



**Mailing Address**  
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[www.selwyntownship.ca](http://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, October 22, 2024  
**Hearing Time:** 12:45 p.m.  
**Hearing Location:** Electronic (virtual) Hearing – See below for details  
or  
Council Chambers (lower level), 1310 Centre Line, Selwyn

**File No.:** A-25-24  
**Applicant/Owner:** Rui Hong Lim  
**Agent:** Todd Jones  
**Property Location:** 641 Turtle Bay Boulevard – Ennismore Ward

The application seeks relief from the provisions of Zoning By-law No. 2009-021, as amended, to permit the redevelopment of the subject property with a new 195 m<sup>2</sup> (2096 ft<sup>2</sup>) 2-storey single detached dwelling, as follows:

1. With reference to Section 3.15 – Highwater Setback Provisions – to reduce the minimum highwater setback from 30 metres to ±18.43 metres to a new 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](mailto: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><b>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.</b> 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 <a href="mailto:achittick@selwyntownship.ca">achittick@selwyntownship.ca</a> <b>no later than 4:00 p.m. on the day prior to the scheduled public hearing</b> to be provided with the zoom link. When emailing indicate if you are:</p> <ul style="list-style-type: none"> <li>- in favour of</li> <li>- opposed to</li> <li>- have questions</li> </ul> <p>It is the responsibility of those interested in attending virtually to have the technology in place to connect to the meeting.</p>
<p><b>Livestreaming (Watch the meeting via livestreaming on You Tube)</b></p>	
<p><a href="https://www.youtube.com/user/SelwynTownship">https://www.youtube.com/user/SelwynTownship</a></p>	

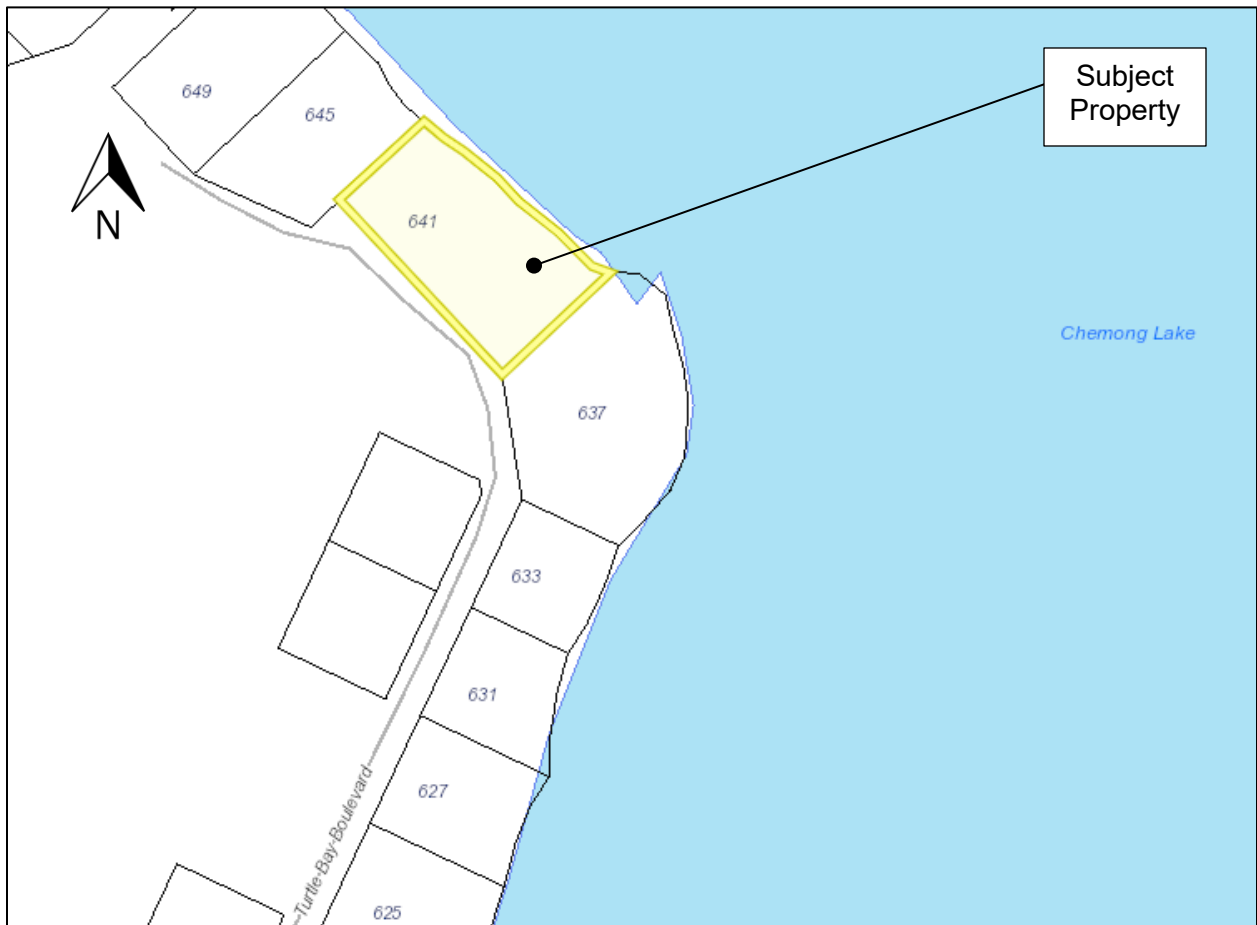
**Additional information:** relating to the proposed amendment is available on the Township Website [www.selwyntownship.ca/MinorVarianceApplications](http://www.selwyntownship.ca/MinorVarianceApplications) (refer to **A-25-24**) or by contacting Per Lundberg at 705-292-9507 ext. 220, or [planning@selwyntownship.ca](mailto:planning@selwyntownship.ca). 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, October 10, 2024.

