



## 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 03/18

**Location of Property:** **5875 WELLINGTON ROAD 7**  
NICHOL PLAN 93 PT LOT 3 & CON 9 PT LOT 1  
Former geographic area of the Township of Nichol  
Now in the Township of Guelph/Eramosa

**Purpose:** The applicant is requesting relief from Zoning By-law 40/2016 relative to Section 6.2.8.1 Minimum Lot Area of 0.4 ha whereas 0.10 ha is proposed, Section 6.2.8.2 Minimum Frontage of 30m whereas 20.3m is proposed, and Section 6.2.8.5 Minimum Interior Side Yard of 3m whereas 0.55m and 2.5m is proposed. Relief is required to satisfy a condition of approval made by the County of Wellington Land Division Committee as it applies to Consent Application B15/18.

**By-law Requirements:** Zoning By-law 40/2016 states as follows: Section 6.2.8.1 Minimum Lot Area is 0.4 ha, Section 6.2.8.2 Minimum Frontage is 30m, and Section 6.2.8.5 Minimum Interior Side Yard is 3m.

**Request:** Relief of the Township's Zoning By-law 40/2016 is as follows: 0.3 ha from Section 6.2.8.1 Minimum Lot Area, 9.7m from Section 6.2.8.2 Minimum Frontage, and 2.45m and 0.5m from Section 6.2.8.5 Minimum Interior Side Yard.

#### **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.

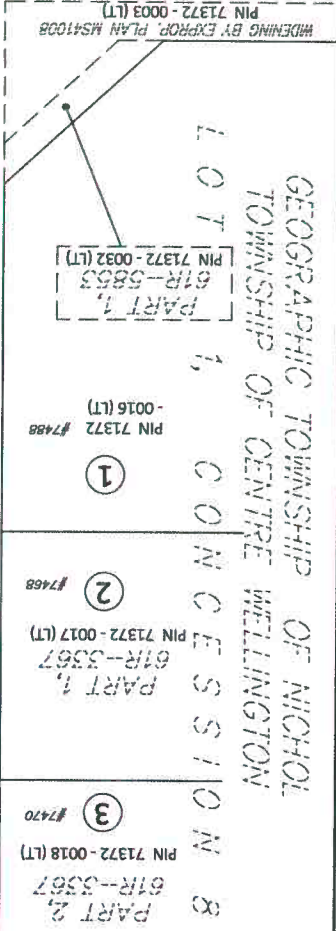
##### **How Do I Receive Notification Of The Decision?**

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

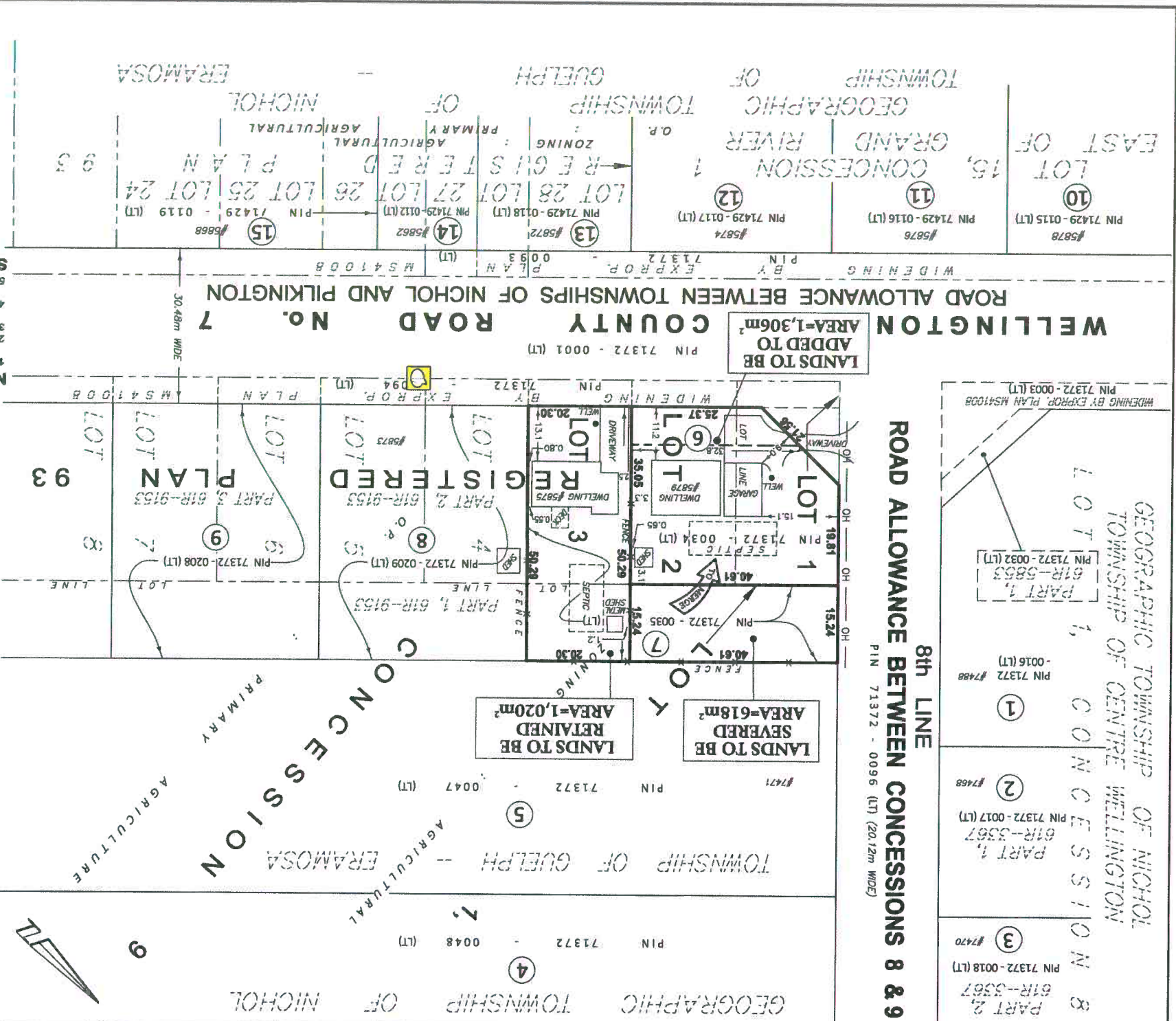
A sketch showing the subject property is provided.

