



NOTICE OF HEARING
An Application Has Been Filed With
The Committee of Adjustment
For The Township of Guelph/Eramosa

The Committee of Adjustment for the Township of Guelph/Eramosa will be holding a public hearing to consider an application under Section 45 of the Planning Act R.S.O., 1990, P.13, as amended.

DATE: Wednesday, August 21, 2019
TIME: 6:00 PM

LOCATION: Township of Guelph/Eramosa, Municipal Building
8348 Wellington Road 124 (at Bruceedale)

APPLICATION NUMBER: A 05-19

Location of Property: 17 HILLSIDE DRIVE – GUELPH PLAN 451, LOT 4
Former geographic area of the Township of Guelph
Now in the Township of Guelph/Eramosa

Purpose: The applicant is requesting relief from Zoning By-law 40/2016 relative to Section 4.2.4.1 maximum ground floor area permitted for accessory structure(s) to a maximum of 10 percent of the total lot area for a lot in a Residential Zone whereas 11 percent of the total lot area is proposed; and relief from Section 4.2.5 Height of Accessory Building not to exceed a height of 4.7m (15.1 ft) whereas 5.48m (18 ft) is proposed.

It has also been identified that relief is required from Zoning By-law 40/2016 relative to Section 7.2.1 Minimum Lot Area of 2,000 m² for existing lots as of October 19, 1999 in order to recognize the existing lot area of 1,537 m².

By-law Requirements: Relative to Zoning By-law 40/2016, Section 4.2.4.1 states that the maximum ground floor area permitted for all accessory buildings or structures located on a lot in a Residential Zone is ten percent (10%) of the total lot area; Section 4.2.5 states that no accessory buildings or structures shall exceed a height of 4.7m (15.1 ft) except on lands zoned Agricultural (A); and Section 7.2.1 states existing lots as of October 19, 1999 shall have a minimum lot area of 2,000 m².

Request: Relief required from the Township's Zoning By-law 40/2016 is as follows: maximum ground floor area relief of 1% for proposed accessory building(s); building height relief of 0.78m (2.5 ft); and minimum lot area relief of 463 m².

How Do I Provide Comments?

You may provide your comments, in support or opposition, regarding this application:

In Person.

By appearing at the Public Hearing.

Please advise the Secretary-Treasurer of the Committee of Adjustment of your intention to appear before the Committee.

In Writing.

Filing a written submission.

Written comments on the application may be forwarded in person or by mail to the Secretary-Treasurer of the Committee of Adjustment as indicated below.

How Do I Get More Information?

Information regarding this application is available for inspection as of the date of this notice. For more information about this matter, please contact:

Gaetanne Kruse, Secretary-Treasurer, Committee of Adjustment
Township of Guelph/Eramosa
8348 Wellington Rd 124, P.O. Box 700, Rockwood, ON N0B 2K0
Email: gkruse@get.on.ca Telephone: 519-856-9596 Ext. 112 Fax (519) 856-2240

In Person.

Visit the office of the Secretary-Treasurer of the Committee of Adjustment at the Township of Guelph/Eramosa municipal building, 8348 Wellington Road 124, (at Bruceedale).

By Telephone.

(519) 856-9596 (Ext. 112), between the hours of 8:30 a.m. and 4:30 p.m. Monday to Friday, exclusive of office closures.

How Do I Receive Notification Of The Decision?

You must make a written request for Notice of Decision to the Secretary-Treasurer of the Committee of Adjustment (contact information provided above.)

A sketch showing the subject property is provided.

