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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, 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-22-24  
**Applicant/Owner:** Andrew Self  
**Agent:** N/A  
**Property Location:** 964 Highland Road – Smith Ward

The application seeks relief from the provisions of Zoning By-law No. 2009-021, as amended, to permit the construction of a new 5.24 m<sup>2</sup> (56.4 ft<sup>2</sup>) covered front porch, as follows:

1. With reference to Section 3.1.5(f) and Schedule B Exception 336 – Lakeshore Residential Exception 336 (LR-336) Zone Regulations – to reduce the front yard setback from 4.21 metres to 1.35 metres to a covered front porch (including steps).
2. With reference to Section 3.35 – Planned Width of Road – to reduce the minimum setback from the centre line of a Township road from 14.21 metres to 11.35 metres to a covered front porch (including steps).
3. With reference to Section 4.13.3(xi) – Lakeshore Residential (LR) Zone Regulations – to increase the maximum lot coverage (all buildings and structures) from 20% to 30%.

### **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-22-24**) 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



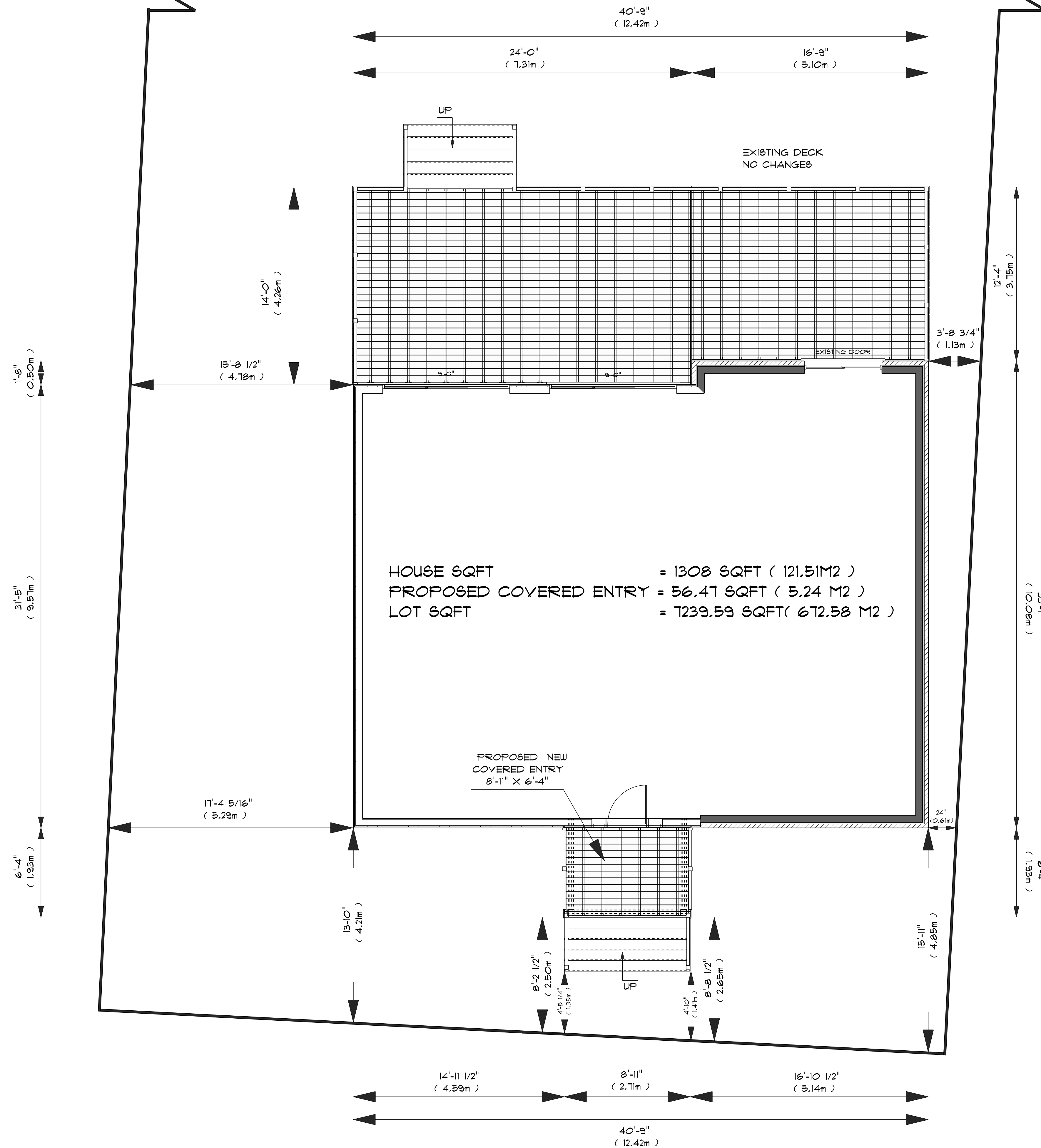
Per Lundberg, Secretary-Treasurer, Committee of Adjustment

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

SHORELINE DETAIL NOT SHOWN

**NOTES / REMARKS**

All dimensions and information must be verified by owner/builder. YOUR OWN DESIGN accepts no responsibility for errors omissions unless notified writing prior to construction. All workmanship and materials to be in accordance to the ONTARIO BUILDING CODE. All exterior doors to be dead bolt locked. These drawings are the property of YOUR OWN DESIGN. This plan is not to be copied without written permission from designer



I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SECTION 2.17.4. OF THE BUILDING CODE

I AM QUALIFIED, AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES

Mitchell R. Hynes

(ORIGINAL SIGNATURE ONLY IN RED)  
 INDIVIDUAL BCIN # 45139  
 FIRM BCIN # 32181

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 Mitchell R. Hynes  
 mrh@yourowndesign.ca

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OWNER: Mitchell R. Hynes  
 B.C.I.N # 45139  
 FIRM # 32181

DRAWN BY: Mitch R. Hynes  
 B.C.I.N # 45139  
 (705) 760-0251  
 mrh@yourowndesign.ca

DATE: AUG 18 2024

PLAN NAME: SELF FAMILY HOME RENOVATION

ADDRESS: 964 HIGHLAND RD, BRIDGNORTH

DRAWING NAME: SITE PLAN

SCALE: 1/4" TO 1'

REVISED DATES

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