

Attachment B: Technical Comments – 4th Submission
CD-24-115 - ZNPL2020244 185 Robinson Street

Development Engineering: Development Engineering has reviewed the 4th submission of application **ZNPL2020244** and has the following comments.

1. All plans, reports and studies identified are to be submitted at the time of Site Plan application.
2. Water / wastewater allocation will not be issued as part of the ZBA. Applicant is to confirm capacities at the time of site plan application, at the time registration of agreement\approval allocation will be provided for the development, if available.
3. Full Development Engineering comments will be provided at the time of Site Plan submission.
4. **Water and Wastewater Modeling** – Development Engineering received the first version of a Functional Servicing Report related to this property on Sept 4th, 2024. At the time of completing these comments Water and Wastewater modelling has been requested and is in progress. It is the recommendation of Development Engineering that a **HOLD** be put on the Zoning for completion of Water and Wastewater modelling to determine if adequate servicing is available.

Water and sanitary modelling are to be completed by Norfolk County's consultant at the developer's expense.

5. **Stormwater Management** - The Stormwater Management Report was received on Sept 4th, 2024, and was reviewed only as a Concept at this time, however the report does demonstrate a plausible SWM approach aimed at controlling (quantity) and treating (quality) storm water runoff from the site. A detailed review of the Storm Water Management design will be completed at the Site Plan Application submission.
6. **Transportation** - All recommendations from the Traffic Impact Study are to be implemented into the future design and addressed fully as part of the Site Plan Application submission. While the updated Traffic Impact Study does include an assessment of the Queen Street/Union Street intersection, it remains absent of a pedestrian circulation discussion/plan demonstrating how this site will integrate with the existing community fabric and contribute to a walkable community.
7. The applicant is advised that during the Site Plan review stage, Kars Street will require further examination/discussion respecting how this road can be properly

separated from the site in an effort to properly delineate between public and private roads.

8. Any recommendations/upgrades from the Traffic Impact Study required to facilitate this development will be the responsibility of the developer.
9. It is recommended by Development Engineering that prior to site plan submission a Pre-Consultation meeting be held to ensure that the applicant has all new and accurate information pertaining to this site.

Building: Reviewed – Comments are as follows:

Building – Reviewed – No comment at zoning stage. Building plans & location on site have not been reviewed for compliance with the Ontario Building Code at this time.

GIS: Reviewed – Comments are as follows:

Please contact NorfolkGIS for new civic addresses when building.

You can apply for a new civic address [here](#). If a green sign is required in order to issue you an address (generally anywhere outside of an urban area) you will have to call Norfolk County Customer Service after applying to make payment before the address is issued (519-426-5870 or 226-NORFOLK). If you would like to apply for a new Civic Address because you are planning to build on a vacant parcel of land, this is dealt with as part of the building permit process. The building inspector can provide you with a copy of a Civic Address Request Form or it can be downloaded below. On the form there are several areas that need to be filled out with information, and a sketch showing the lot layout of the property for which the Civic Address is being requested. A sample sketch will be included with the form.

Paramedic Services: Reviewed. No comments.

Agreement and Development Coordinator: Reviewed: comments are as follows:

A holding provision should be placed on your lands until a development agreement for the lands has been registered on title.

Fire: Reviewed: comments are as follows:

Norfolk Fire does not have any further comments in addition to those provided for May 8, 2023. Our stance remains that adequate access must be provided along with water supply for hydrants and required fire protection systems.

Zoning: Reviewed: Comments are as follows:

- Please show the approximate useable floor area for each floor on sheet A01 and A02 of the architectural drawings.

- Floor area ratio needs to be taken into consideration. Please calculate and provide the proposed floor area ratio in the site statistic table. Please refer to the definition of 'floor area ratio' in the Norfolk County Zoning by-law
- As per 5.6.2. (g) in the zoning by-law, the maximum floor area ratio for an eight storey building is 1.
- The step back of upper floors shown meets the provisions set out in section 5.6.3. of the by-law. Floors 5 to 6 need to be stepped back 2.0m, (2.3m provided) Floor 7 needs to be 4.0m back (4.8m provided), Floor 7 shall be 6.0m back (6.4 m provided)
- Please refer to the definition of 'useable floor area' and 'floor area ratio' in the Norfolk County Zoning by-law
- The proposed parking shown on the plans and in the table provided on sheet A00 meets the intent of section 4.0. of the zoning by-law.

Source Water Protection: Reviewed Comments are as follows:

The property has been reviewed by the Risk Management Office and this letter serves to inform Norfolk County that there is potential for significant drinking water threats on the property for the following reasons:

- 1) The proposed application is to facilitate a ZBA for an eight storey mixed use building consisting of 143 residential dwelling units, 5 office units and 23 retail units. The proposed development will constitute an activity that will increase the water taken and has the potential to reduce the recharge of an aquifer within an identified WHPA-Q1 and WHPA-Q2 respectively.

Since the property is currently vacant the development of the site in anyway will constitute a proposed significant threat, an activity that will increase water taking and reduces the recharge of an aquifer. In order to avoid the development becoming a significant threat, the Long Point Region Source Protection Plan provides the following policies: NC-MC-17.1 through NC-MC17.10 and NC-MC-18.1 apply to the WHPA-Qs./ Specifically, Norfolk County should ensure water takings resulting from the proposed development wont cause a significant water quantity drinking threat and ensure that water taking align with the Integrated Sustainable Master Plan (Policies NC-MC-17.2 and NC-Cw-17.4). The County is also encouraged to increase predevelopment recharge where appropriate. The following policies are directly applicable to this development.

NC-MC-17.2 – Future Land Use Planning WHPA-Q1 + Service Area: When planning for growth and approving development that is to be serviced by an existing municipal well located within a WHPA-Q1 with a significant risk leve, the municipality shall ensure that Planning act decisions consider the long-term sustainability of the municipal drinking water system by : a. ensuring the development and any required expansion of the municipal drinking water system is consistent with the Integrated Sustainable Master

Plan, including the water allocation threshold; and, b. necessary amendments to the Permit to Take Water.

NC-MC-18.1 – Existing/Future Land Use Planning WHPA-Q2: To ensure that any existing and future activity that reduces the recharge of an aquifer within the WHPA-Q2 with a significant risk level ceases to be or never becomes a significant drinking water threat, Norfolk County is encouraged to maintain pre-development recharge where appropriate.