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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, March 25, 2025
Hearing Time: 12:50 p.m.
Hearing Location: Electronic (virtual) Hearing – See below for details
or
Council Chambers (lower level), 1310 Centre Line, Selwyn

File No.: A-04-25
Applicant/Owner: Paul Hart
Agent: N/A
Property Location: 338 Fife Avenue – Smith Ward

The application seeks relief from the provisions of Zoning By-law No. 2009-021, as amended, to permit the construction of a $\pm 85 \text{ m}^2$ ($\pm 915 \text{ ft}^2$) new open deck, as follows:

1. With reference to Section 3.15 – Highwater Setback Provisions – to reduce the minimum highwater setback from 30 metres to ± 17 metres to a new open deck.
2. With reference to Section 4.13.3(viii) – Lakeshore Residential (LR) Zone regulations – to reduce the minimum rear yard setback from 15 metres to ± 11 metres to an open deck.

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):

- **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)	
<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-04-25**) 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

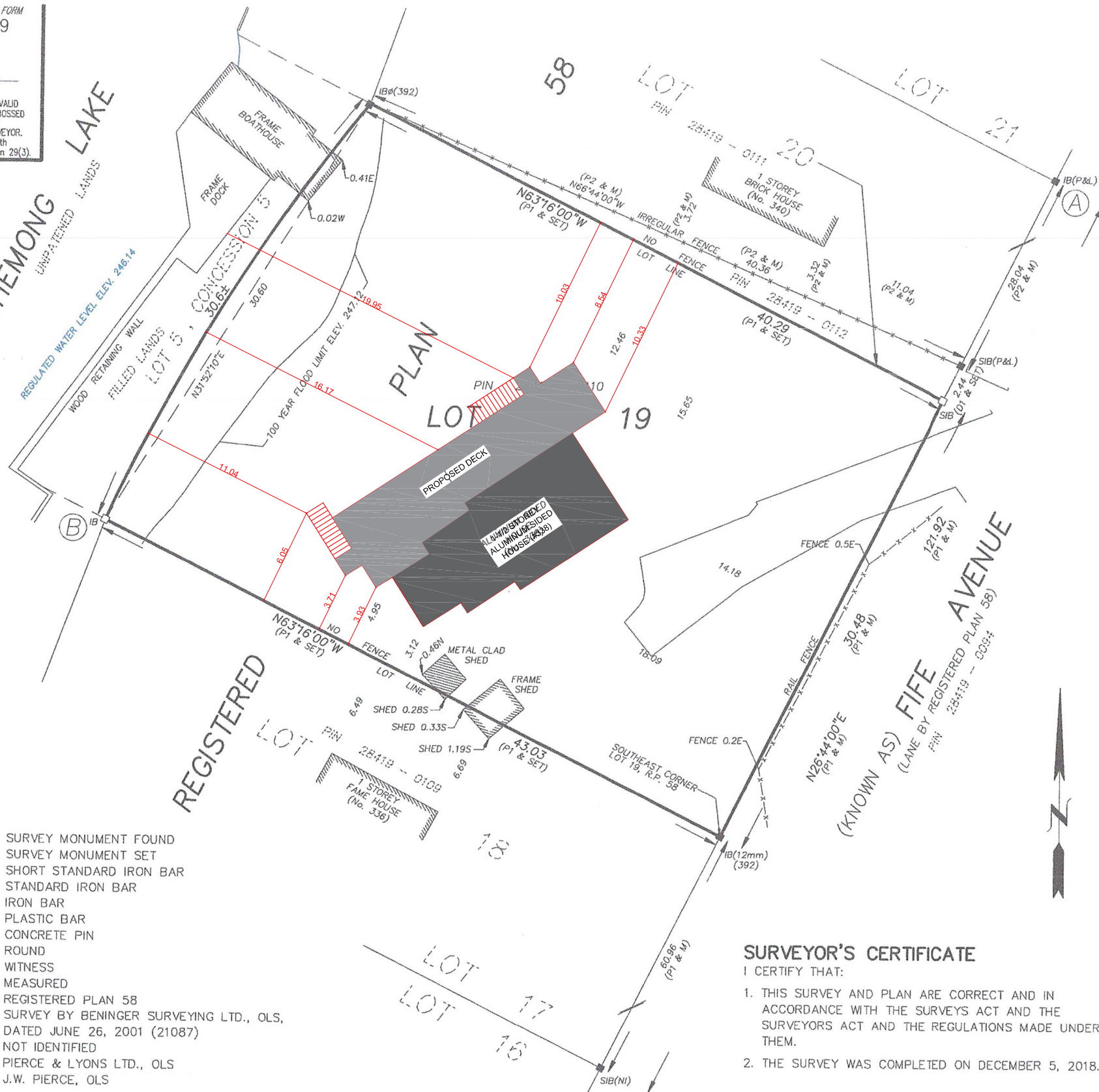
Dated at the Township of Selwyn, Tuesday, March 11, 2025.

