

ZNPL2025149 – Butternut Drive Subdivision Phase II

Attachment C: Technical Comments

Zoning Review

This development is zoned R4 with special provision 14.1022

Zoning deficiencies:

Block 1 – landscaped front yard of 32.19%, 22.80% and 7.10%

Block 2 – landscaped front yard of 43.54% and 7.10%

Block 3 – rear yard setback of 5.64m, landscaped front yard of 25.42%, 26.8% and 7.10%

Block 4 – rear yard setback of 4.59m, landscaped front yard of 39.15%, 7.10%, and 44.29%

Block 5 – rear yard setback of 5.64m, landscaped front yard of 38.83%, 7.10%, and 25.50%

Block 6 - landscaped area of 25.70% and 7.10%

Block 7 – landscaped area of 25.70%, 7.10% and 20.88%

Block 8 – landscaped area of 37.04%, 15.49% and 33.93%

Block 9 – rear yard setback 5.05m and 12.19m, landscaped area of 28.23%, 7.41% and 32.43%

Block 10 – rear yard setback of 7.64m and 8.03m, landscaped area of 7.10% and 25.70%

Block 11 – rear yard setback of 8.69m, landscaped area of 26.10%, 12.67%, 16.46%, 80.91%

Block 12 – rear yard setback of 4.64m, landscaped area of 31.36%, 7.10% and 22.08%

Block 13 – rear yard setback of 4.16m, landscaped area of 20.60%, 6.76% and 47.95%

Block 14 – rear yard setback of 10.98m, landscaped area of 43.52%, 12.06%, 29.65%

Block 15 – rear yard setback of 10.98m, landscaped area of 29.65%, 12.06%, 38.65%

Parking must be provided on the lot and not extend over the property line. All proposed parking spaces over the property lines requires relief from provision 4.2.1

Additional Comments:

The site plan zoning table and site statistics needs to be updated to address missing zoning deficiencies. Zoning recommends adding a table for each block of townhouses listing the proposed deficiencies. The zoning table provided is insufficient for a development of this size and the amount of zoning deficiencies proposed.

ADU's located in basements of street townhouses may occupy the entire basement area. Relief from useable floor area percentage is not required. Refer to By-Law 25-Z-

2022, 3.2.3.1 b). The by-law referenced in the Planning brief is outdated. ADU requirements in Norfolk County have been updated since 2020.

The layout of the driveways will cause one of the parked vehicles to drive over the landscaped area if there are three cars parked. Zoning recommends squaring off these driveways as they will most likely get paved over anyways or covered with tire marks and ruts.

Rear decks will most likely require additional planning application/minor variances to permit them on some of the blocks with reduced rear yard setbacks.

After further review, relief from section 3.31 Sight Triangles is not required for this proposal.

Building

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

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 and septic permit stage of the project.

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

Please refer to our website for current forms, and fees.

<https://www.norfolkcounty.ca/business/building/>

GIS

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.

Agreement Administrator, Norfolk County

I suggest the Holding (H) provision remains in place on your land zoning until either the preservicing agreement or the subdivision agreement has been executed and registered

on title. I look forward to continuing working with you to register phase 2 of Big Sky Simcoe.

Thank you and all the best.

Fire, Norfolk County, Pending comments

Finance, Norfolk County, Pending comments

Engineering, Norfolk County,

Engineering has no objection to the requested re-zoning.

As part of the rezoning application – an updated Traffic Impact study was submitted that reviewed the additional traffic generation from the increased number of units (+86) along with the additional traffic from 487 Norfolk Street South (given that this location was proceeding through LPAT). The findings indicate that the intersection will continue to operate at an acceptable level of service with the additional demand placed on it. Staff is aware of some of the current challenges at the Norfolk Street South and Decou Road intersection and will be suggesting some operational/functional changes (regardless of any additional area development) as a capital undertaking within the capital forecast.

Furthermore, the storm water management design was reassessed with the additional hardscaping introduced as part of the rezoning application and no modifications to the storm water management approach are required. Water and wastewater services to the area are capable of meeting the needs of the additional dwelling units and hardscaping changes.

Engineering does recommend the addition of warning clauses on the purchase and sale agreements for these units – advising owners that snow storage on the lot may be limited and pose challenges during the winter months. Unit purchasers are encouraged to make use of Ride Norfolk to reduce their reliance on travel by auto. Unit purchasers will be advised on the local pick-up points for Ride Norfolk and of the current schedule for consideration prior to lot purchase.

Through the subdivision agreement update, staff will also add the condition to install a sidewalk/walkway along the south of Decou Road between Butternut Drive and Norfolk Street South to improve walkability within the area and to reduce the reliance on auto travel for short trips to area conveniences.

Roads, Norfolk County, Pending comments

Emergency Management, Norfolk County, Pending comments

Environmental, Norfolk County, Pending comments

Ministry of Transportation, Pending comments

Canada Post, Pending comments

Hydro one, Pending comments

Union Gas

ZBA - 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>

DPS - Thank you for your correspondence with regards to draft plan of approval for the above noted project.

It is Enbridge Gas Inc.'s request that prior to registration of the plan, the Owner shall make satisfactory arrangements with Enbridge Gas Inc. (Enbridge Gas) to provide the necessary easements and/or agreements required by Enbridge Gas for the provision of local gas service for this project. Once registered, the owner shall provide these easements to Enbridge Gas at no cost, in a form agreeable and satisfactory to Enbridge Gas.

Bell Canada

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

Bell Canada Condition(s) of Approval

1) The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada. 2) The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.

Upon receipt of this comment letter, the Owner is to provide Bell Canada with servicing plans/CUP at their earliest convenience to circulations@bell.ca to confirm the provision of communication/telecommunication infrastructure needed to service the development.

The Owner acknowledges and agrees that it is the responsibility of the Owner to provide entrance/service duct(s) at their own cost from Bell Canada's existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner shall be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

Paramedic Services

No comments from Paramedic Services.

