



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, May 9, 2018
TIME: 7:00 PM

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

APPLICATION NUMBER: A 02/18

Location of 7223 Wellington Road 51

Property: PART LOT 29, CON 6 DIV D TWP OF GUELPH PT 2 61R9609; T/W ROW ON
PT 5 61R5864 & PT 1 61R6101 AS IN R0693354, GUELPH/ERAMOSA
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 6.2.1 Minimum Lot Area of 35 ha whereas 3.9 ha is proposed on the retained parcel and Section 6.2.2 Minimum Lot Frontage of 120m whereas 20m is proposed on the retained parcel. Relief is required to satisfy a condition of approval made by the County of Wellington Land Division Committee as it applies to Consent Application B168/17.

By-law Requirements: Zoning By-law 40/2016 states as follows: Section 6.2.1 Minimum Lot Area is 35 ha, and Section 6.2.2 Minimum Lot Frontage is 120m.

Request: Relief of the Township's Zoning By-law 40/2016 is as follows: 31.1 ha is required from Section 6.2.1 and 100m is required from Section 6.2.2.

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 <i>must</i> 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 26th day of April, 2018

Gaetanne Kruse, CPT
Secretary-Treasurer

**MINOR VARIANCE SKETCH
PART OF LOT 29, CONCESSION 6
DIVISION 'D'
TOWNSHIP OF GUELPH/ERAMOSA
COUNTY OF WELLINGTON**

SCALE 1 : 1500



VAN HARTEN SURVEYING INC.

KEYMAP



NOTES:

1. **THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.**
2. SUBJECT LANDS ARE ZONED AGRICULTURAL.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIME AGRICULTURAL AND HAMLET.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.

O.P. : ARISS HAMLET BOUNDARY O.P. : CORE GREENLANDS ZONING: ENVIRONMENTAL PROTECTION

SURVEYORS CERTIFICATE:

THIS SKETCH WAS PREPARED ON THE 6th DAY OF APRIL 2018.

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Elmira Ph: 519-669-5070 Guelph Ph: 519-821-2763 Orangeville Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: ARN CHECKED BY: JEB PROJECT No. 25298-17

Apr 06, 2018-3:36pm
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