

## Attachment A: Technical Comments

### Zoning

- The attached garages must meet the minimum size requirements for a parking space when applying for building permits (3.3m x 5.8m unobstructed space required).
- Norfolk County GIS indicates that there is a hydro easement instrument #NR493552 on the property that I do not see shown or referenced in any of the application documents. Please verify and ensure this easement will not cause any issues with the proposal.

### Building

Proximity to existing above ground electrical conductors to be taken into consideration at future planning applications. Unit 1 as proposed is under existing above grade electrical conductors.

Other circulated departments and agencies had no comments.

### Engineering

Engineering has completed a cursory review of the supporting reports submitted with the Official Plan Amendment application and Rezoning Application. The material provide sufficient support for the requested OPA and Rezoning application to convert the lands from their current commercial designation (in the Official Plan) to Urban Residential and to further change the Zoning from Development (D) and Service Commercial (CS) to R4; allowing for a variety of townhouse units. The presented plan appears to portray detached home structures which differs from the requested rezoning and may simply be an oversight at this point.

The following remaining matters will be addressed through the subsequent Site Plan/Plan of Condominium Process, should the request OPA and Re-zoning be approved:

**Site access and internal site circulation:** The proposed internal turnaround at the midway point and at its easterly terminus requires further review for appropriateness, ability to address the needs of Fire services, garbage services (private or County contract) and to ensure suitable/safe functionality (ability for delivery vehicles to turn around as opposed to long reverse maneuvers to the mid-point turn around). The mid-point turnaround MAY need to be modified to allow for use as a turnaround as opposed to being blocked by bollards which is being proposed to bar access to Highway 3.

**Sidewalk facilities:** The applicant is advised to include the provisions of sidewalks within the condominium lands to improve the accessibility and walkability within the plan itself noting that the visitor and accessible parking is somewhat remote from the proposed dwelling units. A sidewalk will also provide reasonable access to the Community Mail box which must be housed within the condominium plan. County Policy pertaining to sidewalk states:

*Sidewalks will be constructed on one or both sides of all roadways in new subdivisions and redevelopment opportunities in accordance with Norfolk County Design Criteria.*

The County will also be seeking the construction of a sidewalk external to the plan, to connect this plan area to the sidewalk at the intersection of Highway 59 and Highway 3 (immediately nearby). This sidewalk connection will greatly improve the walkability for the new residents and allow them to access the nearby Community facilities including the Delhi outdoor pool, ballpark, arena and pavilion area; all within 270m of this site.

**Public Access within the Condominium lands:** The County will further seek an agreement with the Owner and subsequent Condo Board (through the Condominium Agreement) to allow for public use of the section of sidewalk within the Condominium lands from essentially Hawtrey Road to the sidewalk new sidewalk within the boulevard of Highway 59.

**An updated Stormwater Management Report:** will be required for this proposal. The updated submission will need to comply with the County CLI-ECA requirements along with County design criteria. The stormwater management report assumes that the current site contributes to an existing storm sewer on Highway 59. Further analysis will be required to determine if there is adequate capacity within the receiving storm sewer or if additional controls are required on-site to attenuate the stormwater flows. The use of the proposed 0.51 runoff coefficient will need to be verified/confirmed. Additionally, any upgrades required to the municipal storm sewer infrastructure (as deemed necessary and appropriate through detailed design) will be the responsibility of the applicant. This aspect can be dealt with through the subsequent Site Plan process. Engineering also notes that the SWM report accommodates the drainage runoff from the adjoining lands into its SWM system and as such condition to confirm this arrangement in perpetuity will be included in the future Condominium Declaration

The County will defer to the Ministry of Transportation on the matter of any necessary noise study as it pertains to nearby road traffic.

**The Geotechnical Report will need to be updated:** to support the proposed stormwater servicing report as the two reports are not currently aligned (i.e. the geotechnical report speaks to an on-site pond vs the FSR speaks of LID treatments). The geotechnical report also requires updating to include a recommended pavement design for the condominium roadway so that there is clear direction on how this private roadway pavement structure is to be built.

**Condominium Agreement elements:**

The private condominium will be responsible for fencing the perimeter of this condominium development and maintaining same. Engineering notes that the plan portrays the fence some 8" (0.2m) off the south side of the condominium road which may pose some operational challenges in the winter and lead to routine fence maintenance issues for the condominium. Snow storage locations will need to be shown at the Site Plan stage and maintained by the future condominium board..

**Construction Access Management Plan:**

A construction and site access management plan will be imposed as a condition during the Site Plan review/approval process to ensure the proposed works address construction impacts beyond the site itself (haul routes, trades parking, sidewalk and road impacts).

**Fire**

Norfolk Fire does not have a concern with the designation change, however, if the use of existing buildings change, or new building are to be constructed further consideration will be required.

**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 [here](#). 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.

**Canada Post**

Please be advised that this development will require a Community mailbox for mail delivery and Canada Post will work with the developer on a site location.

**Hydro One**

Circulated – no comments received.

**Accessibility**

Accessibility has no comments.

**Brant Haldimand Norfolk Catholic District School Board**

Circulated – no comments received.

**Grand Erie District School Board**

Circulated – no comments received.

**Bell Canada**

Circulated – no comments received.

**Forestry**

Circulated – no comments received.

**Mississaugas of the Credit First Nation**

Circulated – no comments received.

**Six Nations**

Circulated – no comments received.

**Grand Erie Public Health**

Circulated – no comments received.