

## **ATTACHMENT C**

### Technical Comments

#### **GIS – Reviewed**

Norfolk GIS have no requirements at this time.

#### **Development Engineering – Reviewed**

Development Engineering has reviewed application **ZNPL2025146** and has no conditions or concerns. The existing Site Plan application for the proposed new building on the property will require re-modelling to confirm water supply will meet with the requested water demand for a fully utilized site (former department store building remaining active as opposed to being disconnected). Staff will ensure the Owner addresses this matter prior to issuance of final Site Plan approval for the proposed new buildings.

#### **Zoning – Reviewed**

Seek breakdown of the floor area ration calculation of 0.82.

*Planning staff note: The agent has been asked to provide this information. If not available prior to submission of this report, an update will be provided at the Public Hearing meeting or at Council.*

#### **Building – Reviewed**

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 demolition permit stage of the project. All general permitting inquires: by email: [permits@norfolkcounty.ca](mailto: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/>

### **Finance – Reviewed**

Finance has no comments at this time.

### **Canada Post – Reviewed**

Please be advised that if this 1 existing commercial unit redevelops into multiple buildings / units then please advise so that Canada Post can review and determine if a Community mailbox maybe required for mail delivery. if this will remain as 1 building, then Canada Post does not have any further comments as mail delivery will not be affected since we already service this building.

### **Union Gas – Reviewed**

Enbridge Gas does not object to the proposed application(s), however, we reserve the right to amend or remove development conditions.

### **Fire – Reviewed**

Norfolk Fire does not have any concerns with this proposal at this time.

### **Agreements Administrator– Reviewed**

No comments.

### **Mississaugas of the Credit - Reviewed**

The Mississaugas of the Credit First Nation (MCFN) are the Treaty Holders of the land on which the fitness centre & future plaza 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.

**Realty - Circulated**

**Six Nations of the Grand River - Circulated**

**Hydro One - Circulated**