



April 24, 2023

Project: 16-14-118

Mr. Michael Witmer  
Senior Development Planner  
Planning and Building Services  
Infrastructure, Development and Enterprise  
City of Guelph  
1 Carden Street  
GUELPH, Ontario  
N1H 3A1

Dear Mr. Witmer:

**Re: Revisions to Draft Plan of Subdivision Plan – 220 Arkell Road  
City File OZS19-017  
Part Lot 6, Concession 8 (formerly Township of Puslinch)  
Owner: Rockpoint Properties Inc.**

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In December of 2019, applications for a draft plan of subdivision and zone change were filed with the City. A public meeting was held in May of 2020 to review the draft plan of subdivision and zone change applications.

Due to comments received from City staff, commenting agencies, and comments presented at the public meeting, slight revisions have been made to the draft plan of subdivision and zoning by-law amendment.

The most significant changes to the original draft plan include the following:

- Inclusion of the existing driveway from Arkell Road to the south side of Dawes Avenue. These lands will be conveyed to the City for a future public walkway;
- Redesign of the stormwater management facility; and
- Reformatting of north property boundary to be consistent with Registered Plans of subdivision on lands to the north. Original draft plan of subdivision for the subject lands was based on the draft plan of subdivision approved for the Victoria Park Village lands to the north. When their development was later surveyed in the field and registered; minor land changes required a revision to the subject plan. Most significant was the final location on Poole Street on the Victoria Park Village lands.

In support of these changes, the following plans and reports are included:

- Planning Policy Update
- Environmental Impact Study Addendum
- Tree Preservation Plan
- Transportation Impact Study Update
- Revised Preliminary Servicing, Grading and Stormwater Management Report
- Revised Draft Plan of Subdivision
- Final Phase I Environmental Site Assessment
- Phase II Environmental Site Assessment and Remedial Excavation

**Surveying | Mapping | GIS**

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- Phase I and Phase II Reliance Letter
- Response to August 19, 2020 Parks and Recreation Comments
- Response to December 2, 2020 Engineering Comments
- Response to November 10, 2020 Environmental Comments
- Revised Water Balance Memo

Please advise if you require hard copies of this material.

Thank you for your attention to this matter.

Yours very truly,

**J.D. BARNES LIMITED**

(Formerly Black, Shoemaker, Robinson & Donaldson Limited)



**Nancy Shoemaker, BAA, RPP**

Attachments

Copy: Chris DeVriendt, City of Guelph  
Carson Reid, Rockpoint Properties Inc.  
Kevin Brousseau, Stantec Consulting