

#### **Mailing Address**

PO Box 270 Bridgenorth Ontario KOL 1HO

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, October 22, 2024

**Hearing Time:** 12:45 p.m.

Electronic (virtual) Hearing – See below for details

Hearing Location: or

Council Chambers (lower level), 1310 Centre Line, Selwyn

**File No.:** A-23-24

**Applicant/Owner:** Dani Laidlaw & Chris Jones

Agent: Dan Powell

**Property Location:** 729 Fairview Lane – 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 ±40 m<sup>2</sup> (±430.6 ft<sup>2</sup>) dwelling addition, as follows:

 With reference to Section 4.12.3(iv) – Rural Residential (RR) Zone Regulations – to reduce the front yard setback from 15 metres (49.2 ft) to 12.19 metres (40 ft) to a dwelling addition.

# **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: <a href="mailto:planning@selwyntownship.ca">planning@selwyntownship.ca</a>
- **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)
Any person wishing to make an oral submission may attend the public hearing (no need to register as a delegation).	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> no later than 4:00 p.m. on the day prior to the
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.	scheduled public hearing to be provided with the zoom link. When emailing indicate if you are: - in favour of - opposed to - have questions It is the responsibility of those interested in attending virtually to have the technology in place to connect to the meeting.
Livestreaming (Watch the m	eeting via livestreaming on You Tube)
https://www.youtub	pe.com/user/SelwynTownship

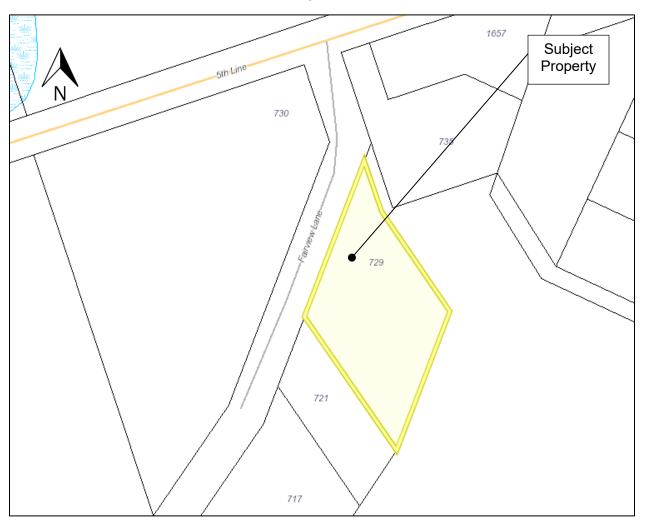
**Additional information:** relating to the proposed amendment is available on the Township Website <a href="www.selwyntownship.ca/MinorVarianceApplications">www.selwyntownship.ca/MinorVarianceApplications</a> (refer to **A-23-24**) or by contacting Per Lundberg at 705-292-9507 ext. 220, or <a href="maintainling@selwyntownship.ca">planning@selwyntownship.ca</a>. 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

