



Mailing Address
PO Box 270 Bridgenorth
Ontario K0L 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, 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-28-24
Applicant/Owner: Michael Allman
Agent: Bethany Stock
Property Location: 700 Hatton Avenue – Smith Ward

The application seeks relief from the provisions of Zoning By-law No. 2009-021, as amended, to permit a new 19.3 m² (208 ft²) screened-in porch, a new 32.7 m² (352 ft²) open deck and an existing 15.5 m² (166.65 ft²) open deck, as follows:

1. With reference to Section 3.15 – Highwater Setback Provisions – to reduce the minimum highwater setback from 30 metres to ±21.3 metres to a dwelling.
2. With reference to Section 3.15 – Highwater Setback Provisions – to reduce the minimum highwater setback from 30 metres to ±19.7 metres to an open deck on the easterly side of an existing dwelling.
3. With reference to Section 3.15 – Highwater Setback Provisions – to reduce the minimum highwater setback from 30 metres to ±18.46 metres to an open deck on the westerly side of an existing 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

- **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-28-24**) 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*.

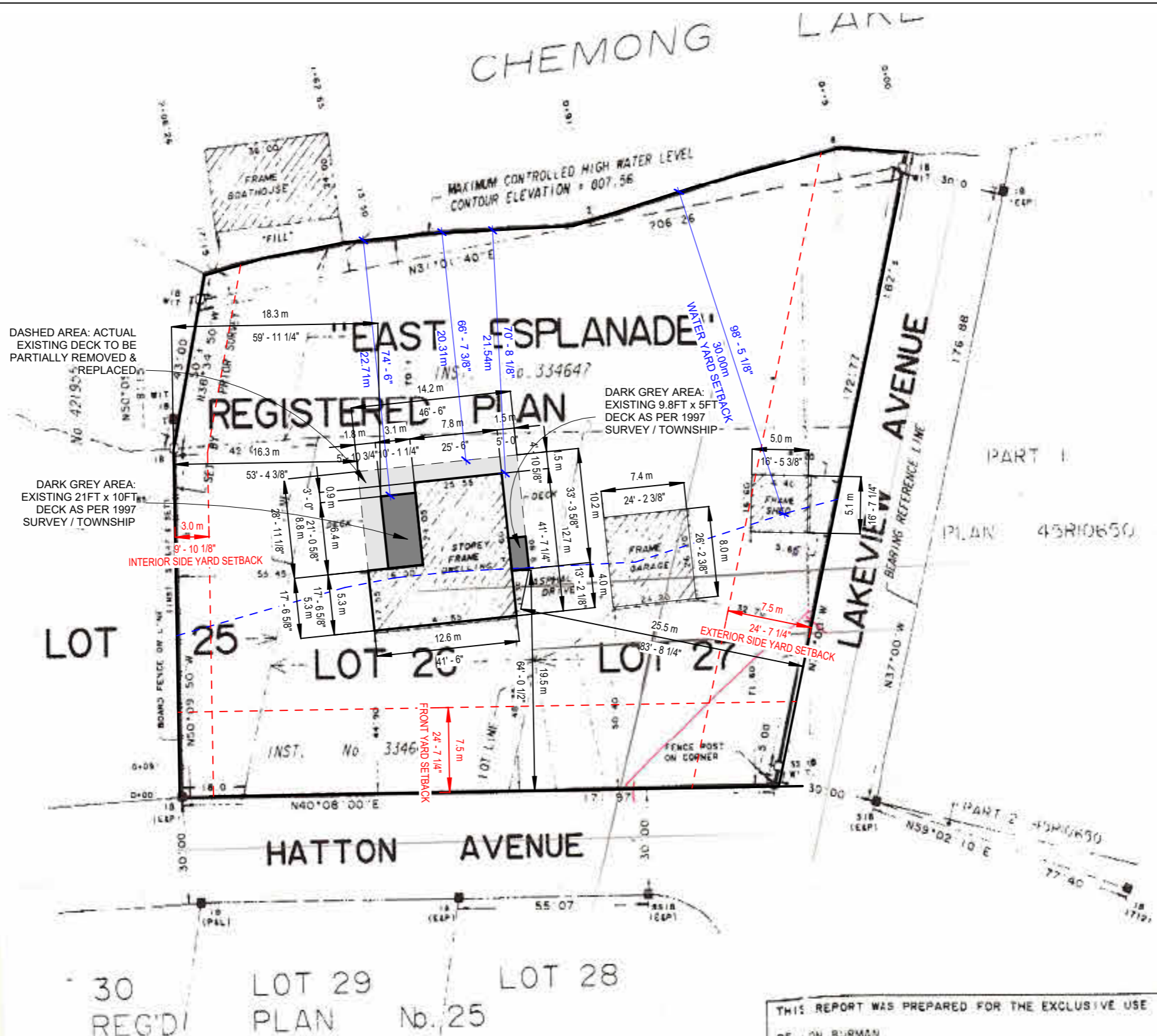
Key Map



Per Lundberg, Secretary-Treasurer, Committee of Adjustment

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

