

- ADDENDUM -
- GUELPH CITY COUNCIL MEETING -
September 4, 2012

86 Lane Street: Proposed Zoning By-law Amendment

- Correspondence from Guelph Hydro

195 College Avenue West: Proposed Zoning By-law Amendment

- Correspondence from Guelph Hydro

340 Clair Road East: Proposed Zoning By-law Amendment

- Correspondence from Guelph Hydro

Consent Agenda:

A-4) Proposed Demolition of 18 Wolfond Crescent:

- Correspondence from Bruce Chaplin and Mira Clarke

"THAT By-law Numbers (2012)-1944 to (2012)-19461, inclusive, are hereby passed."

BY-LAWS

<p>By-law Number (2012)-19459 A by-law to authorize the execution of a Transfer Release and Abandonment to accept release of an Easement over: Blocks 95, 96, 97, the Road Widening, namely Block 98, the 0.300 Reserves, namely Blocks 99 to 105 both inclusive, and the streets, namely Starwood Drive, Summit Ridge and Jeffrey Drive, described on the draft 61M plan, prepared by Black, Shoemaker, Robinson & Donaldson Limited, dated March 22, 2012, attached hereto as Schedule "A".</p>	<p>To authorize the execution of a Transfer Release and Abandonment to accept release of an Easement.</p>
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<p>By-law Number (2012)-19460 A by-law to remove: Lot 9, Plan 61M175, designated as Parts 9 and 10, Reference Plan 61R11772 in the City of Guelph from Part Lot Control. (140 and 142 Kemp Crescent).</p>	<p>To remove land from part lot control to create separate parcels for semi-detached dwellings to be known municipally as 140 and 142 Kemp Crescent.</p>
<p>By-law Number (2012)-19461 A by-law to confirm the proceedings of a meeting of Guelph City Council held September 4, 2012.</p>	<p>To confirm the proceedings of a Council meeting held September 4, 2012.</p>

August 29, 2012

Mr. Blair Labelle
City Clerk
City of Guelph
Planning, Engineering and Environmental Services
1 Carden Street
Guelph, ON N1H 3A1

Dear Sir:

Re: 86 Lane Street (File No. ZC1209)

We would like to submit the following comments concerning this application:

1. The hydro services for this proposed new semi-detached dwelling can be fed from existing overhead feeder lines on Lane Street.
2. A minimum distance of 1.5 metres must be maintained between any driveways and distribution poles. Any pole relocation required would be at the owner's expense.

Sincerely,

GUELPH HYDRO ELECTRIC SYSTEMS INC.



Michael Wittemund, P.Eng.
Director of Engineering

MW/gc



395 Southgate Drive

Guelph, ON N1G 4Y1

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www.guelphhydro.com

August 29, 2012

Mr. Blair Labelle
City Clerk
City of Guelph
Planning, Engineering and Environmental Services
1 Carden Street
Guelph, ON N1H 3A1

Dear Sir:

Re: 195 College Avenue West (File No. ZC1207)

We would like to submit the following comments concerning this application:

1. The hydro services for this proposed new single detached dwelling can be fed from existing overhead feeder lines on Lynwood Avenue.
2. A minimum distance of 1.5 metres must be maintained between any driveways and distribution poles. Any pole relocation required would be at the owner's expense.

Sincerely,

GUELPH HYDRO ELECTRIC SYSTEMS INC.

A handwritten signature in black ink, appearing to read "Michael Wittemund", is written over the printed name.

Michael Wittemund, P.Eng.
Director of Engineering

MW/gc

August 29, 2012

Mr. Blair Labelle
City Clerk
City of Guelph
Planning, Engineering and Environmental Services
1 Carden Street
Guelph, ON N1H 3A1

Dear Sir:

Re: 340 Clair Road East (File No. ZC1210)

We would like to submit the following comments concerning this application:

1. The hydro services for this subdivision should be underground except for pad-mounted transformers.
2. Low-profile, pad-mounted transformers may be located in boulevards provided the boulevard width is not less than 3.5 metres. Otherwise, we will require 4.2 metre by 4.2 metre easements for transformers on a number of the lots.
3. An area of 6.5 metres by 5.0 metres will be required for three-phase, pad-mounted transformers on each of the apartment blocks.
4. A minimum distance of 3.0 metres must be maintained between any dwelling units and pad-mounted transformers.
5. A minimum distance of 1.5 metres must be maintained between any entrances/driveways and street light poles/pad mounted transformers. Any relocations required would be done at the owner's expense.

6. Hydro supply for Block A of this development will be from Hodgson Drive.
7. Hydro supply for Block B of this development will be from Samuel Drive, Frederick Drive and Victoria Road South.

Sincerely,

GUELPH HYDRO ELECTRIC SYSTEMS INC.

A handwritten signature in black ink, appearing to read 'Michael Wittemund', written in a cursive style.

Michael Wittemund, P.Eng.
Director of Engineering

MW/gc

To City of Guelph Council,

We would like to register a concern about the proposed house demolition at 18 Wolfond Cres, Guelph, which council is reviewing on Sept 4th at 7 pm.

We live at xx Wolfond Cres, of 18 Wolfond.

Within our property, but quite close to the property line are several large blue spruce trees exactly adjacent to the 18 Wolfond Street property. After reviewing the proposed plans, we are concerned that demolition of the house at 18 Wolfond Cres and the rebuilding of the new homes will damage the roots of these trees, leaving stressed, possibly weakened mature trees hovering over both our home and the new infill home. Spruce trees with root damage will often not withstand the forces of heavy winds and can easily become uprooted. We have voiced this issue to the new property owner, David Guardiero., who seemed receptive to our concern.

We understand that there is little control for root damage once it begins, only prevention. From the proposed new house plans, it appears that one of the finished new homes will be 1.5 meters from the property line, 2 meters from the base of the tree trunks. Given that digging the foundation for the property will require digging of a much larger hole, and will require in significant soil compaction from the heavy equipment usage in the area, we believe that the house cannot be built so close to the property line without harming these trees. Furthermore, if the grading is raised or lowered, this could also damage the roots, thereby weakening the trees.

We believe that there should be no disturbance within the drip line of the spruce tree, approximately 10 feet from the base of the trunk. We respectfully request that you consider this potential hazard in the demolition and planning approval stage and approve only that which will not risk damage to both our homes.

Your sincerely,

Bruce Chaplin, BSc Forestry and Mira Clarke, MSc
Guelph ON