Oct 21, 2024



STATISTICS	
Description	Provided
Lot Area	1.34 ha
Lot Width (Frontage)	86.13 m
Lot Depth	152.44 m
Min. Front Yard Setback	55.97 m
Min. Interior Side Yard Setback	6.00 m
Min. Rear Yard Setback	63.18 m
Setback from NHS Buffer	28.16 m
Total GFA	1255.6 m ²
Warehouse GFA	549.3 m ²
Office GFA	70.8 m ²
Woodshop GFA	526.1 m ²
Retail GFA	109.4 m ²
Lot Coverage (%)	9.7%
Total # of Parking Spaces	46
# of Accessible/Barrier-Free Parking Spaces (Part of total)	2
# of Loading Spaces	3
Landscaped Open Space (%)	68%

BENCH MARK 262.134
CITY OF PETERBOROUGH
COSINE STATION No.
00819826146



REVISIONS		
No.	Description	Date
1	MINOR VARIANCE SUBMISSION	21/10/24

METRIC Dimensions are in METRES and/or MILLIMETRES unless otherwise shown

LEGEND	
—	SITE BOUNDARY
△ BM	BENCHMARK
---	RIGHT-OF-WAY
---	EX./PR. ROAD CENTERLINE
---	EX./PR. EDGE OF ASPHALT
---	EX./PR. EDGE OF SHOULDER /GRAVEL
---	EX./PR. CURB
---	EXISTING GRAVEL
---	EXISTING ASPHALT
---	EX./PR. CONTOUR
---	EX./PR. BOTTOM OF DITCH
---	EX./PR. BUILDING
• LS	EXISTING LIGHT STANDARD
• HP	EXISTING HYDRO POLE
• BP	EXISTING BELL POLE
---	EXISTING POLE ANCHOR
---	EX./PR. FENCE
---	EXISTING TREELINE
---	EXISTING CONIFEROUS TREE
---	EXISTING DECIDUOUS TREE
---	WETLAND FROM E.I.S.**
---	15m WETLAND OFFSET
---	ZONING WETLAND
---	15m ZONING WETLAND SETBACK

** ENVIRONMENTAL IMPACT STUDY PREPARED BY SNIDER'S ECOLOGICAL SERVICES, OCT. 2017.

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Project Name/Location
KAWARTHA STAIR and RAIL EXPANSION
COUNTY OF PETERBOROUGH

Drawing Title
SITE PLAN

Drawn By: M.B.J.	SCALE: Horz. 1:250	Vert. N/A
Designed By: M.B.J.	Plot Date: OCTOBER 21, 2024	
Checked By: J.R.	Project No.: 24-11147	Sht. No.: 400
Engineer: E.S.P.	Dwg File No.: SP	

NOT FOR CONSTRUCTION

