



**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, October 10, 2018

**TIME:** 7:00 PM

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

**APPLICATION NUMBER:** A 06/18

**Location of Property:**

Firstly: Lots 3 to 5, 14 to 28, 32 to 45, Evert's Portion Plan 70; Guelph/Eramosa  
Secondly: Part of Rd Allowance between Lots 10 & 11, Concession 7, Part of  
William St, Evert's Portion Plan 70, Part of Irena St, Evert's Portion Plan 70, Being  
Parts 2, 3 and 4 on 61R21357; Guelph/Eramosa  
Former geographic area of the Township of Eramosa  
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 4.08 ha is proposed and Section 6.2.2 Minimum Lot Frontage of 120m whereas 14.19m is proposed. The Minor Variance Application is to satisfy a condition of the decision on Consent Application B18/18 recognizing an undersized lot area of 0.646 ha for the retained lands, and to include purchase of unopened road allowances.

**By-law**

**Requirements:** Section 6.2.1 of Zoning By-law 40/2016 states that the Minimum Lot Area is 35 ha and Section 6.2.2 of Zoning By-law 40/2016 states that the Minimum Lot Frontage is 120m.

**Request:**

Relief of 30.92 ha is required from Section 6.2.1 and relief of 105.81m is required from Section 6.2.2 of the Township's Zoning By-law 40/2016.

**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](mailto: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 20th day of September, 2018

  
Gaetanne Kruse, CPT  
Secretary-Treasurer

PART	LOT	PLAN/CONCESSION	AREA (sq.m.)	PIN	REQUIRE THIS PLAN TO BE DEPOSITED WHEN THE LAND TITLES ACT.
1	PART OF ROAD	7	300.8	7188-0864	
2	10 & 11	7	1520.1	7188-0864	
3	PART OF	WILLIAM STREET	2977.8	7188-0169	
4	ALL OF	IRENA STREET	3926.1	7188-0167	
5	ALL OF	70	2239.4	7188-0167	
6	ALL OF	70	582.0	7188-0167	
7	ALL OF	UNNAMED STREET	8819	7188-0302	
8	ALL OF	UNNAMED STREET	1778.5	7188-0302	

**PLAN 61R-21357**  
 RECEIVED AND DEPOSITED  
 DATE: June 14, 2018  
 REPRESENTATIVE FOR LAND REGISTRATION  
 OF WELLINGTON No. 61  
 KERR F. HILLIS

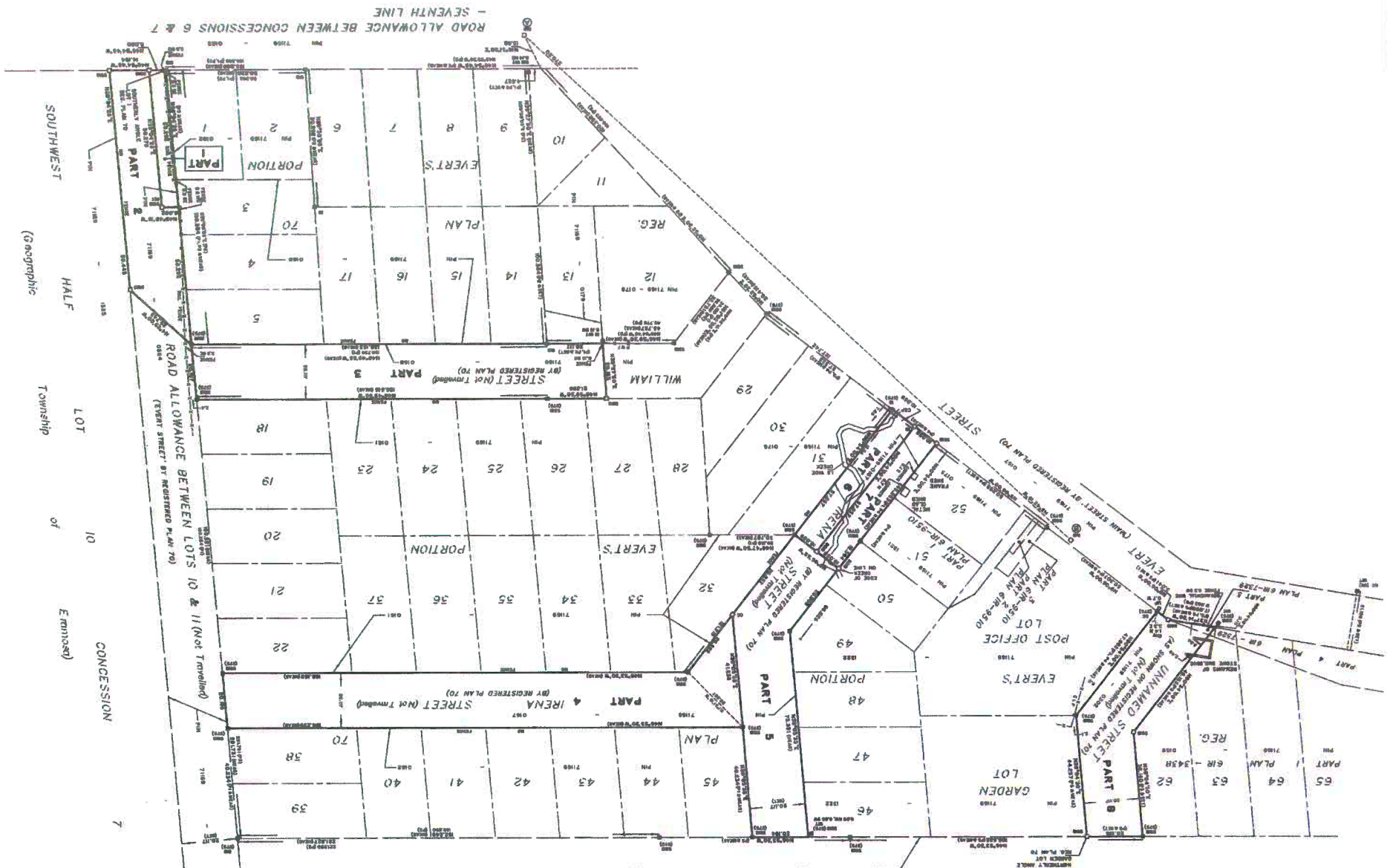
1 REQUIRE THIS PLAN TO BE DEPOSITED WHEN THE LAND TITLES ACT.  
 DATE: MAY 24, 2018  
 KERR F. HILLIS  
 ONTARIO LAND SURVEYOR

