

**5<sup>th</sup> SUBMISSION COMMENTS AND RESPONSE**  
**190, 202, 210 and 216 Arkell Road**  
**Draft Plan of Subdivision and Zoning By-law Amendment (ZBLA)**  
**September 2025**

*Development Review Engineering (Ethan Barrand) – September 19, 2024*

<i>Comment</i>	<i>Response</i>
<b>Draft Plan</b>	
1. Please show the 0.3m reserve on blocks 1 and 3 fronting Arkell Road. This has been asked in previous submissions and is shown on the concept plan but not the draft plan.	0.3 m reserve for Blocks 1 and 3 are shown on the Draft Plan as Blocks 8 and 9, respectively.
<b>Civil Plans</b>	
2. As per DEM 6.3.1 the retaining wall adjacent to residential neighbouring lands is to be no greater than 1.0m in height.	Per discussions with City engineering staff, the retaining wall is no longer directly along the adjacent residential property line and has been moved approximately 2.5 to 3.1 metres away from the property line. The exact location and height will be reevaluated during detailed design, however, the current design shows that the retaining wall can be implemented without negatively impacting the neighboring property.
<b>Functional Servicing Report</b>	
3. Appendix F Drawing AG1.1: Grading design for western property line & interaction with existing residential land use: Please include swales at the bottom of any terracing and the top and bottom of any retaining walls sufficient to direct flows to the outlet and not onto the adjacent property. This plan needs to show grading and natural features (such as trees) on the adjacent property, to the extent necessary to identify and show all required mitigation such as tree protection, erosion and sediment controls, etc. Proposed grading and structures must be feasible while protecting the adjacent property. a) Correspondence from the City of Guelph to MHBC was shared on January 25, 2024, echoing the neighbour's concerns. There appears to be no response to these comments, as requested. The email correspondence is attached for reference. It is crucial that these comments be addressed prior to proceeding.	<p>With input/feedback from City engineering staff, the retaining wall has been setback approximately 2.5 to 3.1 metres from the adjacent residential property line to the west to comply with City requirements and provide appropriate grading for drainage. Detailed grading design for Block 3 to be confirmed and finalized through the site plan application process.</p> <p>Tree protection and erosion and sediment control requirements will be established through detailed design prior to construction.</p> <p>Responses to the email dated January 25, 2024 with the neighbours comments are provided in a separate response to City staff, appended.</p>

4. Functional Servicing Report is to be Stamped by a Professional Engineer.	Report is stamped by Professional Engineer.
<b>Stormwater Management Report</b>	
5. Section 5.3: verbiage stating there is still a winter bypass manhole, please revise to avoid confusion moving forwards.	Wording revised as noted.
6. Section 5.4: block 2 and block 3 are labelled as one another. Please revise to avoid confusion moving forwards.	References revised as noted.
7. Stormwater Management Report is to be Stamped by a Professional Engineer.	Report is stamped by Professional Engineer.
<b>Public Services – Park and Trail Development (Christina Vanelli) – October 16, 2024</b>	
<i>Comment</i>	<i>Response</i>
<b>Parkland Dedication</b>	
<p>Payment in lieu of parkland conveyance will be required for this development in accordance with the Planning Act s.51.1 and City of Guelph Official Plan Policy 7.3.5.6.</p> <p>The subject site area is 2.57ha. The Draft Plan of Subdivision proposes 91 dwelling units. Excluding the Open Space Block 4 (0.865 ha), the total development area of 1.712 ha.</p> <p>In accordance with the Planning Act s.51.1 the rate of payment in lieu of parkland conveyance will be the greater of 5% of the equivalent of Market Value of the land, or 1 hectare per 1000 dwelling units; up to a maximum of 10% of the equivalent market value of the land (for sites under 5 ha).</p> <p>For this development the 1 hectare per 1000 dwelling unit rate will apply. The payment in lieu of parkland dedication amount is calculated at the equivalent market value of 5.32% of the land.</p> <p>An appraisal of the subject property will be required to determine the cash-in-lieu amount. The long form appraisal report shall be prepared by a qualified appraiser who is a member in good standing of the Appraisal Institute of Canada. The property owner is responsible for the cost and to arrange for the appraisal.</p>	Noted. A condition of subdivision registration to be included to require appraisal and payment of cash-in-lieu.
<b>City Trail Parcel</b>	

