

## **Attachment A – Technical Comments**

### **Building Department**

1. For fire safety reasons, farm buildings are required to have spatial separation calculations completed when located less than 30m from a property line. A qualified Designer needs to provide spatial separation calculations to determine if further Ontario Building Code compliance is required.
2. For the retained lands: It is not clear where the existing onsite sewage system is located. An On-Site Sewage System Evaluation form needs to be completed by a qualified person engaged in the business of constructing onsite sewage systems.

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 if you have further questions. 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/>

### **Mississaugas of the Credit First Nation**

This letter is to confirm receipt of the project-related correspondence sent by Norfolk County, on November 4, 2025, regarding 657 Culver Road, Waterford.

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 reviewed the project-related correspondence identified above, in addition to any associated documentation. The following DOCA Units have completed a review and their questions and comments have been included below.

#### Consultation Unit

Primary Reviewer: Abby Lee, MCFN DOCA- Consultation Coordinator Questions and Comments- Following our review of the submitted documents, the Mississaugas of the Credit First Nation Department of Consultation and Accommodation (MCFN DOCA) has no comments or concerns at this time. Please be advised that should any future ground disturbance be planned, MCFN DOCA requires a Stage 1 Archaeological Assessment to

be completed and circulated to our office for review and comment. If the Stage 1 Assessment indicates that a Stage 2 is necessary, MCFN DOCA expects to be involved in the fieldwork. All associated costs will be the responsibility of the proponent.

Until the questions, concerns, and/or interests identified in this letter have been satisfactorily addressed, the project must not receive approval or proceed with any ground-altering activities. We request a response to our feedback within two to three weeks' time.

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

If you have any questions for the DOCA consultation team, please feel free to contact us.

## **Zoning**

Refer to zoning comments made on consent application BNPL2025304:

BNPL2025303 - The retained Agricultural zoned lot is deficient in lot area by 18.7 ha. (40 ha required, ZBL reference 12.1.2 a)

BNPL2025304 - The retained Agricultural lots are deficient in lot area. 40 ha. required for each new created lot.

## **Six Nations**

Circulated – no comments received.

## **Fire**

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

## **Development Engineering**

Reviewed – no comments or concerns.