

TAKE NOTICE that the Council of the Corporation of the Township of Guelph/Eramosa passed By-law No. 4/2021, on the 11th day of January, 2021, under Section 34 of the *Planning Act*, R.S.O. Chapter P. 13, as amended.

AND TAKE NOTICE that the last date for filing a notice of appeal to the Local Planning Appeal Tribunal in respect of the by-law is the **2nd day of February, 2021**. A Notice of Appeal setting out the reasons for the appeal must be filed with the Clerk of the Township of Guelph/Eramosa and accompanied by the appropriate fee as required by the Local Planning Appeal Tribunal.

NOTE: Only individuals, corporations and public bodies may appeal a by-law to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

AN EXPLANATION of the purpose and effect of the by-law and a key map showing the lands municipally known as 5150 Wellington Road 27, referred as Pt Lot 7 Con 4 Eramosa Pt 1 61R20528; together with an easement over Pt 3 61R20528 as in WC426197, in the former Township of Eramosa, now in the Township of Guelph/Eramosa, to which the by-law applies, are shown below.

PURPOSE AND EFFECT

By-law 4/2021 amends Zoning By-law 40/2016, being Zoning By-law controlling land use development within the Township of Guelph/Eramosa. The purpose of the by-law is to amend the zone for the parcel shown on the attached key map from (Holding) Village Residential ((H)R1) with Special Provision 21.176 to Village Residential Medium (R2) and be subject to Special Provision 21.200. The zoning by-law amendment permits fifty (50) townhouse units within a vacant land condominium, fronting on a private condominium road. Site Specific Provision 21.200 includes regulations for minimum lot area, height, yard setbacks, driveway widths and maximum lot coverage.

Public consultation of the proposal for a Zoning By-law Amendment was provided through a notice published in the newspaper dated September 3, 2020 and a public meeting held on October 5, 2020. All comments received were considered as part of the decision making process as discussed in Planning Report 21/03.

The complete by-law passed as By-law 4/2021 is available for inspection by contacting clerks@get.on.ca during regular business hours (between 8:30 a.m. and 4:30 p.m. with exception of office closures) at the Township of Guelph/Eramosa Municipal Office as of the date of this notice.

Dated at the Township of Guelph/Eramosa, this 14th day of January, 2021.

Amanda Knight, Clerk
Township of Guelph/Eramosa
8348 Wellington Road 124, P.O. Box 700
Rockwood, Ontario N0B 2K0
Telephone: (519) 856-9596 Ext. 125
Fax: (519) 856-2240
Email: aknight@get.on.ca

This document is available in larger font on the Township's website at www.get.on.ca. If you require an alternative format, please contact the Township Clerk.

LOCATION AND ZONING