<p>Staff note that an alternative trail connection location utilizing the adjacent property at 220 Arkell Road has been proposed as the laneway parcel is shown as a trail on the application for Draft Plan of subdivision for 220 Arkell Road.</p> <p>It is the City's expectation that the owners of both 190-216 Arkell Rd and 220 Arkell Road will continue to coordinate with each other as the design stage progresses to establish grades at the property line and construction timelines for development to ensure that the trail connection is achieved.</p> <p>Staff have reviewed the Area Grading Plan for the subject property. This plan is included in the Functional Servicing Report prepared by MTE for 190-216 Arkell Road includes drawing AG1.1, Area Grading Plan (dated June 28, 2024). Grading as proposed along East property line adjacent to the 220 Arkell development is indicating positive drainage.</p> <p>We require that the applicant provide a detailed design for the trail parcel at the EIR stage, to ensure that the final grading and drainage of the trail parcel functions safely, to City standards, and is coordinated with the development.</p> <p>The trail alignment shown in this submission on the 220 Arkell Road site is not the most current design. Please ensure coordination occurs with more recent grading plans for both properties (190-216 Arkell and 220 Arkell).</p>	<p>The property owner is willing to work with the adjacent property owner of 220 Arkell Road to coordinate grading and detailed design to provide a trail connection using the laneway parcel of 220 Arkell Road.</p> <p>A condition of approval will address the review of the potential trail connection. Detailed design for the trail parcel to be provided at the EIR stage.</p> <p>We will provide our most recent Area Grading Drawing to the adjacent landowner for coordination.</p>
<p><b>Trail Development</b></p>	
<p>The City of Guelph has been successful in working with Developers to complete new trail development before or during the first occupancy of new homes within in their subdivisions. In order for the trail block to be developed in this timely manner, I recommend that the trail within this development is "Developer-Build" with appropriate compensation to the developer through the City's Capital Budget process. This "Developer/Build" trail process would involve design and construction of the trail to Park and Trail Development specifications.</p> <p>Please indicate if the applicant's intention is to build the trail as per above noted.</p>	<p>Noted. To be addressed as a condition of approval.</p>
<p><b>Environmental Impact Study</b></p>	

<p><b>Trails</b></p> <p>The EIS should include timing of trail installation in the discussion of trail impacts and mitigation. Based on the location of the trails adjacent to storm water management facilities, it would be advisable to implement the trails at the same time as other area features (storm water management areas, planting, demarcation, etc). This would consolidate timing of construction activity close to sensitive habitats and avoid re-disturbance of regenerating buffer areas. It would also avoid home buyer concerns and related further delay in trail installation typically associated with later trail development.</p>	<p>The trail block is along the eastern property boundary and will not be within or near the natural area buffer. However, trail construction will be coordinated with other components of the development to minimize impacts and disturbance. Please note that the existing SWM Pond on 220 Arkell Rd is already constructed. No trails are proposed adjacent to the proposed SWM pond located within this development application.</p>
<p><b>Open Space Works and Restoration</b></p> <p>The City requires planting and seeding to enhance buffers and wildlife corridors, provide compensation for removed trees etc.</p> <p>Staff note that the EIS submitted in 2021 contains text requiring detailed restoration and planting plans (including tree compensation details) as part of the EIR. (see pg.58, and section 8.1 of Arkell Road Properties Environmental Impact Study, dated December 2021).</p>	<p>Noted. Detailed landscape and buffer planting plans will be prepared and included in the EIR, to be required as a condition of approval/through the site plan process.</p>
<p><b>Environmental Education</b></p> <p>Environmental education signage and environmental outreach signage is not required.</p>	<p>Noted.</p>
<p><b>Demarcation</b></p> <p>Demarcation of the open space lands conveyed to the City of Guelph is required. The fencing shall be 1.5m high black vinyl chain link fence. The final configuration of the fencing will be determined during the detailed design stage.</p> <p>Please ensure that text on demarcation fencing is included in the Environmental Implementation Report, and that a demarcation plan is included.</p>	<p>Noted. Demarcation will be considered and included in the EIR and associated team reports/drawings.</p>
<p><b>Storm Water Management Area</b></p>	<p>Noted. SWM info and signage will be detailed in the EIR.</p>

The City's standard stormwater management signs (per Development Engineering Manual) shall be provided for the stormwater management facility and their location(s) will be shown on the EIR drawings.	
<b>GRCA (Jessica Conroy) – October 25, 2024</b>	
<i>Comment</i>	<i>Response</i>
<b>Recommendation</b>	
Based on our review of the information provided, the Grand River Conservation Authority has <b>no objection</b> to the passing of the proposed Zoning By-law Amendment and has no objection to the proposed plan receiving Draft Plan approval subject to the following conditions:	Noted.
<p>1. Prior to any grading or construction on the site and prior to the registration of the plan, the owners or their agents submit the following plans and reports to the satisfaction of the Grand River Conservation Authority:</p> <ul style="list-style-type: none"> <li>a) A detailed stormwater management report in accordance with the 2003 Ministry of Environment Report entitled, "Stormwater Management Practices Planning and Design Manual" and in keeping with the Stormwater Management Report (Prepared by MTE, dated May 4, 2023, revised June 28, 2024).</li> <li>b) Detailed lot grading and drainage plans showing existing and proposed grades.</li> <li>c) An Erosion and Siltation Control Plan in accordance with the Grand River Conservation Authority Guidelines for sediment and erosion control, indicating the means whereby erosion will be minimized, and silt maintained on site throughout all phases of grading and construction.</li> <li>d) An Environmental Implementation Report (EIR) to the satisfaction of the Grand River Conservation Authority in consultation with the City. The EIR should include the reports, monitoring, and mitigation outlined in the EIS and EIS addendums.</li> <li>e) The submission and approval of a Prohibited Activities, Exemptions and Permits Regulation permit under Ontario Regulation 41/24 prior to any grading within the regulated area.</li> </ul>	Noted. Requested reports and detailed design drawings will be provided to GRCA for review and approval prior to grading or construction on site.