

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

MINOR VARIANCE APPLICATION #A03-25

Please take note that under Section 45(1) of the Planning Act, the Committee of Adjustment for the Township of Guelph/Eramosa will be holding a Public Hearing to consider the following application:

SUBJECT 7775 Highway 7, Township of Guelph/Eramosa
PROPERTY: GUELPH DIV C CON 2 PT LOT 7

REQUEST:

1. Relief from Section 4.4.1.2 of Zoning By-law 40/2016, to permit an additional residential unit (ARU) with a floor area equal to 74% of the floor area of the main dwelling up to a maximum size of 268 m², whereas the maximum floor area of an ARU is to be no more than an amount equal to 45% of the floor area of the main dwelling up to a maximum size of 130 m².
2. Relief from Section 4.4.3.5 b. of Zoning By-law 40/2016, to permit an additional residential unit (ARU) with a height of 5.5 m, whereas the maximum height of an ARU shall not exceed 5 metres.

PUBLIC HEARINGS WILL BE HELD IN-PERSON AND VIRTUALLY THROUGH ZOOM.

If you would like to attend the meeting virtually, please download the Zoom app to access the meeting using your smart phone device or use the following link to download “Zoom Client for Meetings” to access the meeting using your computer or tablet: https://zoom.us/download#client_4meeting

DATE/TIME: Wednesday, May 21st, 2025, at 2:00p.m.

IN PERSON: Township Office (Council Chambers) - 8348 Wellington Rd. 124, Rockwood.

VIA ZOOM: Use the following URL to join from a PC, Mac, iPad, iPhone or Android device:
<https://us02web.zoom.us/j/85889379240?pwd=85ryQmNBbzC6T3h0uwmzw3jFaOxfuV.1>

To join by telephone call: +1 647 558 0588

Webinar ID: 858 8937 9240

Passcode: 437696

HOW DO I PARTICIPATE AND/OR PROVIDE COMMENT ON THE APPLICATION?

DELEGATE: Pre-register as a delegate to speak or make comment during the hearing by emailing your request to planning@get.on.ca. Delegates will be provided with instructions on how to speak during the hearing.

IN WRITING: Written comments on the application may be submitted in person, by mail, or through email to the Secretary-Treasurer of the Committee of Adjustment (undersigned). Note that comments provided are part of the public record and may be posted on the Township's website and/or made available to the public upon request.

WHERE DO I FIND MORE INFORMATION?

For more information, visit the Township's Current Planning Applications webpage at: <https://www.get.on.ca/current-planning-applications>. Scroll to the bottom of the page to view the full Minor Variance Application, including associated drawings.

AGENDA: Visit the following webpage one week prior to the meeting date to view the meeting agenda: <https://www.get.on.ca/township-services/committee/adjustment/meetings>

WRITTEN NOTICE: To receive a copy of the Notice of Decision, you *must* make a written request to the Secretary-Treasurer of the Committee of Adjustment (undersigned).

Dated at the Township of Guelph/Eramosa
this 1st day of May 2025.

Secretary-Treasurer
8348 Wellington Rd 124, P.O. Box 700,
Rockwood, ON N0B 2K0
Email: planning@get.on.ca
Telephone: 519-856-9596 Ext. 112
Fax: (519) 856-2240

