

ATTACHMENT C

Technical Comments

Building

The building department has reviewed the proposal and has NO comments or conditions.

Zoning

Comments pending.

Economic Development

Comments pending.

LPRCA

No portion of the subject property currently falls within LPRCAs regulation limit. Our office has no comments in regards to the application.

Fire

- All requirements under a Change of Use permit from the Building Department are to be complied with
- A fire safety plan is required to be developed and submitted to the NCFD Fire Prevention Officer for review and approval prior to occupancy
- If electric vehicle charging or battery storage infrastructure (Tesla wall, etc.) is being provided please notify NCFD.

Engineering

Engineering has reviewed the proposed OPA and ZBA and have no comments or concerns with the proposed change in use from a technical perspective. The proposal adds no new buildings and does not result in any alteration to the site – merely permitting a use within the building that is currently not permitted.

GIS

Norfolk GIS has no requirements at this time.

Mississaugas of the Credit First Nations

This letter is to confirm receipt of the project-related correspondence sent by the County of Norfolk, on July 30, 2025, regarding 105 Donly Drive South, Simcoe.

The Mississaugas of the Credit First Nation (MCFN) are the Treaty Holders of the land on which the proposed gymnastics club 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 of the Grand River

Comments pending.

Agreement Administrator

I look forward to working with you to register an agreement as part of your site plan application.

Canada Post

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

Finance

Finance has no comments on this application at this time.