

ATTACHMENT A

Technical Comments

Building

The building department has reviewed the proposal and has NO 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-and-development/building-and-renovating/>

Zoning

Zoning has reviewed the application and has verified that the requested relief from the following is accurate based on the report and drawings provided:

reduction from 3m setback to 1.5m setback of proposed parking lot to adjacent residential lot (ZBL reference 4.2.4 b)

reduction from 24 parking spaces to 19 spaces. (ZBL reference 4.9 a)

reduction from a 7.5m rear yard setback to 3m setback (ZBL reference 5.4.2 f)

maximum of 8 dwelling units increased to 12 dwelling units (ZBL reference 5.4.4)

minimum lot area proposed - 158m² per dwelling unit (ZBL reference 5.4.2 a)

Engineering

Engineering has reviewed the application and supporting reports (Servicing and Traffic).

The requested reduction of required parking by 5 spaces does raise some concerns. Sites with deficient parking can result in increased parking demand on adjacent roadways as owners seek out places to park. While Main Street does permit some level of on-street parking, it is considered most accommodating to visitors rather than unit owners, which tends to require overnight and longer duration parking. The proposal would see the upper units providing 3-bedroom accommodation and the basement unit 1 bedroom. This would suggest that the required parking of 2 stalls per unit is appropriate. Should reduced parking be permitted, parking restrictions in close proximity

to this site should be considered, as overnight, long-duration parking on nearby roadways may not be appropriate.

The site is expected to proceed through Site Plan as the number of units exceeds the 10-unit exemption. Water and Wastewater service modelling remains outstanding and will be completed through the Site Plan process.

The application is supported by a Functional Servicing Report and conceptual grading plan to demonstrate sufficiency. These elements will be further refined through the Site Plan process.

The concept grading should have the overland flow route (major) directed to Main Street.

The Geotechnical report will be required to confirm the Seasonally High Ground Water Elevation (SHGWE) to confirm no interference with the proposed infiltration gallery (even if only used for storage) and to set the basement foundation/weeper 0.3m above the SHGWE.

As a condition within the Site Plan approval:

- the existing driveway within the road allowance is to be remediated and the existing CB is to be relocated out of the new driveway location.
- Snow storage areas are to be defined, and conditions set for future care/maintenance of storm water management system
- Site is to be fenced to negate headlight nuisance onto neighboring lands.
- The internal site sidewalk should be connected to municipal sidewalk to improve walkability.
- No tree planting will be permitted over infiltration galleries.
- Neighboring and Boundary trees potentially impacted by the project require review and comment by a certified Arborist.

LPRCA

LPRCA staff have reviewed the application and have no comments.

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 Canada Post does not have any comments on this application for a 12 unit townhouse development. The customers will have to register for mail delivery at the Port Dover Post office and they will be given a Post office box as their mailing address.

Fire

Norfolk Fire has the following comment(s) for this application:

- Ensure all fire and life safety requirements are fulfilled under the OBC
- Adequate access for fire department apparatus to be provided
- If electric vehicle charging or battery storage (Tesla wall, etc.) infrastructure is provided please notify NCF

Grand Erie District School Board

- The subject lands are within the school boundary for Lakewood Elementary School (JK-8) and Simcoe Composite School (9-12).
- As this site is within the walking radius of Lakewood Elementary School, we are concerned that the construction of this project may impact safe pedestrian walking routes to school for our students. We ask that the developer ensure that notice of any street/sidewalk closures, construction hoarding, or other activity impacting access to existing transportation infrastructure be provided to the GEDSB and Student Transportation Services of Brant Haldimand and Norfolk (STSBHN)

Mississaugas of the Credit First Nation

The Mississaugas of the Credit First Nation (MCFN) are the Treaty Holders of the land on which the project will take place – specifically, 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. Upon our review, we have determined that the project should be proceeded by, at minimum, a Stage 1 archaeological assessment to determine the location's archaeological potential. DOCA must be notified of, invited to participate in, and provided the opportunity to review this archaeological assessment, as well as any

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

DOCA expects to be notified of any and all future project updates and/or changes.

Six Nations of the Grand River

Stage 1 archaeological assessment is required.