



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 Brucevale)

APPLICATION NUMBER: A 04/18

**Location of
Property:** **5879 WELLINGTON ROAD 7**
PLAN 93 PT LOT 1 PT LOT 2

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 0.19 ha is proposed, Section 6.2.8.2 Minimum Frontage of 30m whereas 25.37m 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, and Section 6.2.8.2 Minimum Frontage is 30m.

Request: Relief of the Township's Zoning By-law 40/2016 is as follows: 0.21 ha from Section 6.2.8.1 Minimum Lot Area, 4.63m from Section 6.2.8.2 Minimum Frontage.

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 Brucevale).

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 26th day of April, 2018

Gaetanne Kruse, CPT
Secretary-Treasurer

GEOGRAPHIC TOWNSHIP OF NICHOL
TOWNSHIP OF CENTRE WELLINGTON

CONCESSION 8

CONCESSION 9

LOT 1

LOT 2

LOT 3

PART 2, 61R-3367
PIN 71372-0018 (LT) #7470

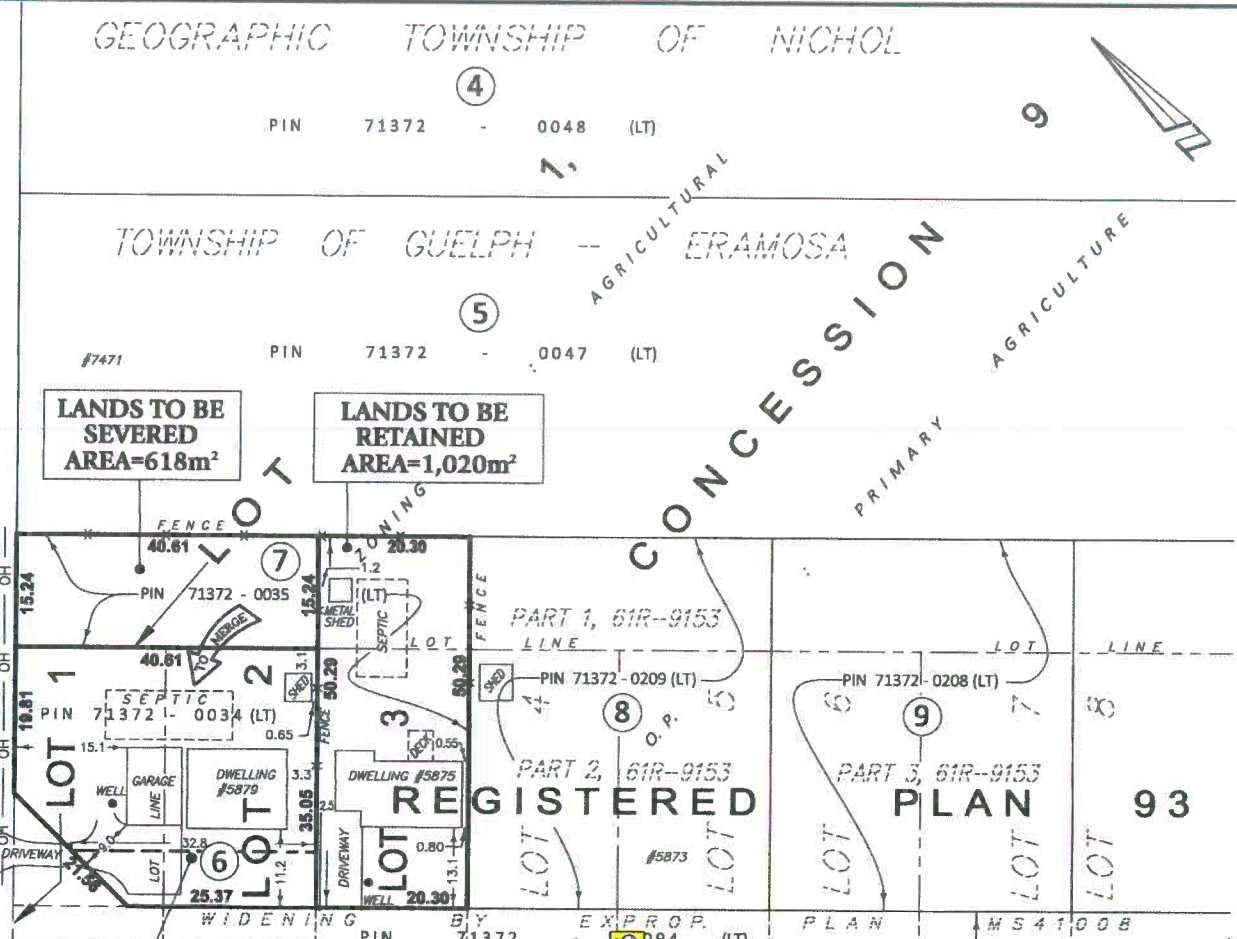
PART 1, 61R-3367
PIN 71372-0017 (LT) #7468

