



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 11-19

Location of Property: **154 PASMORE STREET – PLAN 150 BLK A LOT 56**
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 4.2.4.1 maximum ground floor area of 10% of the total lot area for all accessory buildings or structures whereas 13% is proposed.

In addition, it was identified that a relief is required from Section 5.1.10.3.3 to recognize the two existing driveways on Pasmore Street whereas a maximum of one driveway is permitted.

By-law Requirements: Relative to Zoning By-law 40/2016, Section 4.2.4.1 states the maximum ground floor area permitted for all accessory buildings or structures for a lot in the Residential Zone with a lot area less than or equal to 8,000 m² (0.8 ha) is ten percent (10%) of the total lot area. Section 5.1.10.3.3 states that a maximum of one driveway with one access point shall be permitted for each dwelling, except in the case of a corner lot where a maximum of one driveway may be permitted from each street.

Request: Relief of three percent 3% is required from Section 4.2.4.1 of the Township's Zoning By-law 40/2016, and relief is required to recognize the existing two driveways on Pasmore Street.

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.)

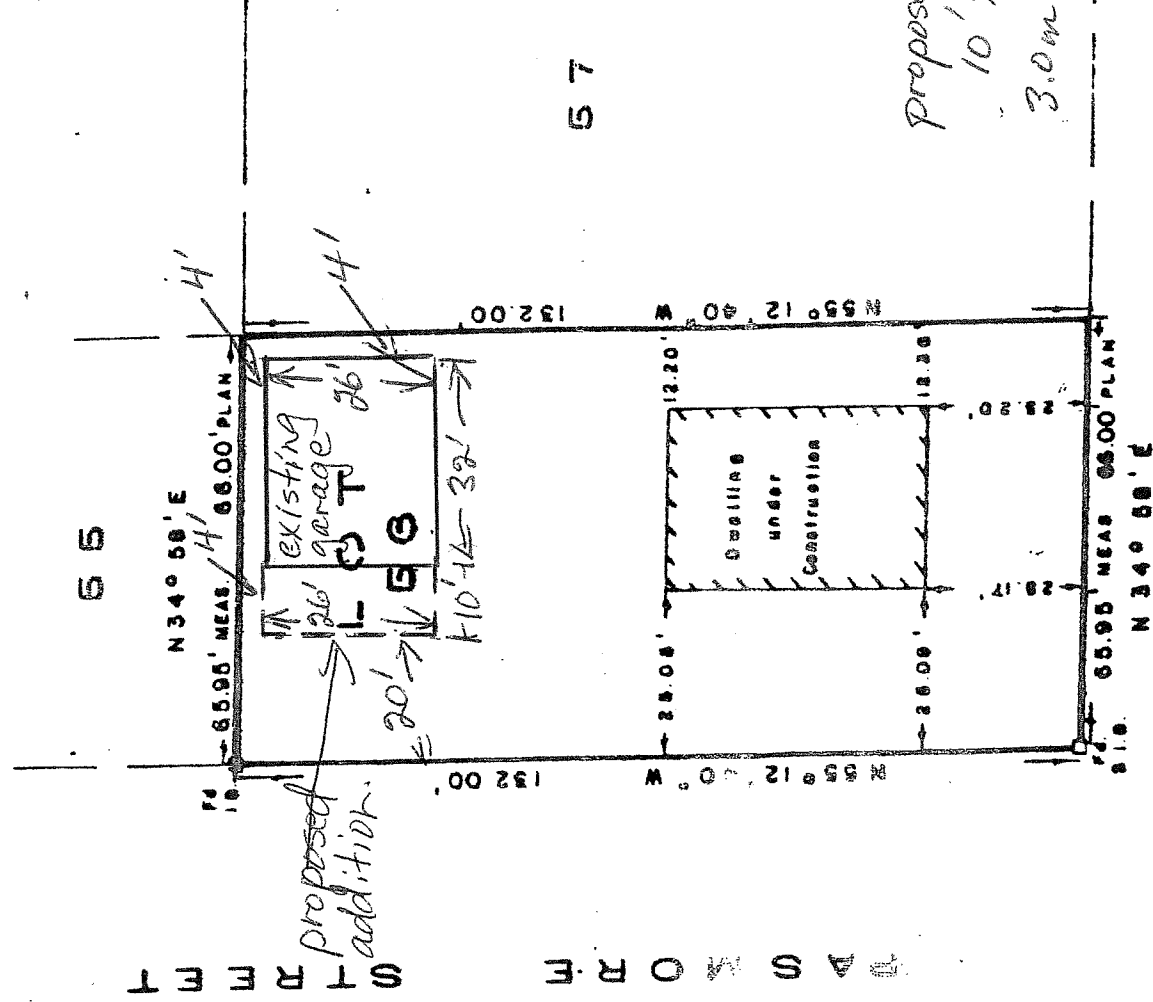
A sketch showing the subject property is provided.

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

Gaetanne Kruse, CPT
Secretary-Treasurer

PLAN OF BUILDING LOCATION
LOT 56, BLOCK "A"
REGISTERED PLAN 150
VILLAGE OF ROCKWOOD
COUNTY OF WELLINGTON

SCALE: 1 Inch = 30 Feet



BALACLAVA STREET

FOR: HERMAN KAPPERT

NOTE: THIS PLAN IS LIMITED TO ILLUSTRATE IMPROVEMENTS ON OR ADJACENT TO THE PROPERTY SHOWN. PLAN DOES NOT NECESSARILY COMPLY WITH REGULATIONS MADE UNDER THE SURVEYS ACT AND REGISTRY ACT.

PROJECT NO.

79 - 226

M. P. VAN HARTEN LIMITED

ONTARIO LAND SURVEYORS
 423 WOOLWICH STREET
 GUELPH - ONTARIO

SEAL

PER: *M. P. Van Harten*
 L. VAN HARTEN

DATE: MARCH 23, 1978