



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, February 12, 2020
TIME: 6:00 PM

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

APPLICATION NUMBER: A 01-20

Location of Property: 117 GUELPH STREET – PLAN 150 BLK A LOT 6 PT LOT 5 RP 61R7049 PTS 2 & 3
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 10.2.9 apartments are only permitted on the upper floors of commercial establishments whereas two (2) apartment dwelling units are proposed in the walkout basement; and relief from Section 5.1.10.2.1 a parking area for a residential use containing three or more dwelling units shall only be located in the rear yard whereas the continued use of the existing parking area in the side and rear yard is proposed.

By-law Requirements: Relative to Zoning By-law 40/2016, Section 10.2.9 states apartments are only permitted on the upper floors of commercial establishments. Commercial uses must occupy the entire ground floor, and for the purposes of this regulation, 1 or more dwelling unit(s) shall be permitted. Section 5.1.10.2.1 states a parking area for a residential use containing three or more dwelling units shall only be located in the rear yard.

Request: Relief for two (2) apartment dwelling units in the walkout basement is required from Section 10.2.9 and relief to recognize the existing parking area in the side yard is required from Section 5.1.10.2.1 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@gel.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 Brucevale).

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.

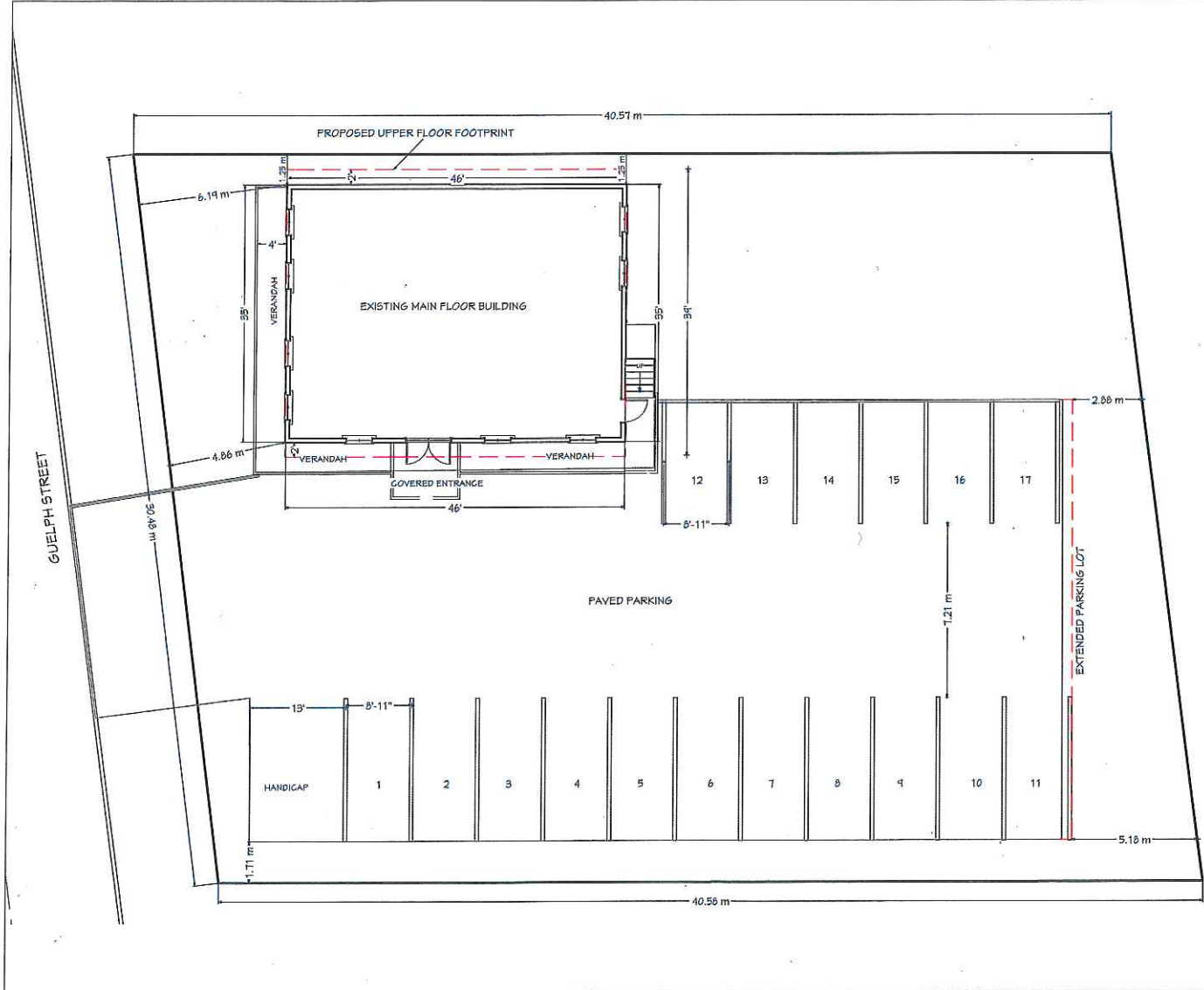
How Do I Receive Notification Of The Decision?

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 30th day of January, 2020

Gaetanne Kruse, QPT
Secretary-Treasurer



MODIFIED PARKING

DRAWINGS PROVIDED BY:
 HG3D
 info@hg3d.ca

DATE:	1/10/2020
SCALE:	
SHEET:	2