

TAKE NOTICE that the Council of the Corporation of the Township of Guelph/Eramosa passed By-law No. 28/2015, on the 7th day of April, 2015, under Section 34 of the *Planning Act*, R.S.O. Chapter P. 13, as amended.

AND TAKE NOTICE that the last date for filing a notice of appeal to the Ontario Municipal Board in respect of the by-law is the **7th day of May, 2015**. A Notice of Appeal setting out the reasons for the appeal must be filed with the Clerk of the Township of Guelph/Eramosa and accompanied by the appropriate fee as required by the Ontario Municipal Board.

NOTE: Only individuals, corporations and public bodies may appeal a zoning by-law to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

AN EXPLANATION of the purpose and effect of the by-law and a key map showing the lands 5495 Fourth Line (Concession 4, Part Lot 15, RP 61R756 Part 1, former Township of Eramosa, now the Township of Guelph/Eramosa) to which the by-law applies, is shown below. The complete by-law passed as By-law No. 28/2015 is available for inspection in the Clerk's Office located at 8348 Wellington Road 124 (at Brucedale), during regular business hours (8:30 a.m. to 4:30 p.m.).

PURPOSE AND EFFECT

By-law 28/2015 amends By-law 57/1999, being a Zoning By-law controlling land use development within the Township of Guelph/Eramosa. The purpose of the by-law is to apply a special provision on the proposed 'severed lot' portion of the subject lands (5495 Fourth Line) to remove 'detached dwelling unit' as a permitted use and to recognize the reduced lot area (28.45 ha). The zone change application is required to satisfy an approval condition of the related consent application (B78/14).

Special Provision 21.180

The minimum lot area shall be 28.45 hectares and a 'detached dwelling unit' shall not be permitted.

Dated at the Township of Guelph/Eramosa, this 17th day of April, 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

