



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 16, 2019
TIME: 6:00 PM

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

APPLICATION NUMBER: A 12/18

Location of Property: ASSESSMENT ROLL 23 11 000 011 00300 (5500 JONES BASELINE)
PART OF LOTS 10 & 11, CONCESSION 9, PART OF THE ROAD ALLOWANCE
BETWEEN LOTS 10 & 11, CON 9 & LOTS 10 & 11, CON 8, DIVISION C
Former geographic area of the Township of Guelph
Now in the Township of Guelph/Eramosa

Purpose: The applicant is requesting relief from Zoning By-law 40/2016 relative to: Section 6.2.1 Minimum Lot Area of 35 ha whereas 10.4 ha is proposed for the severed parcel. Relief is required to satisfy a condition of approval made by the County of Wellington Land Division Committee as it applies to Consent Application B45/18.

By-law Requirements: Section 6.2.1 of the Zoning By-law 40/2016 states that the Minimum Lot Area is 35 ha.

Request: Relief of 24.6 ha is required from Section 6.2.1 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 19th day of December, 2018


Gaetanne Kruse, CPT
Secretary-Treasurer

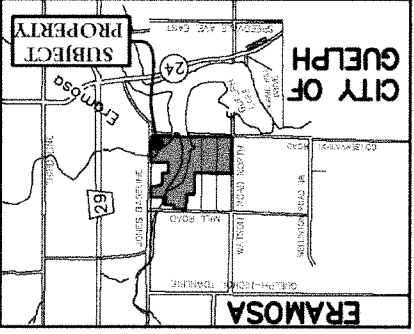
MINOR VARIANCE SKETCH
 PART OF LOTS 10 & 11, CONCESSION 9
 PART OF THE ROAD ALLOWANCE BETWEEN
 LOTS 10 & 11, CONCESSION 9 &
 LOTS 10 & 11, CONCESSION 8
 DIVISION C,
 GEOGRAPHIC TOWNSHIP OF GUELPH
 TOWNSHIP OF GUELPH/ERAMOSA
 COUNTY OF WELLINGTON

SCALE 1 : 2000

120 METERS

VAN HARTEN SURVEYING INC.

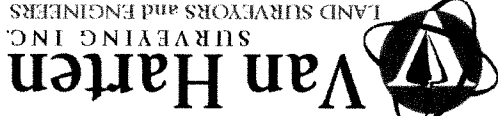
KEYMAP



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 (A), ENVIRONMENTAL PROTECTION (EP) & OPEN SPACE 1 (OS1)
 3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIME AGRICULTURAL, GREENLANDS, CORE GREENLANDS, RECREATIONAL & EARTH SCIENCE ANSI
 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.
- THIS SKETCH WAS PREPARED ON THE 16TH DAY OF NOVEMBER 2018

JEFFREY E. BUISMAN
 ONTARIO LAND SURVEYOR



Erinns
 Guelph Ptn: 519-821-2763
 Orangeville Ptn: 519-669-5070

www.vanharten.com
 info@vanharten.com

DRAWN BY: ANN
 CHECKED BY: JEB
 PROJECT NO.: 25632-15

Apr 04, 2018 - 9:18am
 G:\GUELPH\Div\Con\acdd\NV PLOT10 11 (GRCA McCUTCHEON) UTM.dwg