PLAN SUBMISSION FORM
2077939



THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR. In accordance with Regulation 1026, Section 29(3).

CHEMONG LAKE
UNPAVED LANDS
REGULATED WATER LEVEL ELEV. 246.14
WOOD RETAINING WALL
FILLED LANDS



LEGEND

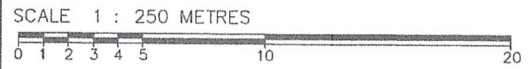
- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SSIB DENOTES SHORT STANDARD IRON BAR
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- PB DENOTES PLASTIC BAR
- CP DENOTES CONCRETE PIN
- ∅ DENOTES ROUND
- WT DENOTES WITNESS
- M DENOTES MEASURED
- P1 DENOTES REGISTERED PLAN 58
- P2 DENOTES SURVEY BY BENINGER SURVEYING LTD., OLS, DATED JUNE 26, 2001 (21087)
- NI DENOTES NOT IDENTIFIED
- P&L DENOTES PIERCE & LYONS LTD., OLS
- 392 DENOTES J.W. PIERCE, OLS

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON DECEMBER 5, 2018.

JANUARY 17 2019

PART 1: PLAN OF SURVEY OF LOT 19, REGISTERED PLAN 58
GEOGRAPHIC TOWNSHIP OF SMITH
TOWNSHIP OF SMITH-ENNISMORE
COUNTY OF PETERBOROUGH



PART 2: REPORT

DESCRIPTION:
PIN 28419-0110 LOT 19, REGISTERED PLAN 58, GEOGRAPHIC TOWNSHIP OF SMITH, NOW TOWNSHIP OF SMITH-ENNISMORE

MUNICIPAL ZONING:
THIS SURVEY DOES NOT CERTIFY ZONING COMPLIANCE.

REGISTERED EASEMENTS:
THERE ARE NO REGISTERED EASEMENTS.

ADDITIONAL COMMENTS:
1) NOTE THE FENCE TYPE AND LOCATION.
2) THE SOUTHERLY PORTIONS OF TWO SHEDS EXTEND ACROSS THE SOUTHERLY PROPERTY LIMIT.
2) THE FRAME BOATHOUSE IS LOCATED ALMOST ENTIRELY WEST OF THE WESTERLY PROPERTY LIMIT.

CURRENT OWNER: JEANNE HART

PREPARED FOR: **PAUL HART**

BEARING NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD83(CSRS)(2010).
FOR BEARING COMPARISONS, THE FOLLOWING ROTATIONS WERE APPLIED:
P1, P2 - 01°47'00" COUNTER-CLOCKWISE

DISTANCE NOTES - METRIC

DISTANCES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.000086.

NOTE

CHEMONG LAKE IS ARTIFICIALLY CONTROLLED BY THE TRENT CANAL AUTHORITY BY A DAM ON BUCKHORN LAKE IN LOT 9, CONCESSION 8, TOWNSHIP OF HARVEY.
MAXIMUM CONTROLLED ELEVATION = 246.14m
MINIMUM CONTROLLED ELEVATION = 245.99m
ELEVATIONS ARE REFERRED TO BENCH MARK 353-5, HAVING A GEODETIC ELEVATION OF 248.592m.

INTEGRATION DATA

OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING A REAL TIME NETWORK AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83(CSRS)(2010).

URBAN ACCURACY PER SEC. 14(2), O.REG. 216/10.

POINT ID	NORTHING	EASTING
A	4913934.50	705812.87
B	4913899.39	705746.96

CAUTION: COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN



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