

ATTACHMENT B

Technical Comments

Building

The Building Department has reviewed the application and has no comments.

Zoning

Zoning has reviewed the application and has no comments.

Development Engineering

Engineering has reviewed the application and notes that no supporting documents were provided for review aside from a Planning Justification Letter and a focused Geotechnical letter that provided an examination of the soils percolation rate.

The applicant is advised that the lands contain and are supported by the Purdy Drain. Should the lands be rezoned and subsequently severed, the applicant will be required (as a condition of severance) to enter into a Development Agreement with the County to address the proposed modifications to the lands within the Purdy Drain watershed area per the appropriate Section of the Drainage Act.

The section of the Purdy Drain within the subject lands, is located within lands designed as Hazard Land (See Schedule B-20 of the Official Plan) and currently zoned as Hazard Lands. These hazard lands and its limits require further study and confirmation and as such, confirmation of the hazard land boundary line will be a necessary step before finalizing any plans that abut these hazard lands.

The applicant is advised that a legal plan of survey confirming the boundaries and land ownership of the applicant lands will be necessary to support the future severance. To avoid any issues, post severance, a legal plan of survey should be provided confirming or adjusting the illustrative plan submitted to date.

Given that the application provides no supporting information on servicing and land suitability for residential use, the re-zoning should be accompanied by a Holding Provision (H) which may be lifted on all or parts of the land when the following matters are addressed:

The RH, zoned lands shall have a Holding Provision requiring:

- 1) Water servicing – **a letter** stating that the owners (and future owners) agree that any development on the RH lands will be required to connect to the municipal water supply. (i.e. no servicing by private well within the Urban Boundary of Courtland). *Engineering is satisfied that the nearby watermain is capable of*

providing sufficient pressure and Fire Supply for a Single Detached Residential dwelling (no Semi-detached or multi-res).

- 2) The submission of an acceptable **Hydrogeological Study** to confirm that the land/lots are of suitable in size and capacity to support on-lot septic servicing
- 3) The submission of a conceptual **Lot grading** and stormwater provision plan demonstrating how these residential lands will be graded to control and relieve themselves of stormwater and how any increase or continued reliance on adjoining lands for relief of same is secured.
- 4) The submission of an acceptable **Geotechnical Study** to confirm that the land is suitable to support residential land development.
- 5) Confirmation that a **driveway access permit can be obtained** from the County to support the attachment of new driveways to Highway 59 in a **manner that all are agreeable to.**

The D, zoned lands shall have a Holding Provision requiring:

- 1) That a **Plan of Subdivision will be required** to support any further land division.

GIS

Circulated.

By-law

Circulated.

LPRCA

Long Point Region Conservation Authority (LPRCA) staff have had an opportunity to review the application ZNPL2025199 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 rezone the portion of the subject lands to facilitate future development.

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. LPRCA staff can advise that the area subject to natural hazards is different than the hazard land zoning. A portion of the Purdy Municipal Drain appears to be tiled; flooding and erosion hazards are not associated with tiled drains. Therefore, the tiled portion can be removed from the area subject to natural hazards.

Additionally, there is a slight adjustment to the area subject to natural hazards in the southern portion of the property. Please see the attached map.

Please feel free to reach out for any further questions related to this matter.

Agreement Administrator

Circulated.

Fire

Norfolk Fire does not have a concern with this proposal at this time.

Canada Post

Please be advised that Canada Post does not have any comments on this application for severance. should a new house be constructed requiring separate mail delivery from the main house then a unit # or separate civic # will be required by Canada Post to separate the mail and a second rural mailbox will be required. Please have the customer register for mail delivery at the Courtland Post office if this is the case.

MTO

No Land Development Review Required

Please be informed that the above-mentioned Land Development Review request submitted August 13, 2025 does not require review by the Ministry of Transportation's Highway Corridor Management Office. However, review and/or approvals from other agencies may apply. Should the information or location provided in MTO-LD-2025-31L-000505 change, this confirmation will be deemed invalid.