

December 13, 2021

Lindsay Sulatycki
Senior Development Planner
Planning and Building Services
Infrastructure, Development and Enterprise
City of Guelph
1 Carden Street
Guelph, ON N1H 3A1

Dear Ms. Sulatycki,

**RE: Resubmission of Official Plan Amendment and Zoning By-Law Amendment Application
388 Arkell Road, Guelph (City File Nos. OP1057 and ZC1708)
OUR FILE: 15216A**

As you are aware, we act on behalf of the Upper Grand District School Board (“UGDSB”) with respect to their lands located at 388 Arkell Road in the City of Guelph, (the “subject lands”). On behalf of our clients, we are pleased to enclose a resubmission of the above-noted Official Plan Amendment and Zoning By-law Amendment applications for the subject lands.

Official Plan Amendment and Zoning By-law Amendment applications were submitted in August 2017. The purpose of these applications is to permit the development of the subject lands with a new secondary school. The school site includes a multi-storey secondary school building oriented toward the corner of Victoria Road South and Arkell Road, a track and practice fields and parking areas.

The applications were resubmitted in May 2021 and additional comments from City departments were provided. We have reviewed the comments and are pleased to enclose a third submission. In our view, this submission addressed all outstanding comments and presents feasible solutions to the technical issues raised through the circulation. No change to the concept plan has been made as part of this resubmission and comments related specifically to the design of the site and the proposed building will be addressed through the Site Plan process.

In support of this resubmission, we are pleased to enclose two hard copies and one digital copy of the following:

1. Circulation Comment Summary, dated December 2021, including a revised Figure 3 from the Hydrogeological Investigation;
2. Draft Zoning By-law Amendment;
3. Functional Servicing Report, prepared by MTE Consultants, dated December 9, 2021;

4. Functional Site Grading, Servicing and SWM Plan, prepared by MTE Consultants, dated December 9, 2021;
5. Scoped EIS Addendum Report, including a Tree Preservation Report, prepared by Aboud & Associated Inc., dated December 3, 2021;
6. Transportation Impact Study, prepared by IBI Group, dated November 4, 2021; and,
7. Letter prepared by IBI Group providing responses to Transportation Planning comments, dated November 4, 2021.

We look forward to continuing to work with you in connection with these applications. If you have any questions regarding the resubmission, please do not hesitate to contact the undersigned.

Thank you.

Yours truly,
MHBC



Pierre Chauvin, M.A., MCIP, RPP
Partner



Emily Elliott, BES, MCIP, RPP
Associate

cc. *Ruchika Angrish, UGDSB*