

NOTICE OF HEARING

An Application Has Been Filed With The Committee of Adjustment For The Township of Guelph/Eramosa

Due to COVID-19 and Public Health concerns, public attendance at Committee of Adjustment Hearings will not be permitted at this time.

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 7, 2021
TIME: 2:00 p.m.
LOCATION: THIS PUBLIC HEARING WILL BE HELD VIRTUALLY VIA TELECONFERENCE.

APPLICATION NUMBER: A 05-20

Location of Property: **Assessment Roll # 23-11-000-003-17600**
 A portion of Con 5 PT LOT 8
 Former geographic area of the Township of Eramosa
 Now in the Township of Guelph/Eramosa

Purpose: The applicant is requesting relief from Section 6.2.2 of the Township's Zoning By-law 40/2016 Minimum Lot Frontage requirement of 120m, whereas a lot frontage of 26m is proposed. The Minor Variance is required to satisfy an approval condition of the related Consent Application B92-19.

By-law Requirements: Section 6.2.2 of Zoning By-law 40/2016 states that the Minimum Lot Frontage is 120m.

Request: Relief of 94m is required from Section 6.2.2 of the Township's Zoning By-law 40/2016.

How Do I Provide Comments, Participate or Listen to the Public Hearing?

You may provide your comments, in support or opposition, regarding this application:

As a Delegate **To participate during the Public Hearing:** To pre-register as a delegate (to speak or make comments), please email jspies@get.on.ca, Acting Secretary-Treasurer of the Committee of Adjustment. To ask questions or make comments on an agenda item, please call **1-800-898-3989** and enter participant code **2265352#**. During the hearing, delegates will be provided with instructions on how to register with the operator to ask a question.

To Listen **To listen to the Public Hearing:** The public is encouraged to listen through teleconference by calling **1-800-952-5114** and entering the participant code **2747309#**. Your line will be **listen only**.

Teleconference Time for the Public Members of the public may enter the teleconference 10 minutes prior to 2:00 p.m.

In Writing **Filing a written submission:** Written comments on the application may be forwarded in person or by mail to the Acting Secretary-Treasurer of the Committee of Adjustment as indicated below.

How Do I Get More Information?

Information regarding this application is available by contacting the undersigned as of the date of this notice. For more information about this matter, please contact:

Jenni Spies, Acting-Secretary-Treasurer, Committee of Adjustment
Township of Guelph/Eramosa, 8348 Wellington Rd 124, P.O. Box 700, Rockwood, ON N0B 2K0
Email: jspies@get.on.ca Telephone: 519-856-9596 Ext. 107 Fax (519) 856-2240

By Telephone (519) 856-9596 (Ext. 107), 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 Acting Secretary-Treasurer of the Committee of Adjustment (contact information provided above.)

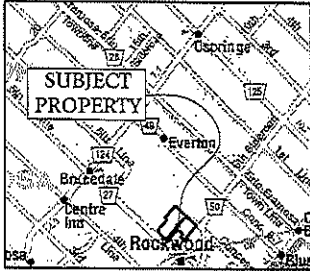
A sketch of the property is included.

