



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, September 24, 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-19-24
Applicant/Owner: Dave Walker
Agent: N/A
Property Location: 2814 Antelope Trail – Smith Ward

The application seeks relief from the provisions of Zoning By-law No. 2009-021, as amended, to permit the replacement and expansion of an existing garage with a new 82.9 m² (892.3 ft²) detached garage, as follows:

1. With reference to Section 3.1.4 – Lot Coverage and Height for Accessory Buildings, Structures and Uses – to increase the permitted accessory structure height for a detached garage from 6 metres to 7.5 metres.
2. With reference to Section 3.1.4 – Lot Coverage and Height for Accessory Buildings, Structures and Uses – to increase the permitted accessory structure lot coverage from 5% to 6.7%.
3. With reference to section 3.1.5.1(d) and 4.13.3(v)– Accessory Structure & Lakeshore Residential (LR) Zone regulations – to reduce the required front yard setback from 7.5 metres to 5.87 metres.
4. With reference to section 3.34– Planned Width of Road – to reduce the required setback from the centre line of a Township road from 17.5 metres to 15.87 metres.

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>
<p>Livestreaming (Watch the meeting via livestreaming on You Tube)</p>	
<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-19-24**) 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).

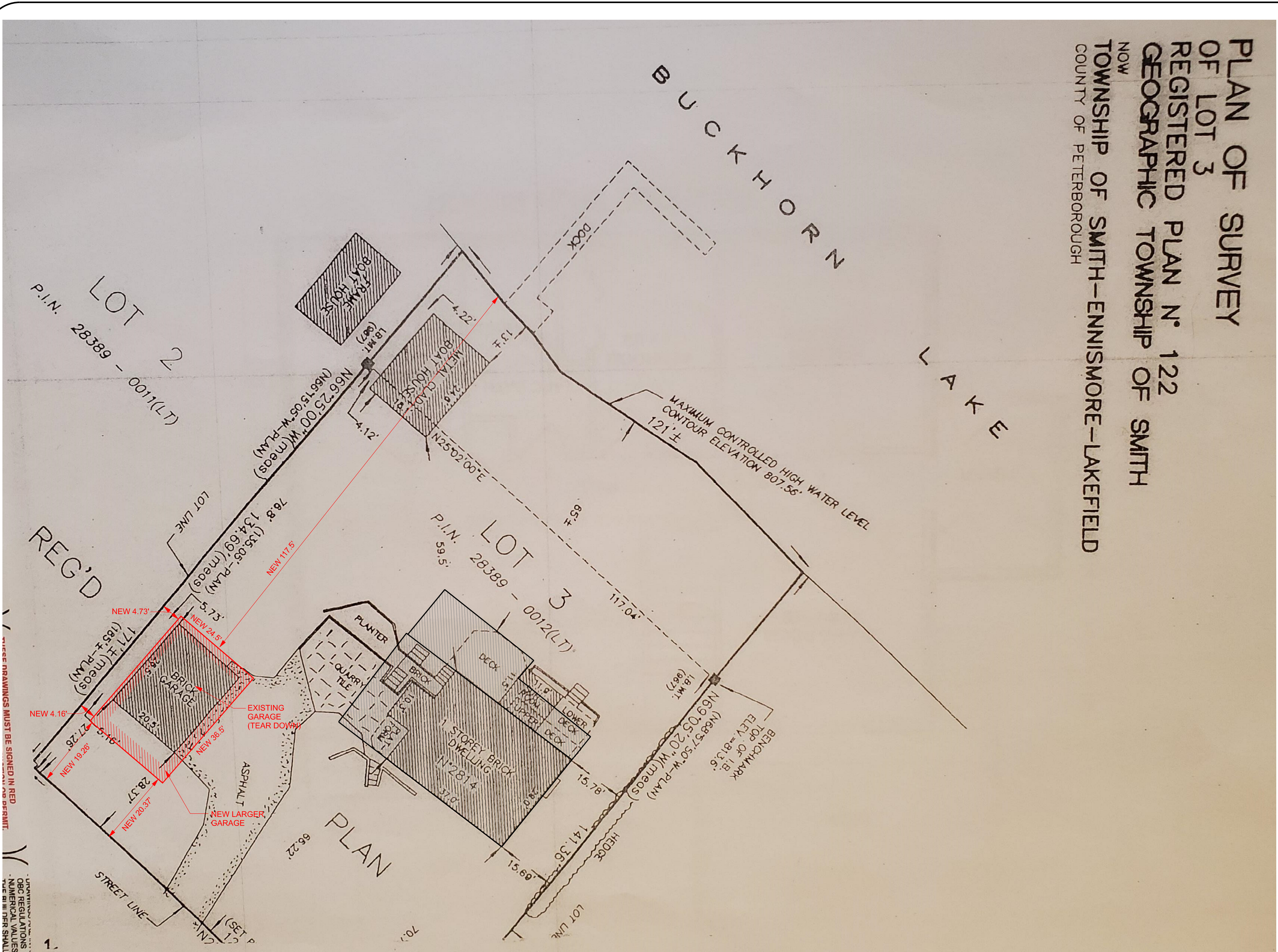
Other Applications The subject lands are not subject to any other applications under the *Planning Act*.

