



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, August 21, 2019

TIME: 6:00 PM

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

APPLICATION NUMBER: A 04-19

**Location of
Property:** **5614 FOURTH LINE**
PT LT 18 CON 3 ERAMOSIA PARTS 1 & 2 ON 61R-11954
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 4.4.1.3 maximum gross floor area of an accessory second unit to a maximum size of 115 m² whereas 145 m² is proposed.

**By-law
Requirements:** Section 4.4.1.3 of Zoning By-law 40/2016 states that the maximum gross floor area of an accessory second unit shall be no more than an amount equal to 45% of the gross floor area of the main dwelling, to a maximum size of 115 m².

Request: Relief of 30 m² is required from Section 4.4.1.3 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 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?

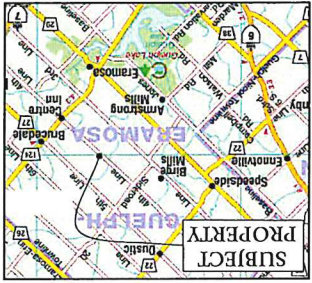
You *must* make a written request for Notice of Decision to the Secretary-Treasurer of the Committee of Adjustment (contact information provided above.)

A sketch showing the subject property is provided.

Dated at the Township of Guelph/Eramosa
This 7th day of August, 2019


Gaetanne Kruse, CPT
Secretary-Treasurer

MINOR VARIANCE SKETCH
PART OF LOT 18, CONCESSION 3
GEOGRAPHIC TOWNSHIP OF ERAMOSA
COUNTY OF WELLINGTON



KEYMAP

SCALE 1 : 500
0 5 10 20 30 meters

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).
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIME AGRICULTURAL.
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 OWNERS: MARK SUGAMORI & RITA PERRON.

THIS SKETCH WAS PREPARED
ON THE 12th DAY OF JULY 2019

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Van Harten
LAND SURVEYORS and ENGINEERS

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

www.vanharten.com
info@vanharten.com

DRAWN BY: ARN
CHECKED BY: JEB
PROJECT NO. 20547-12

JUL 12, 2019-3:35:00 PM
G:\ERAMOS\Con3\Acad\NV LOT 18 (SUGAMORI) UTM.dwg

