

ATTACHMENT C

Technical Comments

Economic Development

Circulated – no comments received.

Development Engineering

Development Engineering has reviewed application ZNPL2025234 and have no comments.

Forestry

Circulated – no comments received.

Building

Building has reviewed the zoning application and has no comments.

Zoning

Special provision required to permit an industrial manufacturing building and office.
Special provision required to permit an existing contractor's shop on the property.
Relief required for the proposed manufacturing building height of 12.58m.
Relief required for deficient number of parking spaces and parking aisle width or revise site plan.

Planning staff comments: the existing contractor's shop will be relocated into the new building and the building will be used as part of the greenhouse operation. The proposed site plan will be amended to include additional parking. The building height relief is included in the Zoning By-law amendment.

Six Nations

Circulated – no comments received.

Mississaugas of the Credit

Circulated – no comments received.

Fire

Circulated – no comments received.

Ministry of Transportation

The Ministry of Transportation (MTO) has completed its review of the site plan and other application documents related to 2148 Highway 3, Delhi dated February 5th, 2025. The plan was considered in accordance with the Public Transportation and Highway Improvement Act (PTHIA), MTO's Highway Corridor Management Manual (HCMM) and all related guidelines and policies. The following outlines our comments:

The subject property is located adjacent to Highway 3, which is classified as Arterial and designated as a Controlled Access Highway (CAH). As such, all requirements,

guidelines, and best practices in accordance with this classification and designation shall apply.

The owner should be aware that the property does fall within the MTO's Permit Control Area, and as such, MTO Permits are required before any demolition, grading, construction, or alteration to the site commences. In accordance with the Ontario Building Code, municipal permits may not be issued until such time as all other applicable requirements (i.e.: MTO permits/approvals) are satisfied. Based on our review of the provided documents, MTO is able to provide the following comments that will need to be addressed:

- MTO has no concerns with the proposed siteplan, or zoning bylaw amendment, however the owner should be aware of the following:
 - A new MTO Building and Land Use permit will be required for the greenhouse prior to any work on the site beginning.
 - Prior to applying for the MTO permit, the label "Future Greenhouse" should be changed to "Proposed Greenhouse"
 - Any signage visible from Highway 3 will require an MTO sign permit.

MTO has recently launched a MTO Highway Corridor Management System (HCMS) web-portal, function (<https://www.hcms.mto.gov.on.ca>). Please apply for your permits here.

Finance

Finance does not have any comments on this application at this time.