PART 1, 61R-5853
PIN 71372-0032 (LT)

PIN 71372 #7488
-0016 (LT)

WIDENING BY EXPROP. PLAN MS41008
PIN 71372-0003 (LT)

8th LINE
ROAD ALLOWANCE BETWEEN CONCESSIONS 8 & 9
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-ERAMOSIA
COUNTY OF WELLINGTON
SCALE 1 : 750

VAN HARTEN SURVEYING INC.

KEYMAP

ZONING DESIGNATION: AGRICULTURAL ZONE

SECTION 6.2.8 REGULATIONS FOR RESIDENTIAL USE	REQUIRED	MERGED PARCEL	RETAINED PARCEL
MINIMUM Lot Area	4,000m ²	1,924m ² *	1,020m ² *
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%

* Minor Variance Required

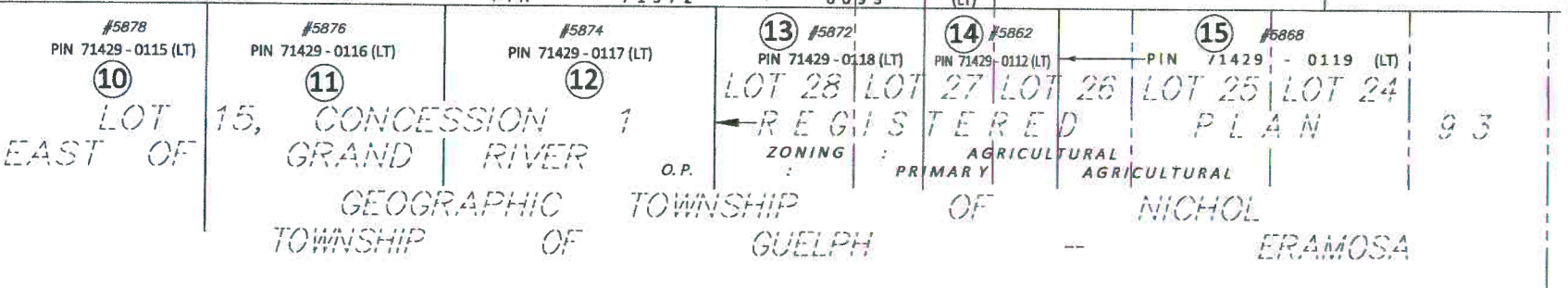
- NOTES:**
- THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
 - SUBJECT LANDS ARE ZONED AGRICULTURAL (A).
 - SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIMARY AGRICULTURAL.
 - DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
 - UPDATED TO SHOW MEASUREMENTS BASED ON SURVEY.

SURVEYOR'S CERTIFICATE:
THIS SKETCH WAS PREPARED ON THE 3rd DAY OF JANUARY, 2018.
UPDATED APRIL 11, 2018.

Jeff Buisman
JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

WELLINGTON COUNTY ROAD No. 7
ROAD ALLOWANCE BETWEEN TOWNSHIPS OF NICHOL AND PILKINGTON

WIDENING BY EXPROP. PLAN MS41008
PIN 71372 - 0093 (LT)



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: NCH	CHECKED BY: JEB	PROJECT No.: 25424-17

Apr 11, 2018 9:02:39 AM
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