

Bell Canada
Right of Way
Floor 2, 140 Bayfield Street
Barrie, Ontario
L4M 3B1

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May 31, 2021

City of Guelph
Committee of Adjustment
City Hall – 1 Carden Street
Guelph, ON
N1H 3A1

Email only: Committee of Adjustment – cofa@guelph.ca

Subject: Committee of Adjustment Consent Applications B-13/21 & B-14/21
124 Ferguson Street
Guelph ON
Bell File: 519-21-300

Thank you for your correspondence dated May 21, 2021.

Subsequent to review by our local engineering department, Bell Canada has identified that we require protection for existing facilities.

The attached sketch indicates the location of active, critical infrastructure. Located on the subject property, Bell Canada's facilities provide essential access to the network. Of major concern is the ability to access our equipment, particularly in the event of an interruption, or emergency, that would require Bell Canada to restore service to regular telephone lines, alarm services, internet access, and most importantly ensure the continuity of 911 service.

Bell Canada requests a 3.0m wide strip to measure 1.5m on either side of the aerial facilities, as can be reasonably accommodated within the subject property's boundaries.

Since the intention of the requested easement is to protect the integrity of the existing facilities and preserve many services, we request that the cost associated with registration be the responsibility of the landowner.

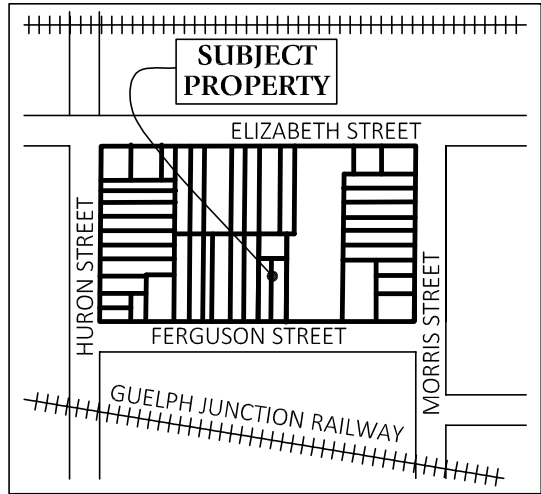
We hope this proposal meets with your approval and request a copy of the decision. Should our request receive approval, we look forward to the owner's solicitor contacting us with a draft reference plan and accompanying draft easement documents for our approval prior to registration, along with an acknowledgement and direction for our execution.

If you have any questions or concerns, please feel free to contact me.

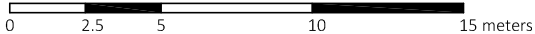
Yours truly,

Charleyne Hall
Right of Way Associate

KEYMAP:



SEVERANCE &
MINOR VARIANCE SKETCH
ALL OF LOT 34, PART OF LOT 33
REGISTERED PLAN 231
CITY OF GUELPH
COUNTY OF WELLINGTON
SCALE 1 : 250



VAN HARTEN SURVEYING INC.

ZONING DESIGNATION: RESIDENTIAL R.1B-10 SINGLE DETACHED DWELLINGS				
TABLE 5.1.2 REGULATIONS	REQUIRED	SEVERED PARCEL (1)	RETAINED PARCEL	MERGED PARCEL
MINIMUM Lot Area	460m ²	410m ² (B)	499m ²	1,009m ²
MINIMUM Lot Frontage	15.0m and in accordance with Section 5.1.2.6 (Average 12.2m)	9.1m (A)	11.0m (E)	10.4m (L)
MINIMUM Front Yard	6.0m or Average setback (6.7m) in accordance with Section 5.1.3.2.10.1.1	9.1m	7.3m	7.3m
MINIMUM Side Yard - 1 to 2 Storeys	1.5m and 3.0m on one sideyard where a garage or parking space not provided (Section 5.1.2.1 and 4.13.2.1)	1.2m (C) & 1.2m (D)	3.4m & 0.5m (L)	2.8m & 0.45m (L)
MINIMUM Rear Yard	7.5m or 20% of the Lot Depth, whichever is less.	20m	23m	44m
MINIMUM Side Yard distance for an Accessory Building (Section 4.5.1.2)	0.6m	N/A	0.4m (F) & 0.5m (L)	0.3m (L)
Minor Variances Required for (A) to (F)				
(L) = Legal Non-Conforming				

