



## **Notice of Revised Planning Applications**

### **220 Arkell Road**

**File: OZS19-017**

**Date: May 12, 2023**

### **Purpose and Effect of Planning Applications**

The applicant has submitted a revised a Draft Plan of Subdivision to create lots and blocks on the 'subject lands' (220 Arkell Road) for 30 single detached dwellings and 68 stacked cluster townhouses. In total, 98 new dwelling units are proposed in the revised draft plan of subdivision (See Schedule-1 to this Notice). The draft plan also includes a 0.33 hectare park block, a stormwater management block, an open space block, and two ecological linkage blocks.

A revised Zoning Bylaw Amendment application has also been submitted to the City to rezone the subject lands. On April 18, 2023, the City of Guelph adopted a new Comprehensive Zoning By-law (2023)-20790. Under this new by-law, the subject lands are zoned "Residential Low Density 1" (RL.1) and "Natural Heritage System" (NHS). The following zones have been requested with the revised Zoning By-law Amendment application:

- Lots 1 to 30 – 'Low Density Residential 2' (RL.2)
- Block 31 – 'Medium Density Residential 6' (RM.6)
- Blocks 32, 33, 36, & 37– 'Natural Heritage System' (NHS)
- Block 35 – 'Neighbourhood Park' (NP)
- Blocks 34, & 38– 'Open Space' (OS)

The initial development applications were deemed complete on January 20, 2020, and a statutory Public Meeting was held on May 27, 2020.

### **Application Revisions**

Revisions have been made to the original applications and include:

- Inclusion of the existing driveway from Arkell Road to the South side of Dawes Avenue to be conveyed to the City for a future public walkway.
- Redesign of the Stormwater Management Facility.
- Reformatting of the North property boundary to be consistent with the final changes to Registered Plan of Subdivision for the land to the North (i.e. Phase 2 of the Victoria Park Village subdivision).
- Increasing the width of the public walkway/emergency access along the West side of Block 31 from 6.0m to 8.0m.
- Removal of future road allowance to Poole St. in the Northeast corner.

- Increasing the amount of cluster townhouse units from 60 to 68, resulting in 98 total units within the development.

### **New Materials Submitted (Second Submission)**

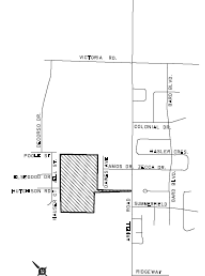
On April 24, 2023, the following items were submitted to the City for review:

- Revised Draft Plan of Subdivision, prepared by Black, Shoemaker, Robinson & Donaldson Limited, revised February 21, 2023;
- Planning Policy Update, prepared by Black, Shoemaker, Robinson & Donaldson, dated April 2023;
- Environmental Impact Study (EIS) Addendum, prepared by Stantec Consulting Ltd., dated April 17, 2023;
- Updated Phase I Environmental Site Assessment, prepared by Stantec Consulting Ltd., updated April 30, 2021
- Phase II Environmental Site Assessment and Remedial Excavation, prepared by Stantec Consulting Ltd., dated January 13, 2020
- Reliance Letter for Phase I and II Environmental Site Assessments, prepared by Stantec Consulting Ltd., dated May 6, 2021
- Revised Water Balance Calculations in Response to First Submission Comments, prepared by Stantec Consulting Ltd., dated March 29, 2023
- Revised Preliminary Servicing, Grading and Stormwater Management Report, prepared by Stantec Consulting Ltd., dated April 4, 2023;
- Transportation Impact Study Update, prepared by Paradigm Transportation Solutions Limited, dated April 2023
- Tree Preservation Plan, prepared by Stantec Consulting Ltd., dated April 20, 2023;

These documents as well as previous submission materials are available online at **[guelph.ca/development](http://guelph.ca/development)** under **220 Arkell Road**. For additional information please contact the planner managing the file:

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# Schedule 1 – Draft Plan of Subdivision 23T-19502 (Revised)



**KEY PLAN INTS.** SUBSET LANDS

**ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT**

- 1) TO BE A PLAN
- 2) TO BE A PLAN
- 3) TO BE A PLAN
- 4) TO BE A PLAN
- 5) TO BE A PLAN
- 6) TO BE A PLAN
- 7) TO BE A PLAN
- 8) TO BE A PLAN

**OWNER'S CERTIFICATE**  
I, THE UNDERSIGNED, HAVE MADE TO THIS PLAN THE NECESSARY INVESTIGATIONS AND AM HEREBY CERTIFYING THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.

SIGNED: \_\_\_\_\_  
DATE: \_\_\_\_\_

**DETAILED INFORMATION**

AREA	110
PERMITS	110
SETBACKS	110
STREETS	110
UTILITIES	110
WATER	110
WASTEWATER	110
SEWER	110
STORM	110
TOTAL	110

