



## 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, April 10, 2019  
**TIME:** 6:00 PM

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

**APPLICATION NUMBER: A 01-19**

**Location of Property:** 151 JACKSON STREET  
LOT 111 BLK D PLAN 150 STRANGE'S SURVEY ROCKWOOD 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 8.2.1.3 Minimum Front Yard requirement of 6m whereas a front yard of 3.7m is proposed and to permit eaves overhang into the front yard with a 3.0m setback.

**By-law Requirements:** Section 8.2.1.3 of Zoning By-law 40/2016 states that the Minimum Front Yard is 6m.

**Request:** Relief of 2.3m for the front yard setback and relief of 3m for the eaves overhang is required from Section 8.2.1.3 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 20<sup>th</sup> day of March, 2019

  
Gaetanne Kruse, CPT  
Secretary-Treasurer

**Van Harten**  
SURVEYING INC.  
LAND SURVEYORS and ENGINEERS

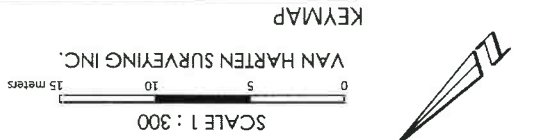
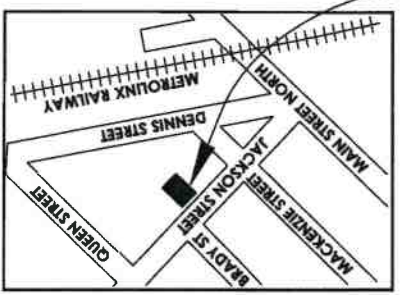
Elmtra Ph: 519-669-5070  
Guelph Ph: 519-821-2763  
Orangeville Ph: 519-940-4110  
www.vanharten.com  
info@vanharten.com

PROJECT No. 26768-19  
CHECKED BY: JEB  
DRAWN BY: ARN  
Mar 15, 2019-1:58pm  
G:\ROCKWOOD\150\BlockD\CAD\MY LOT 111 (LENNON) UTM.dwg

THIS SKETCH WAS PREPARED ON THE 14th DAY OF MARCH, 2019.  
AMENDED ON THE 15th OF MARCH, 2019.

*Jeffrey E. Buisman*  
JEFFREY E. BUISMAN  
ONTARIO LAND SURVEYOR

- 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 VILLAGE RESIDENTIAL LOW DENSITY (R1).
  3. SUBJECT LANDS HAVE A COUNTY OFFICIAL PLAN DESIGNATION OF URBAN CENTRE & RESIDENTIAL.
  4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
  5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
  6. OWNER: CATHY LENNON