ASSOCIATION OF LAND SURVEYORS
 PLAN SUBMISSION
 106513
 THIS PLAN IS NOT VALID UNLESS IT IS AN ORIGINAL OR A COPY ISSUED BY THE SURVEYOR
 In accordance with Regulation 1926, 2001



DASHED AREA: ACTUAL EXISTING DECK TO BE PARTIALLY REMOVED & REPLACED

DARK GREY AREA: EXISTING 9.8FT x 5FT DECK AS PER 1997 SURVEY / TOWNSHIP

DARK GREY AREA: EXISTING 9.8FT x 5FT DECK AS PER 1997 SURVEY / TOWNSHIP

INTERIOR SIDE YARD SETBACK

EXTERIOR SIDE YARD SETBACK

FRONT YARD SETBACK

PLAN OF SURVEY OF
 LOTS 26 AND 27, AND
 PART OF LOT 25, AND
 PART OF "EAST ESPLANADE"
 REGISTERED PLAN No.25
 TOWNSHIP OF SMIT
 COUNTY OF PETERBOROUGH

SCALE 1 INCH EQUALS 30 FEET
 ELLIOTT AND PARR (PETERBOROUGH) LTD
 1996

NOTE:
 BEARINGS DERIVED FROM THE
 EARLY LIMIT OF PART 1, PLAN
 HAVING A BEARING OF N37°00' W

LEGEND:
 ■ DENOTES SURVEY MONUMENT FOUND
 □ DENOTES SURVEY MONUMENT SET
 SIB " STANDARD IRON BAR
 IB " IRON BAR
 CC " CUT CROSS
 WIT " WITNESS

THIS REPORT WAS PREPARED FOR THE EXCLUSIVE USE
 OF DON BURMAN

THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEYOR'S
 REPORT DATED 15 AUGUST, 1996.

SURVEYOR'S CERTIFICATE:
 I CERTIFY THAT
 THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS
 COMPLETED ON THE 14th DAY OF AUGUST, 1996

ELLIOTT AND PARR
 (PETERBOROUGH) LTD.
 ONTARIO LAND SURVEYORS
 P.O. BOX 1116 211 SHERBROOKE ST.
 PETERBOROUGH, ONTARIO
 K9J 7H4 (705) 745-8444

