

## **ATTACHMENT C**

### **Technical Comments**

#### **Building**

##### **Comments:**

1. Usable floor area of all accessory building needs to be included in the application. If a building is to be demolished, it should be noted on the drawings.
2. Existing farm building exceeds 600 sq. m in building area. Due to the building size, an architect and/or professional engineer is required to submitted design documents as part of the change of use application. Architect and/or professional engineer to detail any compensating construction required as part of the change of use permit.

##### **Conditions:**

1. AND FURTHER THAT Receipt of a letter from the Building Department indicating that the Change of Use permit has been issued in conformance with the Ontario Building Code. [OBC Part 10] Change of use from an agricultural farm building to a residential accessory building. Barn and greenhouse require separate change of use permits.

#### **Zoning**

The greenhouse is to be demolished based on the planning report provided by G. Douglas Vallee LTD. The GIS mapping should be updated to indicate that the greenhouse is being demolished.

#### **Development Engineering**

Development Engineering has reviewed application ZNPL2025134 and have no comments.

#### **GIS**

Norfolk GIS has no requirements at this time.

#### **By-law**

Circulated.

#### **Bell Canada**

Circulated.

#### **Fire**

Norfolk Fire does not have a concern with this proposal at this time. Should electric vehicle charging or battery storage (e.g. Tesla wall) infrastructure be provided please notify NCFD.

#### **Six Nations**

Circulated.

**Canada Post**

Please be advised that Canada Post does not have any comments on this application as this will not affect mail delivery.

**Realty**

Circulated.

**Drainage**

Circulated.

**Finance**

Circulated.