NO.	DATE	REVISION	BY

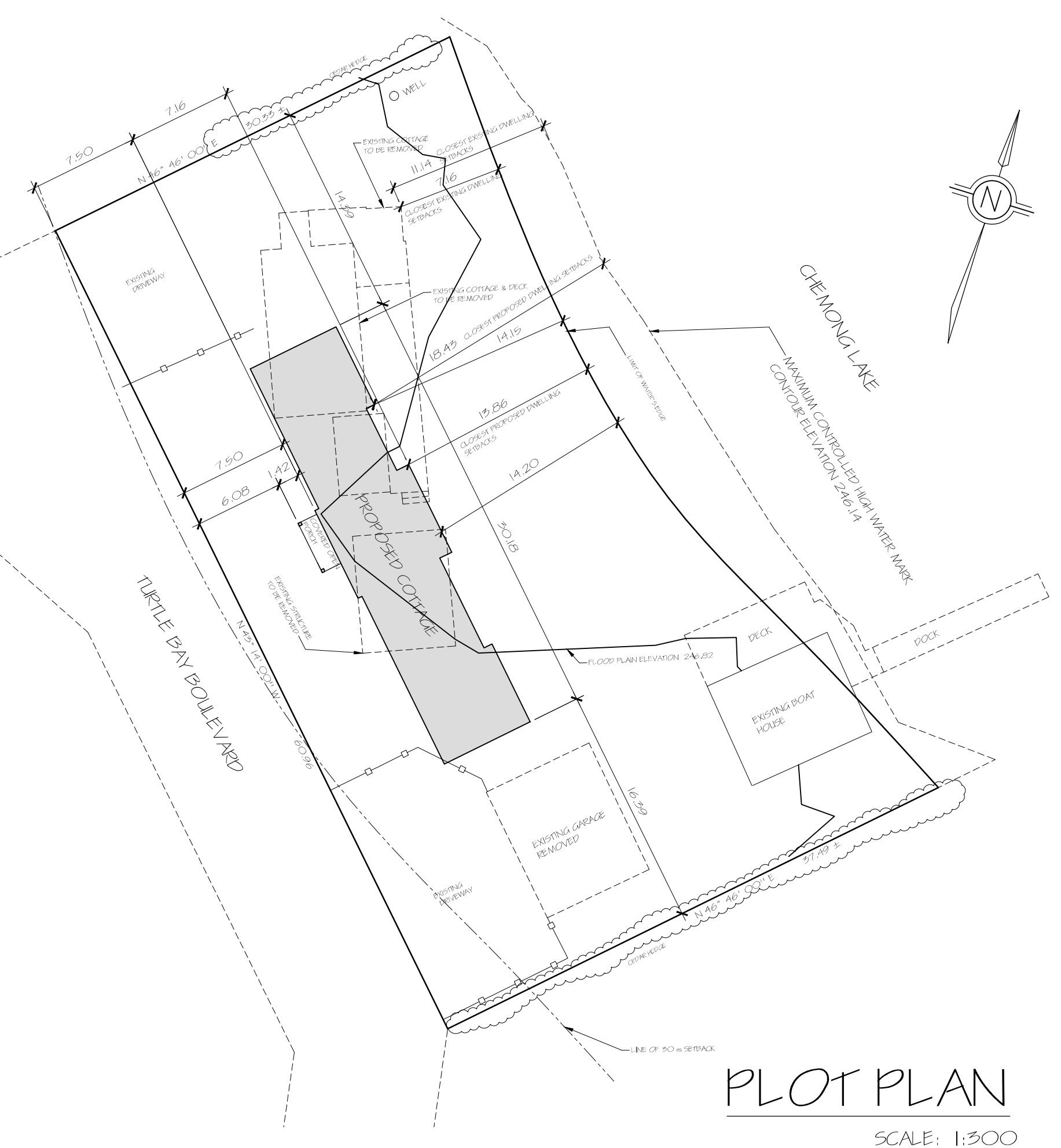
**MINOR VARIANCE REQUIRED:**

1. REQUIRED TO HAVE A 50 m SETBACK FROM THE SHORELINE
- PROPOSED SETBACK FROM LIMIT OF WATER'S EDGE IS 13.86 m
- PROPOSED SETBACK FROM THE MAXIMUM CONTROLLED WATER ELEVATION IS 13.43 m