Dated at the Township of Guelph/Eramosa  
This 26<sup>th</sup> day of April, 2018

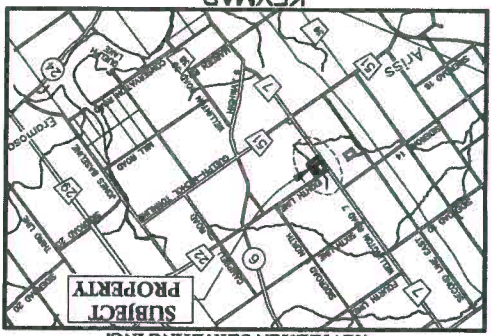
Gaetanne Kruse, CPT  
Secretary-Treasurer



**ROAD ALLOWANCE BETWEEN CONCESSIONS 8 & 9**  
 8th LINE  
 PIN 71372 - 0096 (LT) (20.12m WIDE)



**SEVERANCE SKETCH**  
 PART OF LOT 1, CONCESSION 9  
 AND PART OF LOTS 1, 2 AND 3,  
 REGISTERED PLAN 93  
 GEOGRAPHIC TOWNSHIP OF NICHOL  
 TOWNSHIP OF GUELPH-ERAMOSA  
 COUNTY OF WELLINGTON  
 SCALE 1 : 750  
 50 metres



**SECTION 6.2.8 REGULATIONS**  
 FOR RESIDENTIAL USE  
 ZONING DESIGNATION: AGRICULTURAL ZONE

REQUIRED	RETAINED	MERGED	PARCEL
MINIMUM Lot Area	4,000m <sup>2</sup>	1,924m <sup>2</sup> *	1,020m <sup>2</sup> *
MINIMUM Frontage	30m	32.8m	20.3m
MINIMUM Front Yard	7.5m	9.0-15.1m	13.1m
MINIMUM Rear Yard	7.5m	29.0m	28.9m
MINIMUM Interior Side Yard	3m	3.3m	2.5m* / 0.55m*
MINIMUM Exterior Side Yard	7.5m	9.0-11.2m	N/A
MAXIMUM Lot Coverage	30%	7.5%	15%

- 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 (A).
  3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIMARY AGRICULTURAL.
  4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
  5. UPDATED TO SHOW MEASUREMENTS BASED ON SURVEY.

**SURVEYOR'S CERTIFICATE:**

THIS SKETCH WAS PREPARED ON THE 3rd DAY OF JANUARY, 2018.  
 JEFFREY E. BUISMAN  
 ONTARIO LAND SURVEYOR

**Van Harten SURVEYING INC.**  
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DRAWN BY: NCH  
 CHECKED BY: JEB  
 PROJECT No.: 25424-17  
 Apr 11, 2018 9:02:39 AM  
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