No.	Description	Date

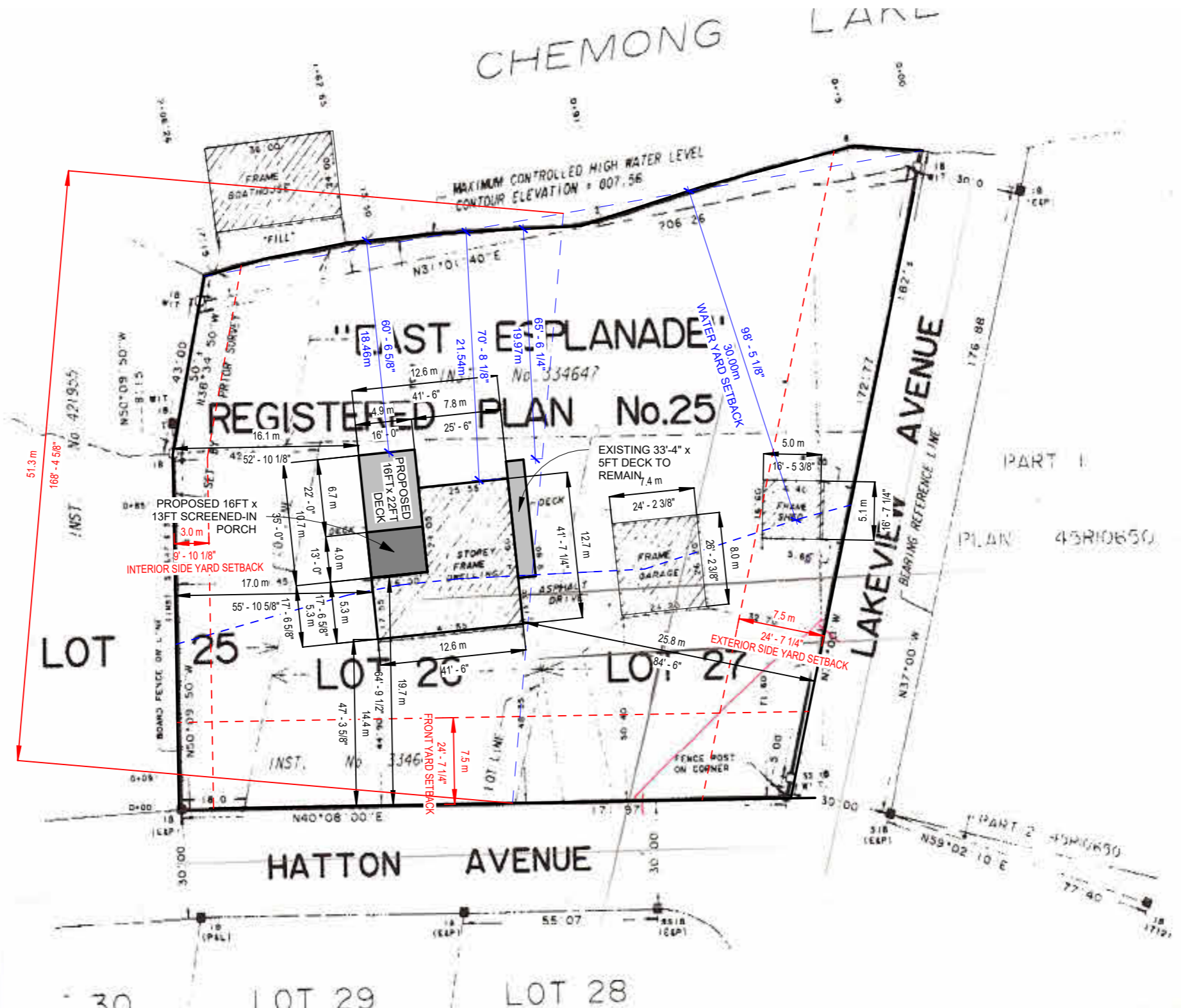
CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE

PROJECT
SCREENED PORCH

SHEET
EXISTING SITE PLAN

CLIENT MIKE & CAROLYN ALLMAN		
Date 10/25/2024	Project number 2024-0101	Scale (@ A3) 1" = 25'-0"
Drawn by B. STOCK	DRAWING NUMBER A2	REV
Checked by Checker		

ASSOCIATION OF LAND SURVEYORS
 PLAN SUBMISSION
 106511
 THIS PLAN IS NOT VALID UNLESS IT IS AN ORIGINAL ISSUED BY THE SURVEYOR IN ACCORDANCE WITH REGULATION 1926, 2001



PLAN OF SURVEY OF
 LOTS 26 AND 27, AND
 PART OF LOT 25, AND
 PART OF "EAST ESPLANADE"
 REGISTERED PLAN No.25

TOWNSHIP OF SMITH
 COUNTY OF PETERBOROUGH



SCALE 1 INCH EQUALS 30 FEET

ELLIOTT AND PARR (PETERBOROUGH) LTD
 1996

30 REG'D LOT 29 PLAN No. 25
 LOT 28

THIS REPORT WAS PREPARED FOR THE EXCLUSIVE USE OF LON BURMAN

THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEYOR'S REPORT DATED 15 AUGUST, 1996.

NOTE:
 THE BEARING AND DISTANCE DERIVED FROM THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON THE 14th DAY OF AUGUST, 1996

LEGEND:
 ■ DENOTES SURVEY MONUMENT FOUND
 □ DENOTES SURVEY MONUMENT SET
 SIB STANDARD IRON BAR
 IB IRON BAR
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 ONTARIO LAND SURVEYORS
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 PETERBOROUGH, ONTARIO
 K9J 7H4 (705) 745-8444

No.	Description	Date

CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE

PROJECT
SCREENED PORCH

SHEET
PROPOSED SITE PLAN

CLIENT MIKE & CAROLYN ALLMAN		
Date 10/25/2024	Project number 2024-0101	Scale (@ A3) 1" = 25'-0"
Drawn by B. STOCK	DRAWING NUMBER A3	REV
Checked by Checker		