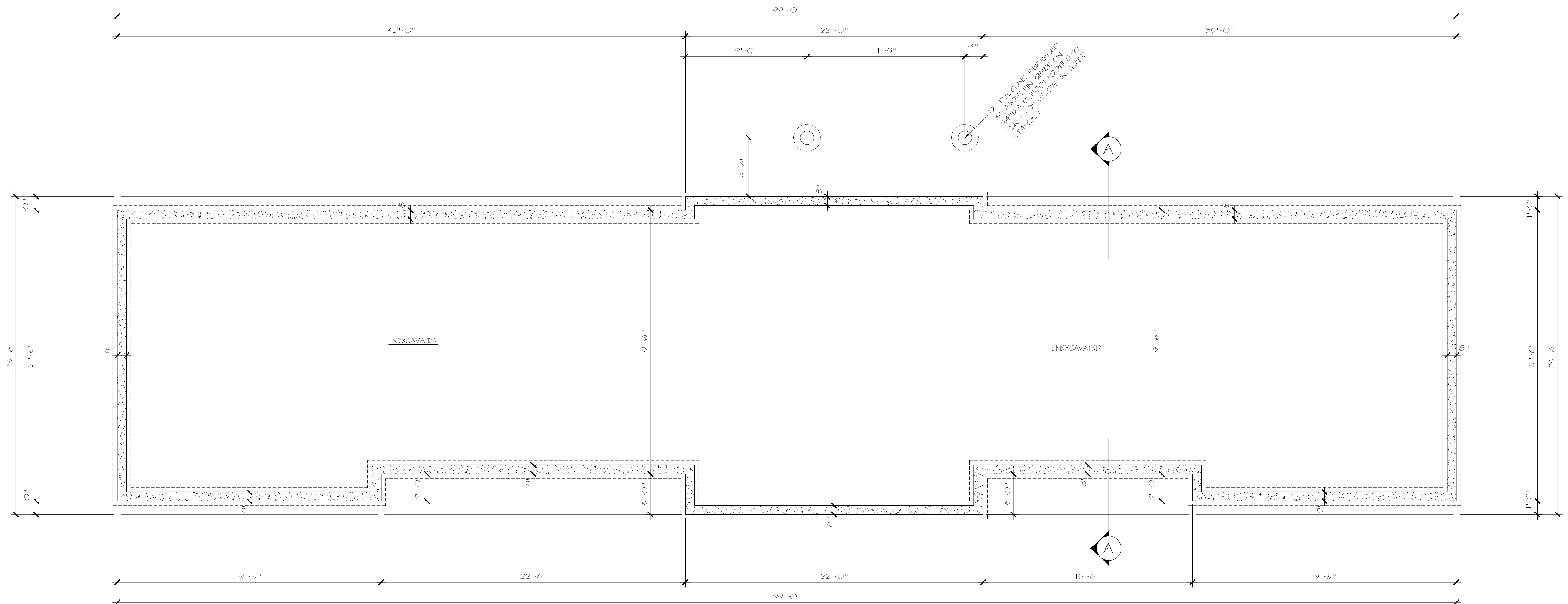
**LOT COVERAGE**

LOT AREA = 20544 FT<sup>2</sup> (1890 m<sup>2</sup>)  
 20% ALLOWED = 4068 FT<sup>2</sup> (378 m<sup>2</sup>)

PROPOSED RESIDENCE = 2096 FT<sup>2</sup> (194 m<sup>2</sup>)  
 EXISTING BOAT HOUSE = 724 FT<sup>2</sup> (67.2 m<sup>2</sup>)  
 TOTAL = 2820 FT<sup>2</sup> (261.1 m<sup>2</sup>)



**PLOT PLAN**  
SCALE: 1:300



**FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

**QUALIFICATION INFORMATION**

Required unless design is exempt under Div. C. 3.2.5.1. of the building code

**Trevor Jones** 38508  
 NAME SIGNATURE BCIN

**REGISTRATION INFORMATION**

Required unless design is exempt under Div. C. 3.2.4.1. of the building code

**new castle drafting & design inc.** 29016  
 FIRM NAME BCIN

DO NOT SCALE DRAWING

THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH ANY OF THE WORK ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE REPORTED TO THE DESIGNER

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 web site: www.newcastledrafting.ca

PROJECT

**PLAN OF PROPOSED RESIDENCE FOR 641 TURTLE BAY**

PETERBOROUGH ONTARIO

DATE JULY 4 : 2024 PROJECT NO. 6990

SCALE AS NOTED DRAWN TBJ CHECKED TRJ

SHT 1 OF 5  
 DRAWING NUMBER 24-07-04