

ATTACHMENT D

Technical Comments

Development Engineering

Development Engineering has no objections to the proposed Official Plan Amendment and Zoning By-law Amendment. As there were no technical studies or reports relating to servicing (Water or Wastewater), Stormwater Management or Traffic Impact submitted with this application, Development Engineering may have additional comments at future Planning application stages.

Building

The building department has reviewed the proposal and has no comments or 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/>

Zoning

Reviewed – no comments.

Mississaugas of the Credit First Nation

This letter is to confirm receipt of the project-related correspondence sent by the County of Norfolk, on July 30, 2025, regarding 295 Queensway West, Simcoe.

The Mississaugas of the Credit First Nation (MCFN) are the Treaty Holders of the land on which the Leon's Furniture Store will take place. Specifically, the project is located on 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. We have no questions or comments for you at this time. This does not indicate a position of support for the project, that the Duty to Consult and Accommodate the MCFN has been met, or that there are no adverse impacts to the MCFN's Indigenous and Treaty Rights.

DOCA expects to be notified of any and all future project updates and/or changes. Additionally, DOCA must be notified of, invited to participate in, and provided the opportunity to review any environmental and/or archaeological assessments. At its

discretion, DOCA may request capacity funding from the proponent for its consultation and engagement activities relating to the project.

If you have any questions for the DOCA consultation team, please feel free to contact us.

Six Nations

Circulated – no comments received.

Long Point Region Conservation Authority

Long Point Region Conservation Authority (LPRCA) staff have had an opportunity to review applications OPNPL2025 and ZNPL2025226 and can provide the following comments based on LPRCA's plan review responsibilities for the Norfolk County's consideration.

It is staff's understanding that the submitted application will permit the conversion of the existing structure into a furniture store and permit an addition to the existing building.

Delegated Responsibility from the Minister of Natural Resources, Chapter 5.2 of the Provincial Planning Statement, 2024

Conservation Authorities have been delegated responsibilities from the Ministry of Natural Resources to represent the provincial interests regarding natural hazards encompassed by Chapter 5.2 of the Provincial Planning Statement, 2024 (PPS). The overall intent of Chapter 5.0 - Protecting Public Health and Safety of the PPS is to reduce the potential public cost and/or risk to Ontario's residents from natural or human-made hazards. As such, "development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards."

The application is subject to the following subsections of Chapter 5.2 of the Provincial Planning Statement:

5.2.2 Development shall generally be directed, in accordance with guidance developed by the Province (as amended from time to time), to areas outside of:

- a) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and

5.2.3 Development and site alteration shall not be permitted within:

- a) a floodway regardless of whether the area of inundation contains high points of land not subject to flooding.

The subject lands contain a small portion of floodway at the northern end of the property from Patterson Creek, the 100-year flood elevation is 213.30m CGVD-2013. The area of the proposed development and conversion of the existing structure to permit a furniture store is located outside of the floodway.

LPRCA staff can advise that the application is consistent with Section 5.2.2 a) and 5.2.3 a) of the Provincial Planning Statement, 2024.

Permitting under Ontario Regulation 41/24

The subject lands are partially regulated by Long Point Region Conservation Authority under Ontario Regulation 41/24. The regulation limit as displayed on the plans is incorrect based on the changes made in Ontario Regulation 41/24. The regulation limit extends to the furthest extend of either 15 meters from the 100-year flood elevation or 30 meters from the Provincially Significant Wetland. Permission from this office is required prior to any development within the regulated area as defined in the Conservation Authorities Act.

Development activity is defined as:

- the construction, reconstruction, erection or placing of a building or structure of any kind,
- any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure,
- site grading, or
- the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere (Ontario Regulation 41/24)

Based on the information provided in the applications, it does not appear that a permit would be required as the proposed development is located outside of the regulated area.

Finance

Finance has no comments on this application at this time.

Drainage

Circulated – no comments received.

Forestry

Circulated – no comments received.

Fire

Adequate fire department access to be maintained.

Ensure adequate fire protection and detection systems are installed if required under the OBC.

If electric vehicle charging or battery storage (Tesla wall, etc.) infrastructure is being provided please notify NCFD.

GIS

Norfolk GIS has no requirements at this time.