

**CD-25-014 28TPL2025222/ZNPL2025219 – Gardens of Delhi, Delhi**

**Attachment B: Technical Comments**

**Building** Reviewed. Comments are as follows:

Building Department has reviewed this application. The proposed wording of conditions 59 and 60 be approved. No other changes to the conditions are required by the Building Department

Conditions:

59. AND FURTHER THAT the Owner shall prepare and ensure that a comprehensive erosion and sediment control plan is in place and that fencing or other suitable barriers have been installed prior to site alteration and initiating of any grading or construction to prevent the unauthorized dumping of fill and to minimize erosion. The fencing or other suitable barriers should be kept in place until all grading and construction on lands and roadways have been completed.

60. AND FURTHER THAT the Owner shall ensure that the recommendations of the Geotechnical Investigation Report are implemented to the satisfaction of the Norfolk County's Chief Building Official.

**Mississaugas of the Credit First Nation:** Reviewed. Comments are as follows:

The Mississaugas of the Credit First Nation (MCFN) are the Treaty Holders of the land on which the project will take place – specifically, the Between the Lakes Treaty No. 3 of 1792. The MCFN holds Indigenous and Treaty Rights specific to the project location and its environs, which may be adversely impacted by it. The Department of Consultation and Accommodation (DOCA) is designated by the MCFN to handle consultation matters on its behalf.

The DOCA consultation team has filed the project-related correspondence identified above. Upon our review, we have determined that the project should be proceeded by, at minimum, a Stage 1 archaeological assessment to determine the location's archaeological potential. DOCA must be notified of, invited to participate in, and provided the opportunity to review this archaeological assessment, as well as any environmental assessments. At its discretion, DOCA may request capacity funding from the proponent for its consultation and engagement activities relating to the project.

DOCA expects to be notified of any and all future project updates and/or changes

**Canada Post:** Reviewed. Comments are as follows:

**Service type and location**

1. Canada Post will provide mail delivery service to this development through centralized Community Mail Boxes (CMBs) unless;

2. If the development includes plans for (a) multi-unit building(s) with a common indoor entrance of 3 or more units that are self contained and fully functional as their own unit, the developer must supply, install and maintain the mail delivery equipment within these buildings to Canada Post's specifications. If the development is a nursing home with just room and a common amenity area then mail delivery will be just 1 mail drop at the counter.

### **Municipal requirements**

1. Please update our office if the project description changes so that we may determine the impact (if any).
2. Should this development application be approved, please provide notification of the new civic addresses as soon as possible.

### **Developer timeline and installation**

1. Please provide Canada Post with the excavation date for the first foundation/first phase as well as the date development work is scheduled to begin. Finally, please provide the expected installation date(s) for the CMB(s).

Please see Appendix A for any additional requirements for this developer should Canada Post need to install a Community Mailbox.

### **Appendix A**

#### **Additional Developer Requirements:**

- The developer will consult with Canada Post to determine suitable permanent locations for the Community Mail Boxes. The developer will then indicate these locations on the appropriate servicing plans.
- The developer agrees, prior to offering any units for sale/rent, to display a map on the wall of the sales office in a place readily accessible to potential owners/renters that indicates the location of all Community Mail Boxes within the development, as approved by Canada Post.
- The developer agrees to include in all offers of purchase/rental a statement which advises the purchaser/renter that mail will be delivered via Community Mail Box. The developer also agrees to note the locations of all Community Mail Boxes within the development, and to notify affected owners/renters of any established easements granted to Canada Post to permit access to the Community Mail Box.
- The developer will provide a suitable and safe temporary site for a Community Mail Box until curbs, sidewalks and final grading are completed at the permanent Community Mail Box locations. Canada Post will provide mail delivery to new residents/tenants as soon as the homes/businesses are occupied.

- The developer agrees to provide the following for each Community Mail Box site and to include these requirements on the appropriate servicing plans:

- Any required walkway across the boulevard, per municipal standards
- Any required curb depressions for wheelchair access, with an opening of at least two to three metres (consult Canada Post for detailed specifications)
- A Community Mailbox concrete base pad per Canada Post specifications

**Fire:** Reviewed. Comments are as follows:

Norfolk Fire does not have any additional comments for this submission so long as the adjustments do not reduce the road width and negatively impact turning the turning radius at intersections, curves, corners. A reduction in road width, especially if on-street parking is permitted could have an impact on emergency response.

**Long Point Region Conservation Authority (LPRCA):** Reviewed. Comments are as follows:

As no portion of the subject lands fall within LPRCAs regulated area, LPRCA staff have no comments or concerns in regards to the applications.

As was communicated in LPRCAs comments for previous applications 28TPL2023316 & ZNPL2023320, our office will review the final stormwater management design. However, an enhanced level of treatment would no longer be a requirement.

**Ministry of Transportation (MTO):** Comments pending.

**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.

**Enbridge Gas:** Reviewed. Comments are as follows:

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>

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.

**Paramedic Services:** Reviewed. No comments.

**Engineering:**

Engineering has reviewed the proposed zoning amendments and redlined draft plan of subdivision. Engineering has also reviewed the proposed changes to the Draft Plan Conditions that are necessary to ensure alignment between the Plan and Conditions. All are appropriate and Engineering has no concerns.

Engineering staff has also reviewed the revised/updated Draft Plan Conditions to ensure they align with the set of Draft Plan Conditions that were originally supported by Engineering in but unfortunately not presented to Council with the original Draft Plan approval in early 2024. Staff and the Developer are taking this opportunity to ensure the proper set of Draft Plan conditions are support by a Council approval for the record.