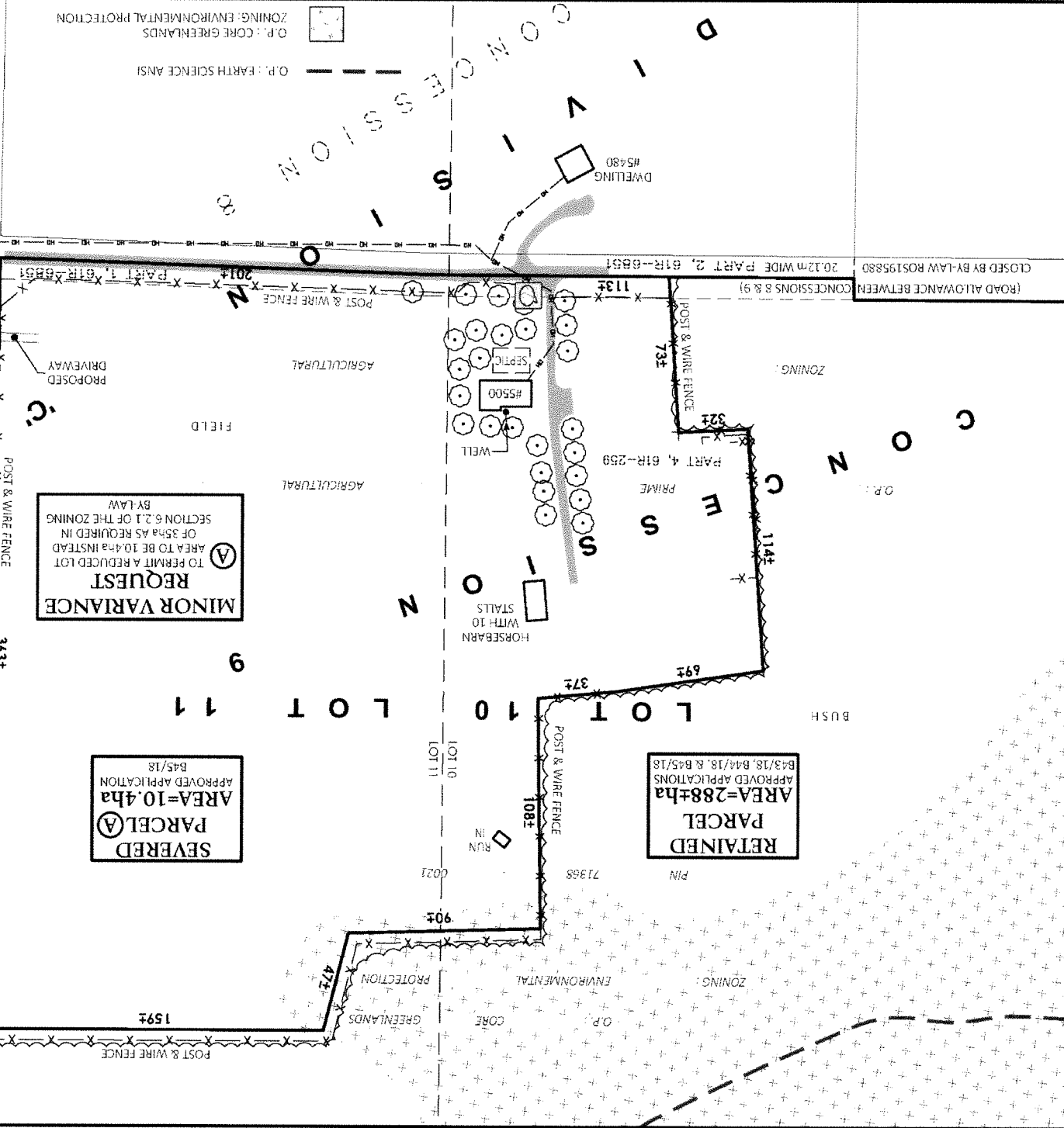


CONCESSION 9
 LOT 11

JONES BASELINE

(ROAD ALLOWANCE BETWEEN TOWNSHIPS OF GUELPH AND ERAMOSA) 20.12m WIDE

PIN 7178-0230
 PIN 7178-0228



MINOR VARIANCE REQUEST
 TO PERMIT A REDUCED LOT AREA TO BE 10.4ha INSTEAD OF 35ha AS REQUIRED IN SECTION 6.2.1 OF THE ZONING BY-LAW

SEVERED PARCEL
 AREA=10.4ha
 APPROVED APPLICATION B45/18

RETAINED PARCEL
 AREA=288±ha
 APPROVED APPLICATIONS B43/18, B44/18, & B45/18

O.P.: EARTH SCIENCE ANSI

O.P.: CORE GREENLANDS

O.P.: ENVIRONMENTAL PROTECTION

O.P.: AGRICULTURAL

O.P.: AGRICULTURAL

O.P.: PRIME AGRICULTURAL

O.P.: ENVIRONMENTAL PROTECTION

O.P.: CORE GREENLANDS

O.P.: ENVIRONMENTAL PROTECTION

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O.P.: ENVIRONMENTAL PROTECTION

(ROAD ALLOWANCE BETWEEN CONCESSIONS 8 & 9)

CLOSED BY BY-LAW ROS195880

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