

**TAKE NOTICE** that the Council of the Corporation of the Township of Guelph/Eramosa passed By-law No. 25/2017, on the 20<sup>th</sup> day of March, 2017, 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 **13<sup>th</sup> day of April, 2017**. 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 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 municipally known as 5516 Wellington Road 29, legally known as Eramosa Con 1 E Pt Lot 16, in the former Township of Eramosa, now in the Township of Guelph/Eramosa to which the by-law applies, is shown below.

#### **PURPOSE AND EFFECT**

By-law 25/2017 amends Zoning By-law 40/2016, being Zoning By-law controlling land use development within the Township of Guelph/Eramosa. The purpose of the by-law is to amend Zoning By-law 40/2016 to add Special Provision 21.192 to prohibit a detached dwelling unit on the proposed retained parcel of lands and to recognize a minimum lot area of 31 hectares. The zone change application is required to satisfy an approval condition of the related consent application (B38/16).

Public consultation of the proposal for a Zoning By-law Amendment was provided through a notice published in the newspaper dated February 10, 2017, and a public meeting held on March 20, 2017. All comments received were considered as part of the decision making process as discussed in Planning Report 17/22.

The complete by-law passed as By-law 25/2017 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.) with the exception of office closures.

**Dated** at the Township of Guelph/Eramosa, this 24<sup>th</sup> day of March, 2017.

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This document is available in larger font on the Township's website at [www.get.on.ca](http://www.get.on.ca). If you require an alternative format, please contact the Township Clerk.

#### **LOCATION AND ZONING**

