

190, 202, 210 and 216 Arkell Road
Draft Plan of Subdivision and Zoning By-law Amendment (ZBLA)
September 2025

Email with comments from adjacent neighbour (182 Arkell Road) – January 25, 2024

<p>1. Please confirm, does the proposed plan involve removal of trees on the 182 Arkell property?</p>	<p>NRSI's tree inventory captured the dripline of the Cedar hedgerow within the subject property only and did not include individual survey of the main stem location. This method was approved by the City of Guelph in 2018. The property boundary shown on the TIPP map is the boundary that was provided to NRSI by the project team. As the exact location of the main tree stems has not been surveyed/compared against a surveyed property boundary, NRSI is not able to confirm if the trees proposed to be removed (as shown in the 2021 TIPP) are within the 182 Arkell Rd property. If they are determined to be boundary trees or within the 182 Arkell Rd property, permission for their removal would be required in advance of any removals or damage.</p>
<p>2. What is the plan to install the retaining wall, is it assumed to not negatively affect the 182 Arkell property?</p> <p>Please note that generally the City discourages retaining walls greater than 1 metre in height, especially next to residential uses; it's a standard draft plan condition.</p>	<p>Further to discussions with City staff, the retaining wall is now located 2.5 to 3.1m from the property line so as to not negatively impact the 182 Arkell Property. It is envisioned that construction and any long-term maintenance can be completed without impact to the 182 Arkell Property.</p>
<p>3. Please be aware that the property owner at 182 Arkell may dispute the boundary between the two properties. Can the applicant please confirm how current boundaries were determined. It would be recommended that the two parties discuss the discrepancy at the earliest convenience so that it does not negatively affect design or construction. Please refer to attached image.</p>	<p>An updated property boundary survey prepared by JD Barnes Limited, an Ontario Legal Survey (JD Barnes Reference No.: 24-14-205-00-E, dated February 5, 2025) is attached. The Draft Plan and Engineering Drawings have been updated to ensure that all development occurs within the legal property limits.</p>
<p>4. Please provide additional insight, the original tree preservation plan noted cedars along the west boundary to be healthy and to be preserved. However, at the next revision, the cedars were marked as in poor health and to be removed.</p>	<p>The 2018 TIPP report identified that the Cedar hedgerow would be retained. There was originally no grading or retaining wall proposed along the west boundary, therefore retention of trees was recommended.</p> <p>The 2020 and 2021 TIPP reports both noted removal of the Cedar hedgerow based on changes to the proposed draft plan. To accommodate various City comments and development requirements, the draft plan was updated to include grading and/or</p>

	<p>a retaining wall along the west boundary that would likely result in extensive root or stem damage to the Cedar hedgerow.</p> <p>All versions of the TIPP reports (2018-2021) have summarized that Polygon B, the Eastern White Cedar hedgerow, is comprised of Cedars that range from Dead - Good condition. The condition of these trees has always remained consistent.</p>
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