Dated at the Township of Guelph/Eramosa
This 7th day of August, 2019

Gaetanne Kruse, QPT
Secretary-Treasurer

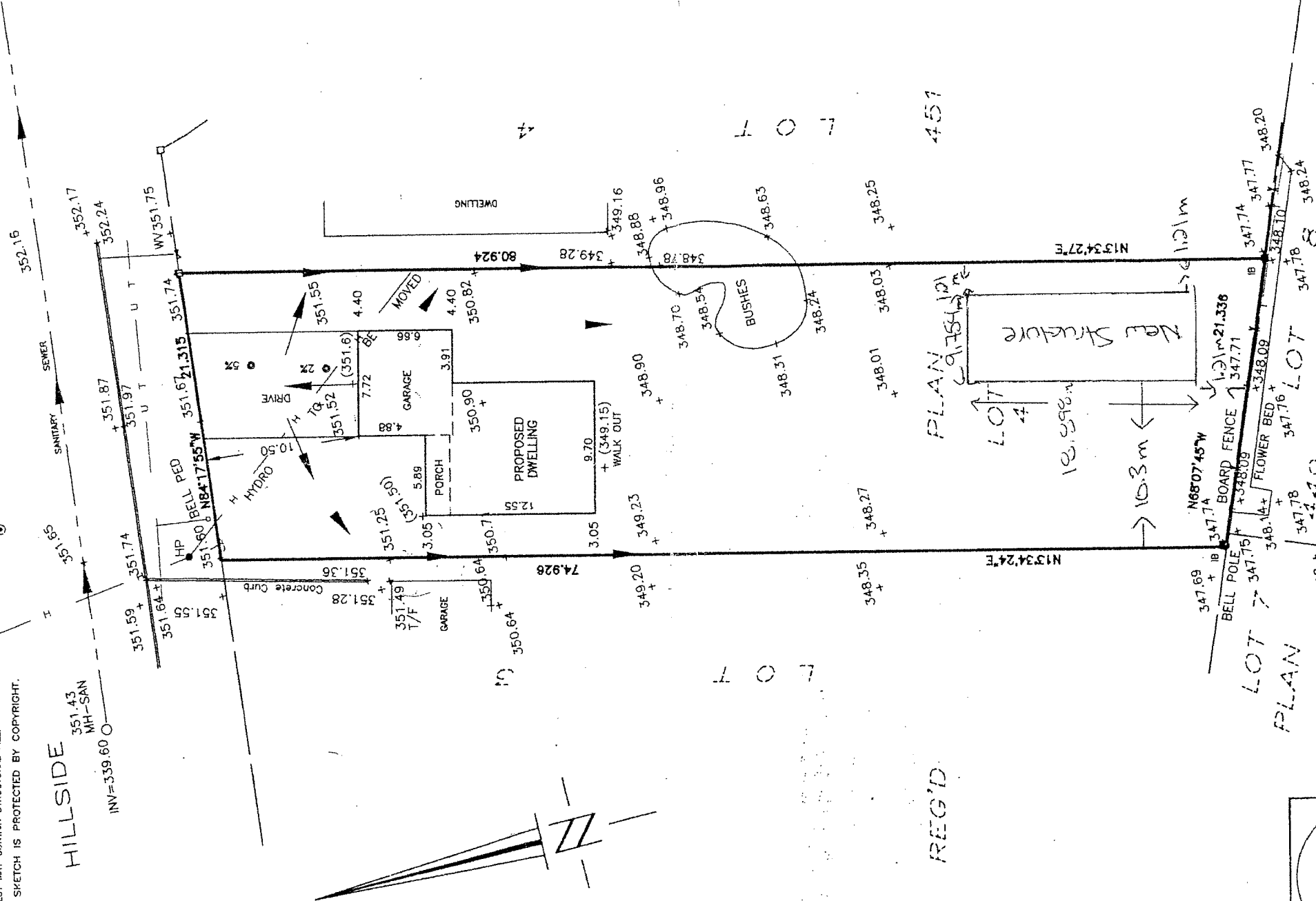
LOT DEVELOPMENT PLAN

SCALE 1 : 300

NOTE:

LOT DIMENSIONS ARE AS SHOWN ON REGISTERED PLAN 451
 PROPOSED BUILDING POSITIONED BY CALCULATION, NOT BY ACTUAL SURVEY.
 T.F. = 351.60
 U.F. = 349.13

- CAUTION:**
- THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.
 - IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE PROPOSED FOOTING ELEVATION ALLOWS GRAVITY CONNECTION TO SEWER LINES.
 - THIS LOT MAY CONTAIN STRUCTURAL FILL.
- © - THIS SKETCH IS PROTECTED BY COPYRIGHT.



THIS IS NOT AN ORIGINAL COPY UNLESS ENCLOSED WITH SEAL

P2402L04	
FOR: ROSEMARIE SARTORI	PROJECT NO. 96 - 12402
DATE: JULY 2, 1996	REVISION:
VAN HARTEN SURVEYING INC. ONTARIO LAND SURVEYORS	
423 WOOLWICH STREET GUELPH, ONTARIO N1H 3X3 PHONE: 519-821-2763 FAX: 519-821-2770	