

NOTICE OF PUBLIC MEETING TOWNSHIP OF GUELPH/ERAMOSIA and COUNTY OF WELLINGTON

TAKE NOTICE that the Council of the Corporation of the Township of Guelph/Eramosa will hold a public meeting pursuant to the requirements of the Planning Act, R.S.O. 1990 as amended, on **Monday, September 21, 2015 at 7:00 p.m.** at the Guelph/Eramosa Township Municipal Office located at 8348 Wellington Road 124, at Brucesdale. The purpose of the meeting is to consider the proposed amendment to the Township of Guelph/Eramosa Zoning By-law (ZBA 08/12) and a proposed Draft Plan of Condominium (23CD-15002). The Township is hosting the public meeting in consideration of the Draft Plan of Condominium on behalf of the County of Wellington.

LOCATION OF SUBJECT LANDS

The land subject to the applications is located on the east side of Dowler Street, Rockwood, and legally known as Lots 37 to 40, Block C, Plan 291, and Part Lot 5, Concession 5, as in ROS224175, former Township of Eramosa, now Township of Guelph/Eramosa. The property is 4.365 ha (10.76 ac) in area and is illustrated on the inset map below.

PURPOSE AND EFFECT OF THE PROPOSED APPLICATIONS / AMENDMENTS

The purpose of the applications is to create a residential development with parking and common elements – private road. The Draft Plan of Condominium proposes eight lots, seven off of a private internal road and one off of Dowler Street at the corner of Shanley Street. The proposed effect of the Zoning By-law Amendment is to:

- Amend the boundaries of the existing Hazard (H) and Village Residential Low Density with a Holding provision (R1(H)) zones;
- Remove the Holding (H) provision; and
- Apply a special provision to the lands proposed to be zoned Village Residential Low Density (R1) to address frontage on a private road, setbacks from Hazard (H) Zone, lot frontage and various setbacks.

ORAL OR WRITTEN SUBMISSIONS

Any person or public body is entitled to attend the public meeting and make written or oral submissions either in support of or in opposition to the proposed Draft Plan of Condominium and Zoning By-law Amendment. Written submissions should reference all the application numbers and be directed to **both** the Township Clerk at the address shown below and to the Director of Planning and Development, County of Wellington, 74 Woolwich Street, Guelph, Ontario N1H 3T9. Any written submissions should include the complete name and address of the person making the submission.

POWER OF OMB TO DISMISS APPEALS

If a person or public body that files an appeal of a decision of the Corporation of the County of Wellington in respect of the proposed plan of condominium does not make oral submissions at the public meeting, or make written submissions to the Corporation of the County of Wellington before the proposed plan of condominium is approved or refused, the Ontario Municipal Board may dismiss the appeal. If a person or public body does not make oral submissions at a public meeting, or make written submissions to the County of Wellington in respect of the proposed plan of condominium before the County gives or refuses to give approval to the draft plan of condominium, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Corporation of the Township of Guelph/Eramosa before the by-law is passed, the person or public body is not entitled to appeal the decision of the Council of the Township of Guelph/Eramosa to the Ontario Municipal Board. If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Guelph/Eramosa before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

REQUEST FOR NOTICE OF DECISION

If you wish to be notified of the Township of Guelph/Eramosa regarding the Zoning By-law Amendment, you must make a written request to the Clerk at the address shown below.

If you wish to be notified of the decision of the Corporation of the County of Wellington in respect of the proposed Draft Plan of Condominium, you must make a written request to the Director of Planning and Development, County of Wellington, 74 Woolwich Street, Guelph, Ontario N1H 3T9.

The above information is being collected pursuant to the Planning Act, R.S.O. 1990, CHAPTER P.13, Section 34. Information, including opinions, presentations, reports, documentation, etc., provided for or at a Public Meeting is considered public records. This information may be posted on the Township of Guelph/Eramosa website and/or made available to the public upon request. Questions about this collection should be directed to the undersigned.

ADDITIONAL INFORMATION regarding these applications inclusive of the Township Staff Report (Planning Report # 15/59) is available as of the date of this notice for inspection at the municipal office of the Township of Guelph/Eramosa between 8:30 a.m. and 4:30 p.m., Monday to Friday excluding office closures, and also available for viewing on the Township’s website at www.get.on.ca. Information can also be obtained from the County of Wellington Planning and Development Department, Administration Centre, 74 Woolwich Street in Guelph or by calling Mark Paoli, Manager of Policy Planning (519) 837-2600 (ext. 2120).

Dated at the Township of Guelph/Eramosa this 28th day of August, 2015.

Meaghen Reid, Clerk
Township of Guelph/Eramosa
8348 Wellington Road 124, P.O. Box 700
Rockwood, Ontario N0B 2K0
Telephone: (519) 856-9596 Ext. 107
Fax: (519) 856-2240
Email: mreid@get.on.ca

This document is available in larger font on the Township’s website at www.get.on.ca. If you require an alternative format, please contact the Township Clerk.

LOCATION AND ZONING

