

ATTACHMENT C

Technical Comments

Agreements Coordinator – Circulated

GIS – Reviewed

GIS have no comments at this point.

Development Engineering – Reviewed

Development Engineering has reviewed application **ZNPL2024031** and have the following comments.

1. Water / wastewater allocation will not be issued as part of the Zoning By-Law Amendment as there is no increase in servicing being proposed to the property at this time. If any future upside in servicing is proposed at this site, all applicable permits and inspections are to be issued by Public Works.
2. As per Norfolk County By-Law 2013-65, only one domestic water service pipe and one water meter shall be installed per lot.

Zoning – Reviewed

As per the current definition of “Boarding and Lodging House” the parking requirements are 2 for each dwelling unit, and an additional parking for each boarder(section 4.9 (d)) the zoning table in the application states that the zoning provision for # of off street parking is 6, where the required currently is 2 for each dwelling unit(so 4) then an additional parking of 8 for 8 rental rooms, so the value here should say 12 required as per the zoning, and then they are only proposing 3 . Also a parking layout of the 6 spots needs to be provided on a site sketch showing dimensions and locations of spots.

Building – Reviewed

The building department has reviewed the proposal and has NO conditions.

A building permit is required to change the Duplex dwelling to a boarding/lodging house.

No Ontario Building Code review has been completed at this time and will be done at permit application stage.

Please reach out to the building department as you get closer to having the planning and applicable approvals in place and staff will be happy to assist you with information on preparing for the building permit stage of the project.

All general permitting inquires: by email: permits@norfolkcounty.ca or by phone: 226-NORFOLK (226-667-3655) Ext 6016

Finance – Reviewed

This application will likely have a minor positive impact on assessment growth and tax revenues as a result of the special provision change in use of the property. The amount of growth is dependent on the assessment of the properties by the Municipal Property

Assessment Corporation (MPAC). Norfolk County would also receive Development Charges for any future development that occurs on the site.

Fire – Circulated

Social Services and Housing – Circulated

Canada Post – Reviewed

Please be advised that Canada Post does not have any comments on this property being used as a rooming house. Unless there are units provided, there will not be any additional mail change so it will be considered as 1 mailing address with 1 delivery point.

Realty Services – Circulated

Housing – Circulated

Bylaw Services – Reviewed

Parking - The proposal would see the potential to have 8 vehicles on a very small lot with just two single driveways. Even if not every one of the 8 tenants has a vehicle, experience has shown that visitors will often add to the impact in these situations. Given that no one likes to move cars around in driveways there will be inevitable issues with parking on a street that currently has parking on only one side (alternating sides every 15 days). There is also a regular high impact on parking availability twice a day every school day that nearby St Joseph's is in session with regular complaints to Bylaw about parking violations, and there are also snow removal implications with increased street parking in winter. It is therefore very likely that Bylaw will be called to investigate violations of ZBL 4.2.3 for parking within a landscaped area or violations related to length of time parking on Oakwood if this change is approved and no accommodation is made for parking needs. Suggestion would be to require a widened parking area on each side yard only, not in the front yard, to facilitate side by side parking of at least 1 additional vehicle on each side of the building. This would at least provide some street parking relief in one of our most complained about subdivisions.

Noise - High density student housing in most municipalities will often add to noise issues with complaints from nearby residential uses. Rental dispute issues are now taking at least a year and often more to work their way through the Landlord Tenant Board when trying to have the LTB support an eviction. Can they add rental contract language that would permit eviction for documented poor behaviour that attracts police or Bylaw investigation such as noise, debris, unlicensed vehicles etc?

Six Nations of the Grand River - Circulated

Student Transportation Services – Circulated

Hydro One - Circulated

Grand Erie District Board of Education – Reviewed

Thank you for circulating the development proposal at 77 Oakwood Avenue. The Grand Erie District School Board has no comments or concerns regarding the proposed boarding/rooming house.