



Mailing Address
 PO Box 270 Bridgenorth
 Ontario K0L 1H0

Tel: 705 292 9507
 Fax: 705 292 8964

www.selwynthownship.ca

Notice of a Complete Application and Public Meeting Concerning a Proposed Zoning By-law Amendment

Take notice that the Corporation of the Township of Selwyn is in receipt of a complete application to amend Zoning By-law No. 2009-021, as amended, for certain lands described as being Part Lots 16 & 17, Concession 8 in the Lakefield Ward having the municipal address of 83 Rabbit Street.

Take notice that the Corporation of the Township of Selwyn will hold a Public Meeting on **Tuesday, November 12th, 2024 at 1:30 p.m.** to consider the proposed Zoning By-law Amendment under Section 34 of the *Planning Act*, R.S.O., 1990, as amended.

Participation in the Public Hearing

In-Person (Council Chamber)	Virtual (Zoom)
<p>Any person wishing to make an oral submission may attend the public meeting (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@selwynthownship.ca no later than 4:00 p.m. on the day prior to the scheduled public meeting 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>	

Location

The key map below indicates the location of the lands which are subject to this application. The subject property is legally described as Part Lots 16 & 17, Concession 8 (Lakefield Ward) having the municipal address of 83 Rabbit Street.

The Zoning By-law Amendment

The Township has received a complete application for the re-zoning of the subject lands as stated above. The subject property is currently zoned Residential Type One (R1) Zone. The

zoning amendment is a condition of a consent application currently being processed by the County of Peterborough. The proposed severed and retained parcels are undersized with regard to the minimum lot area and frontage requirements of the (R1) Zone and therefore the zoning amendment is required. In the (R1) Zone, the standard minimum lot area is 512 m² and the standard minimum lot frontage is 18 metres for a corner lot. The proposed severed parcel is ±490 m² with 11 metres of frontage on Albert Street. The proposed retained parcel is ±430 m² with ±6 m of frontage on Rabbit Street.

Further, the zoning amendment will recognize the setbacks for the existing dwelling on the retained parcel as well as provide reduced interior and exterior side yard setback requirements to 1.2 metres and 2.5 metres, respectively, for the proposed new dwelling building envelope on the severed parcel. A reduced minimum dwelling unit area from 92 m² to 85 m² for the proposed new dwelling building envelope on the severed parcel is also being included in the zoning amendment.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Township of Selwyn to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Selwyn before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Selwyn before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Additional information: relating to the proposed amendment is available on the Township Website <http://www.selwyntownship.ca/ZBA> or by contacting Per Lundberg at 705-292-9507 ext. 220, or planning@selwyntownship.ca. Please quote file number **C-08-24**. A copy of the Planner's report and other relevant information will be posted on the Township's website the week of the Public Meeting.

Notification of Decision: If you wish to be notified of the decision of the Township of Selwyn on the proposed zoning by-law amendment, you must make a written request to the Township of Selwyn by mail, fax, email or drop box (see details under written submissions).

Other Applications: County of Peterborough Consent Application (File No. B-50-24)

Written submissions to the Township of Selwyn may be submitted prior to the passing of the Zoning By-law Amendment to the attention of Per Lundberg, Planner, Township of Selwyn:

- **Drop Box (Municipal Office Adjacent to the Front Door)** – No later than 11:00 AM on the date of the Public Meeting
- **Mail** (note – allow for sufficient delivery prior to the Public Meeting): Township of Selwyn, PO Box 270, Bridgenorth, ON K0L 1H0
- **Email** – No later than 11:00 AM on the date of the Public Meeting: planning@selwyntownship.ca

- **Fax** – No later than 11:00 AM on the date of the Public Meeting: 705-292-8964

Dated this October 18, 2024 at the Township of Selwyn.

Angela Chittick, Clerk
Township of Selwyn
P.O. Box 270
Bridgenorth ON K0L 1H0
705-292-9507 x. 221
achittick@selwyntownship.ca

Per Lundberg, Planner
Township of Selwyn
P.O. Box 270
Bridgenorth ON K0L 1H0
705-292-9507 x. 220
planning@selwyntownship.ca

KEY MAP

