

ZNPL2025156 – 676 Gilbralter Street

Attachment C: Technical Comments

Agreement Administrator, Norfolk County

I am excited to be working with you on your affordable housing residential apartment in Delhi. I have no comments regarding your zoning by-law amendment application, however, when you apply for your site plan approval you may need to enter into a development agreement with the County. The agreement will be registered on title at the owner's expense. The County will collect and hold your performance securities for infrastructure and landscaping works until the end of your maintenance period.

Please reach out when you are ready to start your site plan agreement.

All the best.

Annette Helmig, Agreement and Development Coordinator

Annette.helmig@norfolkcounty.ca

Financial Management and Planning, Norfolk County,

As per report HSS-24-016 - HNHU Updated Regeneration Strategy presented April 9, 2024, Council approved the Delhi New Development project to provide sixteen (16) units of community housing, including a minimum of ten (10) rent-geared-to-income (RGI) units with capital construction targeting the passive house standard.

The application outlined in this report is requesting an amended zoning by-law from Urban Residential Type 2 Zone (R2) to Urban Residential Type 5 Zone (R5) for a portion of the Delhi Development Project with a special provision to allow for the development of a 25-unit affordable housing residential apartment. This is an increase to the total number of units Council has previously approved for this project.

As per report HSS-24-016, Council agreed to provide a zoning by-law amendment, committee of adjustment and site plan fees towards the affordable housing projects in Delhi and Port Dover, as an in-kind contribution to the Haldimand Norfolk Housing Corporation. It can be assumed that the increase in total units will increase the total amount of fees related to the overall planning and building processes for this project. Approving the application as is may cause further reduced revenue and could impact reserve balances and Norfolk's year end surplus/deficit amount as the project moves forward.

If the application is approved as currently stated, Finance staff will need to complete a thorough analysis of plans and revised development Pro Forms for the Delhi development to ensure that the project remains viable. The analysis

would need to evaluate the financial implications of the unit increases and associated zoning requests outlined in this application.

Building Department, Norfolk County

A) Functional Service Report - On-site fire protection calculations / Fire Flow Determination. S(tot) to be 1.5. West elevation is 3.0 metres from the property line. Total fire water required 252,900 litres required. Flow rate 105 litres/ second required. [OBC A.3.2.5.7]

B) Rain water from building roof. Indicate location of rain water leader outlet. [Site plan comment?]

GIS, Norfolk County

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.

Canada Post

This development will receive mail service through a centralized mail panel (lock box assembly and / or mail room if over 100 units) installed by the developer /owner in the lobby providing that the units are self-contained and fully functional as their own unit.

The following conditions should be added for Canada Post Corporation's purposes.

Canada Post's multi-unit policy, which requires that the owner/developer provide the centralized mail boxes at their own expense, will be in effect for buildings and complexes with a common lobby, common indoor or sheltered space with 3 or more units. The owner / developer will need to provide individual unit numbers for each unit and installed in the lobby. If over 100 units then a mail room is required (please see attached document). If there are Commercial units attached, they should be included in the mail panel as well.

If this building is a nursing home, institution, assisted living home or group home with several units containing the basic essentials and a shared common area then mail delivery will be 1 drop for all units and at the Post Office.

Please advise when construction starts and when you anticipate occupancy. Should the description of the project change, I would appreciate an update in order to assess the impact of the change on mail service. If you have any questions or concerns regarding these conditions, please contact me.

Sincerely yours,
Connie Richardson
Delivery Planning Officer Connie.richardson@canadapost.ca | 519-521-0176

Union Gas Ltd

Enbridge Gas does not object to the proposed application(s), however, we reserve the right to amend or remove development conditions.

Please always call before you dig, see web link for additional details:
<https://www.enbridgegas.com/safety/digging-safety-for-contractors>

Hydro One

We are in receipt of your Application for Site Plan, ZNPL2025156 dated 2025-05-13. 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: Stormcentre ([hydroone.com](https://stormcentre.hydroone.com))

Please select "Search" and locate the 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

If you have any questions please feel free to contact myself.

Fire Department, Norfolk County

NCFD has the same comments as the Pre-Con meeting:

- Ensure adequate access for fire department apparatus
- If building requires a fire department connect ensure that it is placed appropriately to allow for safe and efficient use
- All fire and life safety provisions of the Ontario Building Code to be provided
- A Fire Safety Plan will need to be drafted and provided to the Fire Prevention Officer for review and approval prior to occupancy
- Notify NCFD if electric vehicle charging or battery storage (e.g., Tesla wall) infrastructure will be provided

Zoning Administrator, Norfolk County

The proposal intends to rezone the property from R2 to R5. Apartment dwellings are permitted within the R5 zone.

Zoning deficiencies based on site plan provided:

- Parking for dwelling apartments deficient by 16 spaces (38 required, 22 provided)
- Visitor parking deficient by 3 spaces (9 required, 6 provided)
- Setback of parking to adjacent residential deficient by 1.1 meters (3m required, 1.9m provided)
- Sight triangle deficient by 0.2 meters (9m required, 8.8m provided)
- Rear yard setback deficient by 6 meters (9m required, 3m provided)

Ministry of Transportation, Pending comments.

Please be informed that the above-mentioned Land Development Review request submitted May 26,

2025 does not require review by the Ministry of Transportation's Highway Corridor Management

Office. However, review and/or approvals from other agencies may apply.

Should the information or location provided in MTO-LD-2025-31L-000263 change, this confirmation

will be deemed invalid.

If you have any questions or require additional information, please contact:

Michael Kilgore
Phone: +1 (226) 973-7021
Email: Michael.Kilgore@ontario.ca

Engineering, Norfolk County,

Development Engineering has reviewed the request rezoning and have no concerns with rezoning the land from R2 to R5. A traffic impact brief (although not required for such a small development) was provided. This brief indicated a negligible increase in travel trips to/from the development site which is readily supported by the existing area road network and intersections without concern.

At this stage, the property should have a Holding provision placed upon it until servicing capacity (water and wastewater) is confirmed via modelling (currently underway).

Other matters such as storm water management and site grading have been satisfactorily conceptually presented and will be refined through the Site Plan process.

Emergency Management, Norfolk County, Pending comments.

Bell Canada, Pending comments.

By-law Inspector, Pending comments.

Paramedic services, Norfolk County, Pending comments.

Environmental Department, Norfolk County, Pending comments.

Six Nations, Pending comments.

Ontario Provincial Police, Pending comments.

Realty Services, Norfolk County, Pending comments.

Mississaugas of the Credit, Pending comments.

Housing services, Norfolk County, Pending comments.