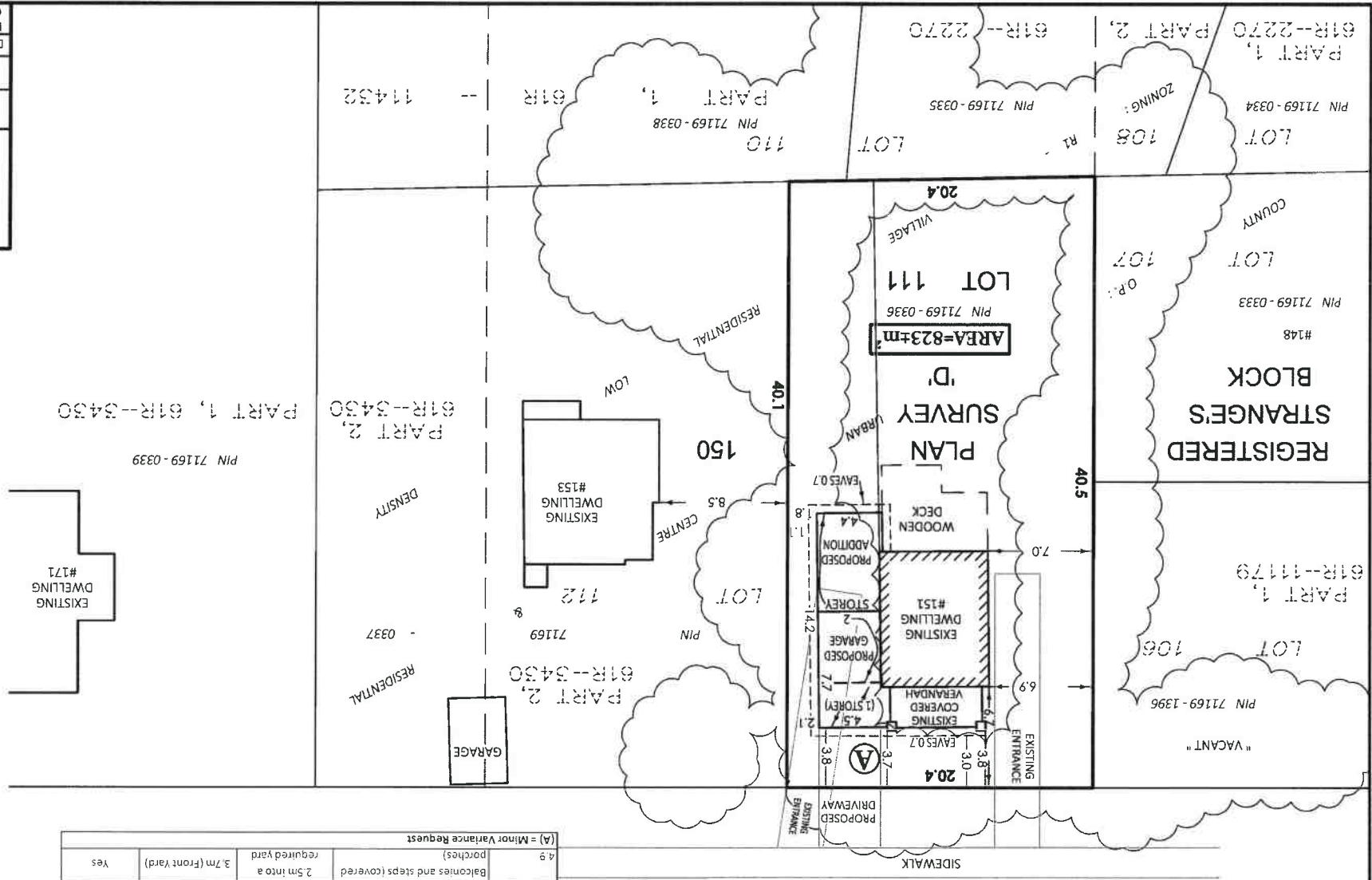


**MINOR VARIANCE SKETCH**  
STRANGE'S SURVEY  
VILLAGE OF ROCKWOOD  
GEOGRAPHIC TOWNSHIP OF ERAMOSA  
TOWNSHIP OF GUELPH/ERAMOSA  
COUNTY OF WELLINGTON

ZONING DESIGNATION: VILLAGE RESIDENTIAL LOW DENSITY (R1) - DETACHED DWELLING

SECTION	ITEM	REQUIRED	PROPOSED	CONFORMS?
8.2.1.1	MINIMUM Lot Area	405m <sup>2</sup>	823m <sup>2</sup>	Yes
8.2.1.2	MINIMUM Lot Frontage	13.5m	20.4m	Yes
8.2.1.3	MINIMUM Front Yard	6m	3.7m (A)	No
8.2.1.4	MINIMUM Rear Yard	7.5m	24m	Yes
8.2.1.5	MINIMUM Interior Side Yard	1.8m	1.8m	Yes
8.2.1.7	MAXIMUM Lot Coverage	35%	18.3%	Yes
8.2.1.8	MAXIMUM Building Height	9m	2 Storeys	Yes
4.9	Balconies and steps (covered porches)	2.5m into a required yard	3.7m (Front Yard)	Yes

(A) = Minor Variance Request



**(A) MINOR VARIANCE REQUEST**  
TO PERMIT A REDUCED FRONT YARD SETBACK TO BE 3.7m INSTEAD OF 6m AND TO PERMIT A REDUCED FRONT YARD SETBACK FROM THE EAVES OVERHANG TO BE 3.0m.

**JACKSON STREET**  
(ESTABLISHED BY REGISTERED PLAN 150)  
PIN 71169-0559  
20.12m WIDE

REGISTERED	PLAN 150,	BLOCK 'D',	LOT 31	VILLAGE RESIDENTIAL	#144 PIN 71169-0371
REGISTERED	LOT 18	LOT 31	LOT 32	LOW DENSITY	#156 PIN 71169-0372
ZONING: R1	-	-	-	-	-