Key Map



Per Lundberg, Secretary-Treasurer, Committee of Adjustment

Dated at the Township of Selwyn, Wednesday, September 11, 2024.



PLAN OF SURVEY
OF LOT 3
REGISTERED PLAN N° 122
GEOGRAPHIC TOWNSHIP OF SMITH
NOW
TOWNSHIP OF SMITH-ENNISMORE-LAKEFIELD
COUNTY OF PETERBOROUGH

DRAWINGS ARE IN ACCORDANCE WITH
 OBC REGULATIONS DO NOT SCALE
 NUMERICAL VALUES TAKE PRECEDENCE
 THE BUILDER SHALL VERIFY ALL DIMENSIONS
 AND SPECS PRIOR TO CONSTRUCTION
 CONTRACTORS / BUILDER RESPONSIBLE
 FOR QUALITY OF WORK
 REVISIONS / CHANGES / ADDITIONS TO ANY
 DESIGN / CONSTRUCTION ARE TO BE DONE BY
 D R DRAFTING PRIOR TO CONSTRUCTION AND
 NOTIFICATION OF ALL BUILDING DEPTS INVOLVED
 - RESPONSIBILITY FOR ANY / ALL CHANGES
 CONSTRUCTED WITHOUT CONSENT OR KNOWLEDGE
 OF D R DRAFTING WILL BE THE RESPONSIBILITY OF
 THE BUILDER / HOME OWNER / CONTRACTORS

THESE DRAWINGS MUST BE SIGNED IN RED
TO BE INTENDED FOR CONSTRUCTION OR PERMIT.
RED INDICATED ORIGINAL COPIES PREPARED
FOR BUILDING DEPARTMENT USE ONLY. ALL
INFORMATION ON THESE DRAWINGS ARE THE
PROPERTY OF D R DRAFTING. USE OF COPIES
WITHOUT CONSENT OF D R DRAFTING IS
STRICTLY FORBIDDEN AND MAY BE FRAUDULENT
UNDER CANADIAN COPYRIGHT LAWS.
ALL DRAWINGS ARE THE PROPERTY OF
D R DRAFTING ANY VIOLATIONS SHOULD BE
REPORTED TO D R DRAFTING

PROJECT: DR023-1068
WALKER GARAGE
 2814 ANTELOPE TRAIL
 LAKEFIELD, ONTARIO

COMPANY BCIN#: 106081
D R DRAFTING
 71 Eglington Street
 Lindsay, Ontario, K9V 3Z5
 PHONE: 705-879-3087
 DUANE@DRDRAFTING.COM

DRAWING TITLE: SITE PLAN	
DATE DRAWN:	OCTOBER 13, 2023
DATE PLOTTED:	Saturday, July 20, 2024
SCALE:	1/4" = 1'-0"
DRAWN BY: DUANE VISNESKIE (21891)	
REV NUMBER:	SHEET NUMBER:
R 1	PAGE 1

THESE DRAWINGS MUST BE SIGNED IN RED
 OBC REGULATIONS
 NUMERICAL VALUES
 TAKE PRECEDENCE