Dated at the Township of Guelph/Eramosa
 This 24th day of March, 2021



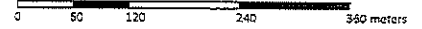
Jenni Spies
 Acting-Secretary-Treasurer

KEYMAP





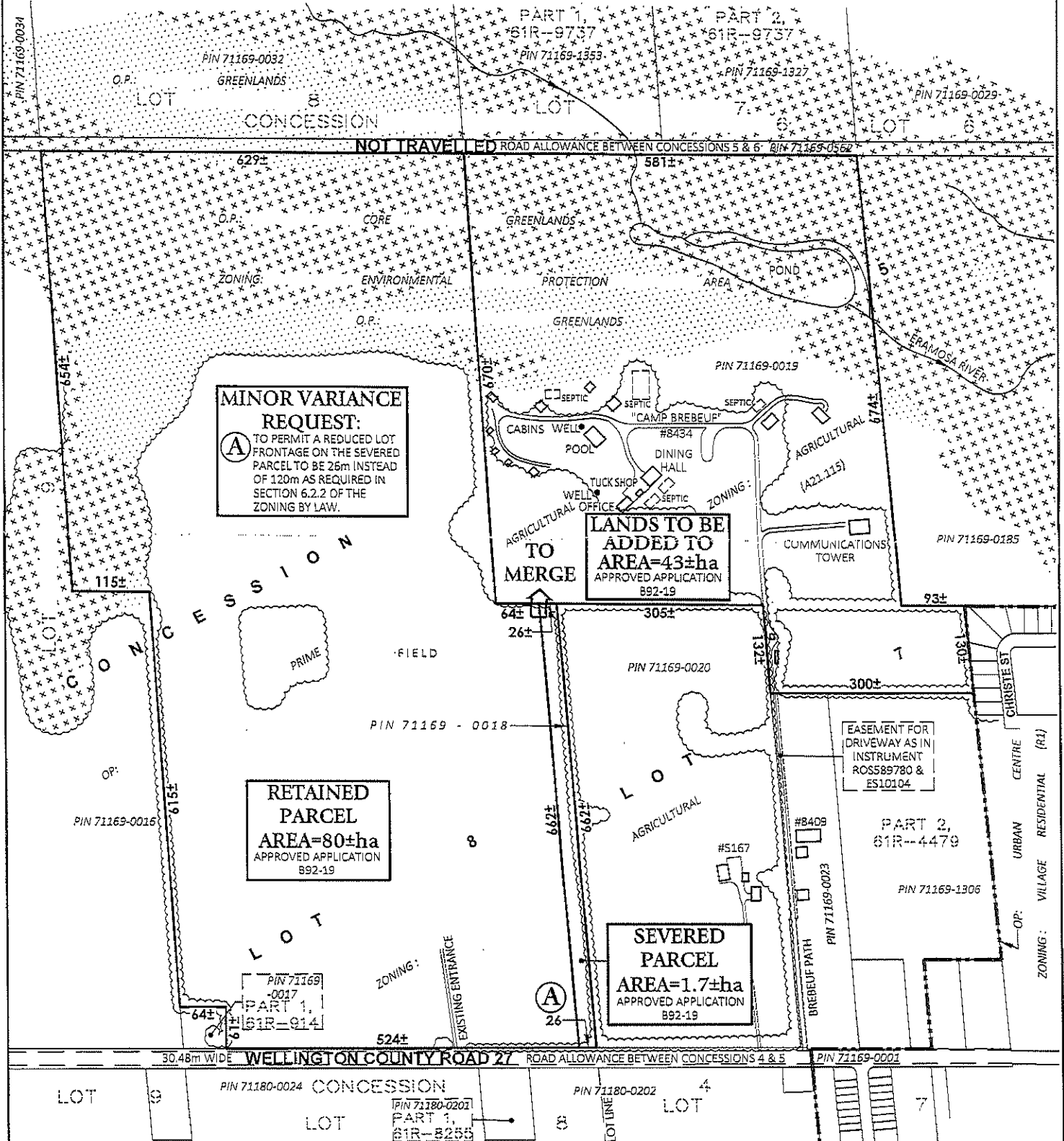
MINOR VARIANCE SKETCH
 PART OF LOTS 7 & 8, CONCESSION 5
 GEOGRAPHIC TOWNSHIP OF ERAMOSA
 TOWNSHIP OF GUELPH/ERAMOSA
 COUNTY OF WELLINGTON

SCALE 1 : 6000



VAN HARTEN SURVEYING INC.

-  O.P. : GREENLANDS
ZONING: ENVIRONMENTAL PROTECTION
-  O.P. : CORE GREENLANDS
ZONING: ENVIRONMENTAL PROTECTION



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 (A21.115), AGRICULTURAL AND ENVIRONMENTAL PROTECTION.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIME AGRICULTURAL, CORE GREENLANDS AND 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: 2620504 ONT. LTD. & ZENTRA INVESTMENTS LTD.

THIS SKETCH WAS PREPARED ON THE 27th DAY OF MAY 2020

Jeffrey E. Buisman
 JEFFREY E. BUISMAN
 ONTARIO LAND SURVEYOR



Van Harten
 SURVEYING INC.
 LAND SURVEYORS and ENGINEERS

Kitchener Ph: 519-742-8371 Guelph Ph: 519-821-2763 Orangeville Ph: 519-940-4110

www.vanharten.com Info@vanharten.com

DRAWN BY: ARN CHECKED BY: JEB PROJECT No. 24604-17

Jun 15, 2020-1:31pm
 G:\ERAMOSA\Cons\vacad\MV LOT 7 [BREBEUF] UTM.dwg