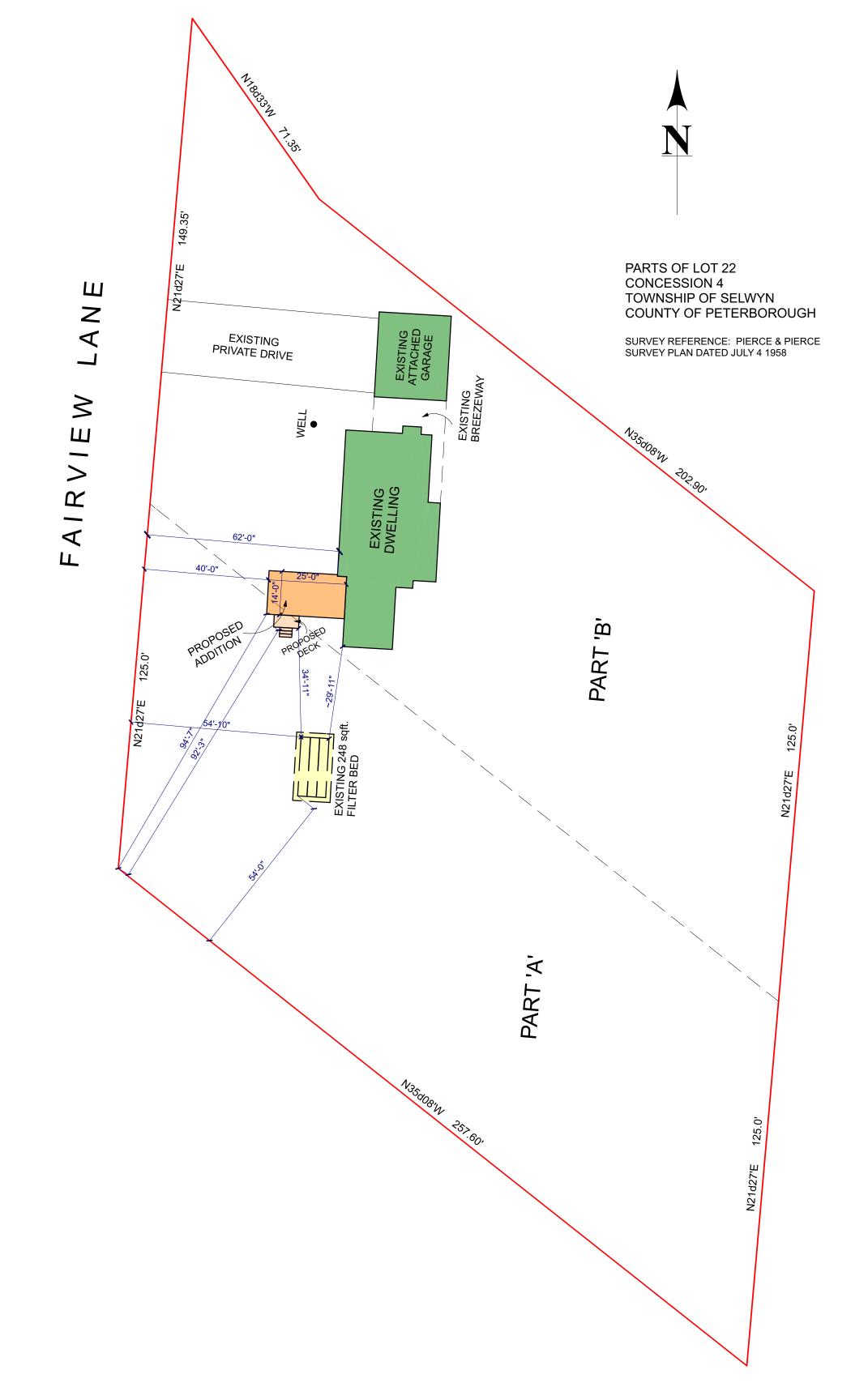


Per Lundberg, Secretary-Treasurer, Committee of Adjustment **Dated** at the Township of Selwyn, Thursday, October 10, 2024.

**COVERAGE & AREAS** 

 EX. DWELLING
 2,760 sq.ft.
 5.08%

 ADDITION
 348.5 sq.ft.
 0.64%



AREAS PERCENT

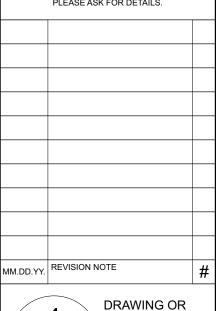
# **DRAWINGS ARE NOT** TO BE SCALED

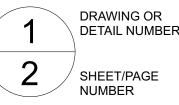
THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION.
ANY DISCREPANCIES SHALL BE REPORTED TO TIMBERLINE CUSTOM HOMES PRIOR TO COMMENCEMENT OF WORK.

TIMBERLINE CUSTOM HOMES IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF TIMBERLINE CUSTOM HOMES. THIS DRAWING IS NOT TO BE SCALED.

NOTE: SOME ITEMS MAY BE SHOWN TO HELP VISUALIZE ROOM SIZES & LAYOUT. THEY ARE NOT NECESSARILY INCLUDED IN THE PRICE. PLEASE ASK FOR DETAILS.





NUMBER

#### **ABBREVIATIONS**

PL - POINT LOAD BRKT - BRACKET DWG - DRAWING o.c. - ON CENTRE CONC. - CONCRETE FTG. - FOOTING LVL - LAMINATED VENEER LUMBER BLK. - BLOCK OR BLOCKING TRANS. - TRANSOM TRANS. - TRANSOM
SDLTS. - SIDELITES
W. - WITH
FLR. - FLOOR
MANUF. - MANUFACTURER
SUP. - SUPPLIER
WD. - WOOD
HT. - HEIGHT
MECH. - MECHANICALLY
HORIZ. - HORIZONTAL
VERT. - VERTICAL
ALUM. - ALUMINUM
BLDG. - BUILDING
EXT. - EXTERIOR
INT. - INTERIOR
US - UNDERSIDE

U/S - UNDERSIDE TYP. - TYPICAL ENGINEER STAMP



5584 Hwy. 28, WOODVIEW, ONTARIO, K0L 3E0 PH: (705) 654-4312 FAX: (705) 654-3483

A DIVISION OF NORTHEY CONTRACTING INC.

I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK AND AM QUALIFIED AS PER 3.2.5.1. DIVISION C OF THE O.B.C.

ADAM LEGGETT BCIN #38948 NORTHEY CONTRACTING INC. BCIN #44864

## POWELL ADDITION 729 FAIRVIEW CRES.

DATE	JOB NUMBER
AUG. 28'24	24.2
SCALE	,
1/4"=1'-0"	0 /
DRAWN BY	
AJL	
REVIEWED BY	/ 1