

To: Guelph City Clerk

From: M. Staples  
Owner,

Re: File # OZS19-017

Proposed Draft Plan of Subdivision  
220 Arkell Road.

I own the property directly to the east of 220 Arkell Road and directly to the south of 1159 Victoria Road South (Subdivision under construction on former Victoria West Golf Course).

There are three issues that I would like to discuss with City staff as part of their review of the 220 Arkell Road file:

- 1) Width of Block 34 Ecological Linkage
- 2) Future Road Allowance in Block 33 Ecological Linkage
- 3) Fencing

I ask that City staff contact me to schedule meetings with me at their earliest convenience to review these issues in greater detail.

## 1) Width of Block 34 Ecological Linkage.

A SWM facility (Block 37) has been proposed that reduces the width of the Block 34 Ecological Linkage.

While I understand that SWM facilities are allowed within Linkages, the Block 37 SWM reduces the width of the Block 34 Ecological Linkage by approximately 80%.

This would not be an issue if the SWM facility was not fenced. However it is my understanding from City staff that this SWM facility, like others in the City, would be fenced for safety.

I have an Ecological Linkage on my property and I attended the public meetings on the Natural Heritage Strategy, so I know that the Natural Heritage System places great emphasis on the importance of preserving the width of Ecological Linkages. The Block 37 SWM does not preserve that width.

## 2) Future Road Allowance in Block 33 Ecological Linkage.

A Future Road Allowance is shown in the north east corner of Block 33 Ecological Linkage. That Road Allowance is for the extension of a road from the previously approved subdivision on 1159 Victoria Road South (former Victoria West Golf Course). That road on 1159 Victoria Road South has been planned but has not yet been constructed.

I question whether the portion of the road beside the 1159 Victoria Road South P-2 zone at the north east corner of 220 Arkell Road and the north west corner of my property needs to be extended.

The 220 Arkell Road Draft Plan includes a road (Road A) that achieves the required connection among the properties. Road A would replace the Future Road Allowance and thereby reduce the number of roads bisecting the Ecological Linkage.

## 2) Future Road Allowance (continued)

Because the portion of the road beside the P2 zone on 1159 Victoria Road South has not yet been constructed, this would allow that small piece of land beside the Park to be left in a natural state.

I ask that City staff consider this option as part of their review of the 220 Arkell Road proposal.

If, however, that road is considered necessary then I have an issue with the treatment of the Future Road Allowance. If that road continued south from 1159 Victoria Road South in the same straight line, it would straddle the property line between 220 Arkell Road and my property.

However the 220 Arkell Road Proposed Draft Plan of Subdivision does not show that road continuing in a straight line.

## 2) Future Road Allowance (continued)

Instead it is shown curving toward my property and disappearing from 220 Arkell Road.

There is no reason for this road not to continue in a straight line except that it ~~benefits~~ benefits 220 Arkell Road by shifting 100% of the future burden of that road (including sidewalks; curbs etc.) to my property.

This is not acceptable and needs to be changed

### 3) Fencing

My property is currently farmed. A fence is required on the proposed 220 Arkell Road subdivision to prevent unauthorized access to my property. When the Public Secondary School is constructed at 388 Arkell Road, the absence of a fence would allow people to take an unnecessary shortcut across my property.

M. Staples

MAY 21, 2020