



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 15, 2020
TIME: 6:00 PM

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

APPLICATION NUMBER: A 09-19

Location of

Property: **5633 FIFTH LINE**
PT LOT 19 CON 5 ERAMOSIA AS IN ROS599544 GUELPH/ERAMOSIA
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 4.2.4.3 maximum ground floor area of 5% of the total lot area for all accessory buildings or structures whereas 7.5% 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 B56-19.

By-law Requirements:

Relative to Zoning By-law 40/2016, Section 4.2.4.3 states the maximum ground floor area permitted for all accessory buildings or structures for a lot in the Agricultural Zone with a lot area greater than 8,000 m² (0.8 ha) and less than or equal to 350,000 m² (35 ha) is five percent (5%) of the total lot area.

Request: Relief of 2.5% is required from Section 4.2.4.3 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 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.)

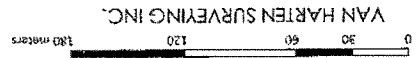
A sketch showing the subject property is provided.

Dated at the Township of Guelph/Eramosa
This 17th day of December, 2019

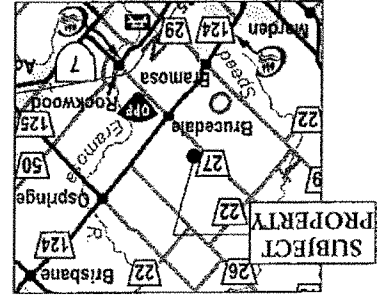
Gaetanne Kruse, CPT
Secretary-Treasurer

MINOR VARIANCE SKETCH
 PART OF LOT 19, CONCESSION 5
 GEOGRAPHIC TOWNSHIP OF ERAMOSA
 TOWNSHIP OF GUELPH/ERAMOSA
 COUNTY OF WELLINGTON

SCALE 1 : 3000



VAN HARTEN SURVEYING INC.



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. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
 6. PROPERTY OWNER: BERNARD SCHATTI
- THIS SKETCH WAS PREPARED ON THE 6TH DAY OF DECEMBER 2019

JEFFREY E. BUISMAN
 ONTARIO LAND SURVEYOR



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

Drawn By: ARN
 Checked By: JEB
 Project No: 27295-19
 Dec 6, 2019 2:01:44 PM
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