



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, January 17, 2018

TIME: 7:00 PM

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

APPLICATION NUMBER: A 06/17

Location of Property: **5448 WELLINGTON ROAD 39**
DIV D CON 5 PT LOTS 6 & 7

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 17.8 ha is proposed, and to Section 6.2.2 Minimum Lot Frontage of 120m whereas the continuance of the existing 20m is proposed. The Minor Variance Application is to satisfy a condition of the decision on Consent Application B92/17.

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

Request: Relief of 17.2 ha is required from Section 6.2.1 and relief of 100m 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 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 4th day of January, 2018

Gaetanne Kruse, CPT
Secretary-Treasurer

KEYMAP

SUBJECT PROPERTY



MINOR VARIANCE REQUEST No. ③ ALLOW A MINIMUM AREA OF 32.7ha

MINOR VARIANCE REQUEST No. ① ALLOW A MINIMUM AREA OF 17.8ha

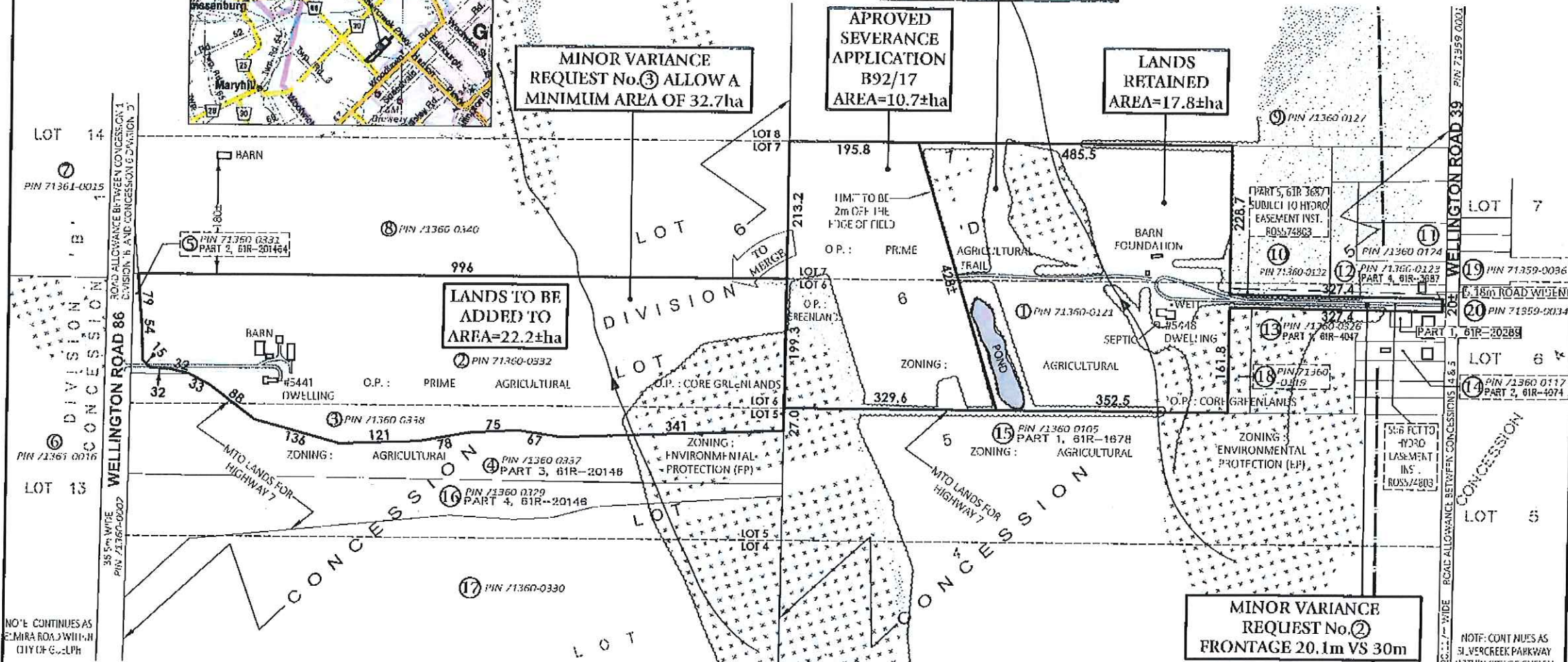
APPROVED SEVERANCE APPLICATION B92/17 AREA=10.7±ha

LANDS RETAINED AREA=17.8±ha

LANDS TO BE ADDED TO AREA=22.2±ha

MINOR VARIANCE REQUEST No. ② FRONTAGE 20.1m VS 30m

SEVERANCE SKETCH PART OF LOTS 6 & 7, CONCESSION 5, DIVISION 'D' PART OF LOTS 5 & 6, CONCESSION 6, DIVISION 'D' GEOGRAPHIC TOWNSHIP OF GUELPH TOWNSHIP OF GUELPH/ERAMOSA COUNTY OF WELLINGTON



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 & ENVIRONMENTAL PROTECTION.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIME AGRICULTURAL, CORE GREENLANDS & GREENLANDS.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.
6. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
7. DISTANCES TO BARN TAKEN FROM GRCA GIS MAPPING WEBSITE.
8. NTS DENOTES NOT TO SCALE.
9. SEPTIC SYSTEMS AND WELLS ON NEIGHBOURING PROPERTIES ASSUMED TO BE WITHIN RESPECTIVE PROPERTY.

O.P. : CORE GREENLANDS ZONING: ENVIRONMENTAL PROTECTION (EP)
O.P. : GREENLANDS

SCALE 1 : 6000
VAN HARTEN SURVEYING INC.

THIS SKETCH WAS PREPARED ON THE 23rd DAY OF NOVEMBER 2017

JEFFREY E. BUJSMAN
ON-TARIO LAND SURVEYOR

Van Harten SURVEYING INC. LAND SURVEYORS and ENGINEERS

Table with contact information for Van Harten Surveying Inc. including phone numbers for Elmira, Guelph, and Orangeville, website, and email address. It also includes drawing details like 'DRAWN BY: ARN' and 'PROJECT No. 24769-17'.