

Attachment C

Technical Comments

Building: Reviewed

Prior to Building Permit Stage:

1. The Owner shall agree to make application for a Building Permit, and obtain the necessary Building Permits prior to commencing construction.
2. AND FURTHER THAT - The Owner shall agree to make application for a Building Permit, and obtain the necessary Building Permits for existing barn north of Lot 28 on the site plan documents. Building department has no record of a building permit being obtained for this farm building.
3. AND FURTHER THAT - The Owner shall agree to demolish all existing structures not in the approved site plan documents, and constructed without the benefit of a building permit. Demolition permits are not required by the Ontario Building Code as these are building on a farm. Buildings include: a) Farm building located on Lot 28. b) Residential building located south of Lot 34 in the constraint area as per geoprocess. c) Any building over 10 square meters in building area, constructed without the benefit of a building permit.
4. AND FURTHER THAT all applicable law approvals as required by the Ontario Building Code (OBC) and supporting documentation from approval agencies be submitted with a building permit application. [OBC Division A 1.4.1.3] Specifically:
 - a. Registered site plan agreement with Norfolk County.
 - b. Long Point Regional Conservation Authority (LPRCA) Construction Permit.
 - c. Nutrient management plan. Ministry of Agriculture Food and Rural Affairs.

Zoning – Reviewed

1. Need to identify what the proposed # of horses will be on site and where? MDS 2 will be required for any horses sheltered in buildings. It has been determined that within the 28CDPL2024062, that over 5 medium framed horses will require a MDS and nutrient management from a consultant.
2. Buildings which will be used to house the livestock will need to be identified whether new or existing, along with location of riding arena and pasture area. These uses are AGR uses and will not be part of the OFDU calculation.
3. Buildings which will be used for wedding and conference center, saloon, restaurant and food and beverage services need to be identified on the site plan and dimensioned. The allowance of these uses is based on OFDU proposal, and need to be identified and dimensioned so that we can determine the areas of

OFDU meet the zoning bylaw. Parking areas of OFD uses are also included in the area for OFDU

4. A zoning table needs to be provided on the site plan to detail parking for each use of the OFD uses, also parking for each farm dwelling unit, along with visitor parking as this is a condo development. A parking lot(or lots) for each use will need to be identified on the site plan and dimensioned.
5. The zoning table must also identify the front lot line, exterior lot lines, and rear lot lines and the distances that closest structures are to the property lines. Please identify current and proposed buildings.

Additional question regarding parking; Assuming most of the people wanting to live here, or visit will have horses, as this is a horse ranch with units being identified as "farm dwellings". An area where horse trailers will be parked should also be identified on the site plan.

GIS – Reviewed

Please contact NorfolkGIS for new civic addresses when building.

Canada Post – Reviewed

Are all of your 38 units permanent or is units 2 – 9 seasonal / vacationers?

If these units are permanent and each module holds 16 compartments I need to know 3 modules.

Since we are putting these on private property, I will need a license to occupy form completed as well. Will someone be looking after the snow clearance in front of the Community mailbox or do you need our contractor to come onto private property to clear the snow? If they do, they will not clear sidewalks or driveways, only the access to the site itself. Please let me know so item # 4 on the license to occupy form can be amended.

When will occupancy be? when will you need these modules?

I have attached the specs depending on whether there is a sidewalk or not.

As per our telephone conversation today Canada Post would need to put in conditions to this application to justify installing Community mailboxes. The conditions would be that these are intended for permanent residence of the individual purchasing the property (or similar to a apartment where they purchase and rent out to lease tenants) and not intended to rent out the property for short term or be a seasonal property. If individuals are not living in these units permanently, there is no justification or need for having a permanent mailbox for mail delivery. Customers would have to have their address showing that they live at these units permanently to obtain a compartment in the Community mailbox (should this be the decision).

You have mentioned that the restaurant would be a full time store which I have advised that if it comes down to the B&B Ranch (which already has rural mailbox delivery) and the restaurant being the only 2 permanent buildings then this would be rural mailbox for mail delivery for both of them. If any of these units were to become permanent residence, then we could look at installing a Community mailbox for mail delivery but again, this would only be for permanent units.

As I explained, there is a difference between owing a property and living there permanently where you would require mail delivery because that is your primary residence to get mail and bills vs owing a property and staying there periodically, seasonally or renting it out where no one would require mail delivery as they are not there long enough and the owner would most likely get their property taxes and utility bills mailed to their primary address.