PART 1,
61R--4145
LOT

PART 3,
61R--10145
#129
PIN 71342 - 0265
LOT 27
ZONING :

#133
PIN 71342 - 0033
LOT 28
RESIDENTIAL

#135
PIN 71342 - 0032
LOT 29
R.1B-10

10.4
'GARDEN'
TO MERGE

20.1
UP
OVERHEAD TELEPHONE
LANDS TO BE SEVERED (2)
AREA=356m²

BELL BOX

LANDS TO BE ADDED TO
AREA=653m²

LOT 34

LOT 35

RESIDENTIAL
LOW
PIN 71342 - 0044

R.B-10
DENSITY

WITHIN FLOOD FRINGE
RESIDENTIAL

LANDS TO BE RETAINED
AREA=499m²

ZONING : P.5-2

PIN 71342 - 0031

'ITALIAN CANADIAN CLUB' PARKING LOT

MINOR VARIANCE REQUESTS:

#122 SEVERED PARCEL (No. 1)

(A) TO PERMIT A REDUCED LOT FRONTAGE OF 9.1m INSTEAD OF 12.2m AS REQUIRED IN SECTION 5.1.2.6 OF THE ZONING BY-LAW.

(B) TO PERMIT A REDUCED LOT AREA OF 410m² INSTEAD OF 460m² AS REQUIRED IN TABLE 5.1.2, ROW 3 OF THE ZONING BY-LAW.

(C) TO PERMIT A MINIMUM LEFT SIDE YARD OF 1.2m INSTEAD OF 1.5m AS REQUIRED IN TABLE 5.1.2, ROW 7 OF THE ZONING BY-LAW.

(D) TO PERMIT A MINIMUM RIGHT SIDE YARD OF 1.2m INSTEAD OF 1.5m AS REQUIRED IN TABLE 5.1.2, ROW 7 OF THE ZONING BY-LAW.

#124 RETAINED PARCEL

(E) TO PERMIT A REDUCED LOT FRONTAGE OF 11.0m INSTEAD OF 12.2m AS REQUIRED IN SECTION 5.1.2.6 OF THE ZONING BY-LAW.

(F) TO PERMIT A MINIMUM SIDE YARD TO AN ACCESSORY BUILDING OF 0.4m INSTEAD OF 0.6m AS REQUIRED IN SECTION 4.5.1.2 OF THE ZONING BY-LAW.

REGISTERED

FERGUSON STREET

(Formerly CLARK STREET) (ESTABLISHED BY REGISTERED PLAN 231)

PIN 71342 - 0045

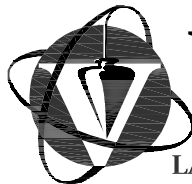
20.12m WIDE

NOTES:

- THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
- SUBJECT LANDS ARE ZONED RESIDENTIAL R.1B-10 & WITHIN THE FLOOD FRINGE.
- SUBJECT LANDS HAVE A OFFICIAL PLAN DESIGNATION OF LOW DENSITY RESIDENTIAL.
- DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
- DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.

SURVEYOR'S CERTIFICATE:
THIS SKETCH WAS PREPARED ON
THE 20th DAY OF APRIL, 2021

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

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Ph: 519-821-2763

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DRAWN BY:

ARN

CHECKED BY:

JEB

PROJECT No. 28766-20

Apr 20, 2021-11:59:34 AM

G:\GUELPH\231\ACAD\SEV LOT 34 (GALLEY) UTM.dwg