**PLAN OF SURVEY**  
 IRENA STREET & UNNAMED STREET  
 AND PART OF  
 WILLIAM STREET  
 EVERT'S PORTION  
 REGISTERED PLAN 70  
 AND PART OF  
 ROAD ALLOWANCE BETWEEN LOTS 10 & 11  
 CONCESSION 7, WEST OF HALF LOT LINE  
 Township of Eramosa  
 County of Wellington

KERRY F. HILLIS - Ontario Land Surveyor  
 2018  
 SCALE 1: 750  
 METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES  
 AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.  
 BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY MEAN  
 TIME NETWORK (TMN) OBSERVATIONS REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE  
 17 (0° WEST LONGITUDE) MADE (CEN3) (2010.0).  
 DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING  
 BY THE COMBINED SCALE FACTOR OF 0.999994041.  
 FOR BEARINGS COMPUTATIONS, A ROTATION OF "1.9442" COUNTERCLOCKWISE CAN BE APPLIED  
 TO BEARINGS ON P.3, 4 & 5 TO CONVERT TO UTM GRID BEARINGS.  
 FOR BEARINGS COMPUTATIONS, A ROTATION OF "0.7130" COUNTERCLOCKWISE CAN BE APPLIED  
 TO BEARINGS ON P.3, 4 & 5 TO CONVERT TO UTM GRID BEARINGS.  
 OBSERVED REFERENCE POINTS (ORP) ARE REFERRED TO UTM ZONE 17, AND B3 (CEN3) (2010.0).  
 CAN-NET NETWORK AND ARE REFERRED TO UTM ZONE 17, AND B3 (CEN3) (2010.0).  
 COORDINATE VALUES ARE TO A MUTUAL ACCURACY IN ACCORDANCE WITH SECTION 16 (2) OF  
 OF OREG. EN/10.  
 POINT ID    POINTING    EASTING    NORTHING  
 ORP A    482457.8    58822.0  
 ORP B    482454.3    58822.0  
**CAUTION:** COORDINATE CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS

**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE  
 SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON THE 23rd DAY OF MAY, 2018.  
 DATE: MAY 24, 2018  
 ONTARIO LAND SURVEYOR  
 KERR F. HILLIS

- BLACK, SNOEWMAN, ROBINSON & DONALDSON LIMITED**  
 101-237 Woodbine Road West  
 Oshawa, Ontario M1W 5M1  
 TEL: (905) 882-4031  
 FAX: (905) 882-4031
- 0 DENOTES SURVEY MONUMENT PLACED
  - DENOTES SURVEY MONUMENT FOUND (PIN UNLESS SHOWN OTHERWISE)
  - DENOTES SHORT STAKE/AND FROM BAR
  - DENOTES STAKE/AND FROM BAR
  - CC DENOTES CUT CROSS
  - RIB DENOTES ROUND IRON BAR
  - IB DENOTES IRON BAR
  - MB DENOTES METAL MARKER, ROBINSON & DONALDSON LIMITED O.L.S.'S
  - VM DENOTES VAN HANSEN SURVEYING INC.
  - WRT DENOTES WITNESS
  - CLT DENOTES CHAIN LINK FENCE
  - UP DENOTES UTILITY POLE
  - CSP DENOTES CONCRETE STEEL PIPE
  - P1 DENOTES REGISTERED PLAN 70
  - P2 DENOTES PLAN OF M.P. PROJECT No. M 75-404, DATED MAY 21/78
  - P3 DENOTES DEPOSED PLAN 6R-2438
  - P4 DENOTES DEPOSED PLAN 6R-2510
  - P5 DENOTES DEPOSED PLAN 6R-2529



(Geographic Township of Eramosa)  
 SOUTHWEST HALF LOT 11 CONCESSION 7  
 (ALSO KNOWN AS RESERVED PROPERTY, EVERT'S PORTION REGISTERED PLAN 70)