You mentioned that there maybe several units that would be permanent at the start and asked if Canada Post could install 1 mailbox and then add additional as needed when the time arises. Again, if these units become permanent to the owner then we can look at that but there is no need to install modules if there is no need for mail delivery to them. If we decide to move forward with this I would suggest that you install a pad for 3 potential modules should the need be there in the future for them as well.

Development Engineering – Reviewed

Development Engineering has no concerns with the forward movement of the condo registration.

Fire Department - Reviewed

Norfolk Fire has the following comments for this proposal:

- Private roadways through the development are to be built and designated as fire access routes
 - o These roadways are to meet the standards of Norfolk County Engineering and to be able to accommodate the size and weight of fire apparatus
- Roadways and turn around facilities to meet the requirements set out in the Ontario Building Code and shall be kept free of obstructions as per the Ontario Fire Code
- Cabins/unit numbers to be clearly marked to assist with emergency response

Paramedic Services - Reviewed

No comments from Paramedic Services.

Accessibility – Reviewed

No comments from Accessibility.

Haldimand-Norfolk Health Unit - Reviewed

The facility referenced in this proposal is subject to one or more regulations under the Health Protection and Promotion Act which is enforced by Public Health Inspectors with the Haldimand-Norfolk Health Unit. Prior to the design, building, and operation of the proposed development, the Health Unit strongly suggests that the applicant contact the Environmental Health Team at 519-426-6170 ext. 3477 or ehthotline@hnhss.ca to be connected with a Public Health Inspector who can discuss the applicable requirements. Failure to do so could result in delays to the regulatory approval process.

Realty Services Department - Reviewed

The County will require a postponement of any Charge(s)/Mortgage(s) on title to the County's Site Plan/Development Agreement. We recommend that you connect with your lender(s) and/or solicitor as early in the process to avoid any delays.

By-Law Enforcement Department - Reviewed

Parking

With any new development in Norfolk parking considerations are always an issue after construction, especially in condo developments. The Applicant needs to be reminded that Norfolk County will not be instituting bylawed parking restrictions on this private property, nor will we be enforcing any parking restrictions they institute internally as a condo corporation. Previous complaints from new development residents have included the lack of enough visitor parking, demands to tow vehicles parking along roadways and derelict vehicles in visitor parking spaces as well as short driveways that cause longer resident vehicles such as pickup trucks to protrude onto the internal roadway.

Safety

For consideration only: While not a bylaw issue, enforcement and patrol experience with Front Road and the high volume of traffic it has in summer, including fast motorcycles, on these two curves in the road over a short distance causes concern with the proposed development's west entrance. The entrance is just 100m or so from a curve for eastbound traffic coming from Port Rowan and just 200 from the northern curve coming from the east. The current residential driveway is safe due to the very low traffic heading in or out, but we suspect the traffic from the new development could pose a higher risk of collision. It isn't clear what the intention is at the north end of the internal roadway where it appears to be both a turning circle and possibly another entrance/exit? If it's a driveway entrance then it too is just 100m from a curve, causing potential issues with eastbound Front Road traffic coming out of the curve. If it's a turning circle only, no issue.

Six Nations of the Grand River - Reviewed

No comments received.

LPRCA/GRCA – Reviewed

LPRCA staff have reviewed the application for a vacant land condominium for a resort-oriented horse ranching development. Provided the lots are outside of the natural hazards on the property, at least 35 from the top of slope related to Lake Erie, LPRCA staff have no concerns. As this setback was established during the site plan application phase, I believe all lots and development should not be subject to natural hazards.

Grand Erie District School Board – Reviewed

Thank you for circulating the development proposal at 436 Front Road. The Grand Erie District School Board has no comments or concerns regarding this proposed development.

Enbridge Gas – Reviewed

Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.

Please always call before you dig, see web link for additional details:

<https://www.enbridgegas.com/safety/digging-safety-for-contractors>

Enbridge Gas does not currently have gas piping within the immediate area. To arrange for natural gas servicing to this development please contact Enbridge Gas at the following link:
https://enbridge.outsystemsenterprise.com/GetConnectedApp_UI/NewGasServiceInquiry

HydroOne – Reviewed

We are in receipt of your Plan of Condominium application, 28CDPL2024062 dated March 14th, 2024. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at Subdivision@HydroOne.com or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link:

<http://www.hydroone.com/StormCenter3/> Please select "Search" and locate address in question by entering the address or by zooming in and out of the map

If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre.

Bell Canada

Comments pending.