



Notice of Revised Planning Applications

220 Arkell Road

File: OZS19-017

Date: March 7, 2024

Purpose and Effect of Planning Applications

The applicant has submitted a revised a draft plan of subdivision and associated zoning to create lots and blocks on the subject lands known municipally as 220 Arkell Road. In total, 97 dwelling units are proposed in the revised draft plan of subdivision (See Schedule-1 to this Notice), including 33 single detached dwellings and 64 cluster/ stacked townhouses. The draft plan also includes a 0.297 hectare park block, a stormwater management block, an open space block, and two ecological linkage blocks.

The initial development applications were deemed complete on January 20, 2020, and a Statutory Public Meeting was held on May 27, 2020. Revised submission materials were also received on April 24, 2023.

Application Revisions

Changes and revised supporting materials for the applications have been received from the applicant, J.D. Barnes Limited, on behalf of the owner, Rockpoint Properties Inc. for the subject lands. Key changes include:

- Increasing the width of Street A from 17 metres to 20 metres to accommodate sidewalks on both sides of the street;
- Reducing the lot frontage associated with the townhouse block (Block 34) which will require a specialized zone;
- Addition of 3 single detached residential lots at the east end of Street A (on the south side of the road), and a reduction of 4 townhouse units within Block 34, resulting in an overall reduction in units from 98 units to 97 units.

New Materials Submitted (Third Submission)

On February 14, 2024, the following items were submitted to the City for review:

- Revised Draft Plan of Subdivision, prepared by J.D. Barnes Limited, revised October 18, 2023;
- Comment response letters to address comments on the second submission materials (April 2023) from Engineering, Environmental Planning, and Grand River Conservation Authority (GRCA), prepared by Stantec Consulting Ltd., dated February 7, 2024;

- Natural Environment Response to Comments on Second Submission (Environmental Impact Study EIS update memo), Impact Study (EIS) Addendum, prepared by Stantec Consulting Ltd., dated February 12, 2024;
- Revised Water Balance Calculations in Response to First and Second Submission Comments, prepared by Stantec Consulting Ltd., dated February 7, 2024;
- Revised Preliminary Servicing, Grading and Stormwater Management Report Addendum No.1 – Revised Section 5.0 Stormwater Management, prepared by Stantec Consulting Ltd., dated February 12, 2024;
- Conceptual Servicing Plan, C-100, prepared by Stantec Consulting Ltd., dated December 20, 2023;
- Conceptual Stormwater Management Plan, C-410, prepared by Stantec Consulting Ltd., dated December 20, 2023;
- Infiltration Testing Results in Response to Second Submission Comments, prepared by Stantec Consulting Ltd., dated February 7, 2024; and
- Transportation Impact Study Technical Memorandum, prepared by Paradigm Transportation Solutions Limited, dated January 15, 2024.

These documents as well as previous submission materials are available online at **guelph.ca/development** under **220 Arkell Road**. For additional information please contact Planning Services at planning@guelph.ca or 519-837-5616.

