



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, November 4, 2020
TIME: 2:00 p.m.
LOCATION: THIS PUBLIC HEARING WILL BE HELD VIRTUALLY VIA TELECONFERENCE.

APPLICATION NUMBER: A 07-20

Location of Property: **120 GZOWSKI STREET – LOT 59, BLOCK D, REGISTERED PLAN 150**
Former geographic area of the Township of Eramosa
Now in the Township of Guelph/Eramosa

Purpose: The applicant is requesting relief from Section 8.2.1.3 of the Township's Zoning By-law 40/2016 Minimum Front Yard of 6m, whereas a front yard of 2.5m is proposed for a new dwelling and attached garage.

By-law Requirements: Section 8.2.1.3 of Zoning By-law 40/2016 states that a Minimum Front Yard is 6m.

Request: Relief of 3.5m is required from Section 8.2.1.3 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 gkruse@get.on.ca, 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 **8244323#**. 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 **7968472#**. Your line will be **listen only**.
- Teleconference Time for the Public In Writing** Members of the public may enter the teleconference 10 minutes prior to 2:00 p.m.
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 by contacting the undersigned 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

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 of the property is included.

Dated at the Township of Guelph/Eramosa
This 15th day of October, 2020

Gaetanne Kruse, CPT
Secretary-Treasurer

ZONING: VILLAGE RESIDENTIAL (R1) REQUIRED

- MINIMUM LOT AREA = 405m²
- MINIMUM LOT FRONTAGE = 13.5m
- MINIMUM FRONT YARD = 6m
- MINIMUM FRONT YARD (PORCH) = 2.5m
- MINIMUM INTERIOR SIDE YARD = 1.8m
- MINIMUM REAR YARD = 7.5m
- MAXIMUM LOT COVERAGE = 35%
- MAXIMUM BUILDING HEIGHT = 9m

* NOTES: MINOR VARIANCE REQUESTED

- EXISTING DWELLING = 2.48
- REQUESTED MINIMUM FRONT YARD OF 2.5m TO DWELLING AND GARAGE

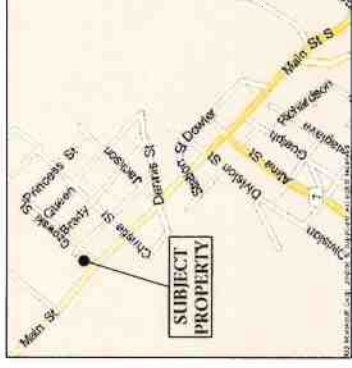
MINOR VARIANCE SKETCH
ALL OF LOT 59, BLOCK "D"
REGISTERED PLAN 150
VILLAGE OF ROCKWOOD
TOWNSHIP OF ERAMOSA
COUNTY OF WELLINGTON

SCALE 1 : 200



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 VILLAGE RESIDENTIAL (R.1).
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF RESIDENTIAL.
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.

SURVEYOR'S CERTIFICATE:

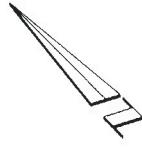
THIS SKETCH WAS PREPARED ON SEPTEMBER 16, 2020

JAMES M. LAWS
 ONTARIO LAND SURVEYOR



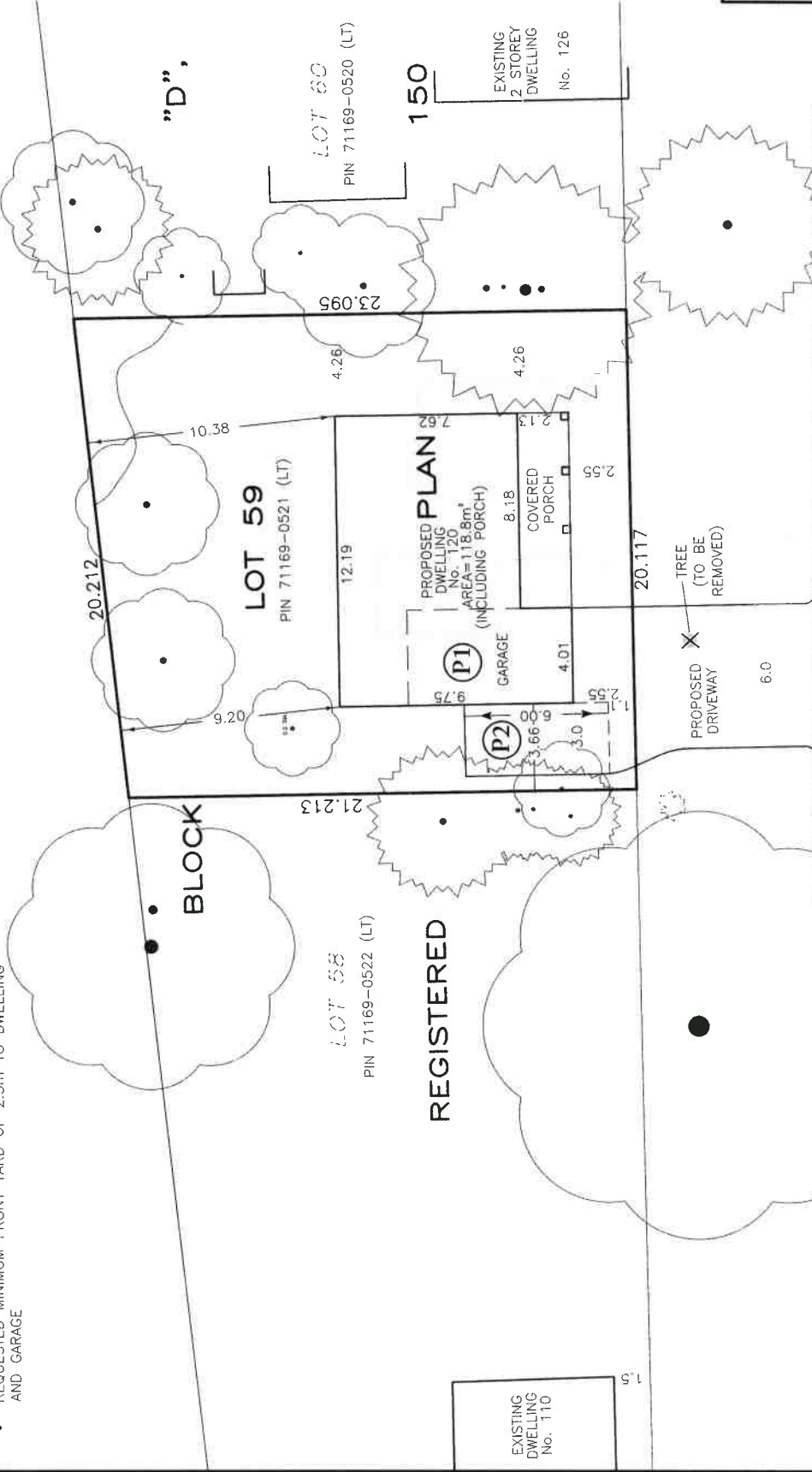
Waterloo Guelph Charingville
 Ph: 519-742-8371 Ph: 519-821-2763 Ph: 519-840-4110
 www.vanharten.com info@vanharten.com

DRAWN BY: ARN CHECKED BY: WV 2020-08-20
 Sep 10, 2020 8:41:53 AM
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PART 2, 61R--9999
 LOT 7, CONCESSION 5

PIN 71169--1329 (LT)



GZOWSKI STREET
 PIN 71169--0555 (LT)