

ATTACHMENT A

Technical Comments

Building

- 1) This project qualifies as a residential development of 10 unit or less. A site plan approval application is not required. Please see the attached 10 units or less residential units brochure for the building permit application process and municipal connections. If you have any question please reach out to the Building Department at permits@norfolkcounty.ca or 519-426-5870 extension 6016. Additional information on the building permit process including completed forms, required documents and fees can be found at <https://www.norfolkcounty.ca/business-building-and-development/building-and-renovating/>
- 2) Payment of cash-in-lieu parkland or transfer of parkland is required prior to the issuance of a building permit. Refer to Parkland Dedication By-Law 2016-12.
Planning staff comment: cash-in-lieu of parkland will be paid.

Fire

- Ensure all fire and life safety requirements under the Ontario Building Code are complied with including but not limited to: fire separations, smoke alarms, and carbon monoxide alarms
- If electric vehicle charging or battery storage (Tesla wall, etc.) infrastructure is being provided please notify NCFD

Development Engineering

Initial Comments:

1. Based on the Purchase and Sale Agreement for PIN 3310334020054600000, the existing drainage patterns across this site serving 822 St. George Street shall not be altered or impaired as a result of the development of the subject lands. Any existing stormwater or drainage infrastructure located on or benefiting the property that is proposed to be removed, modified, or disturbed must be replaced with an alternative solution that maintains the existing functionality.
2. If on-site infiltration cannot be achieved, Norfolk County would be willing to enter into a development agreement to establish a formal easement for the rear-yard catch basins and provide a connection to the municipal stormwater system.

Update since Public Hearing Meeting:

The applicant's engineer is currently working with the Norfolk County Engineering Department to develop a drainage and water management solution for this site that

addresses the Conditions of Purchase and Sale. The most recent plan demonstrates a rear yard swale system intended to capture and convey the northerly land and to introduce a rear yard pipe and catch basin system that would connection to the storm sewer in St. George Street. This plan also introduces easements in favour of the County to ensure the long-term function of this system (as is common in subdivision plans). A Holding (H) provision will be placed on the Zoning until the plan is resolved and a development agreement (obliging the easement conveyance) is secured.

Grand Erie District School Board

Based on the information provided, the Grand Erie District School Board has no concerns or conditions regarding the proposed development at this time.

Zoning

Comments:

1. Street townhouses are a permitted use in the R4 zone
2. 2 parking spaces to be provided on each lot meeting the size requirements in section 4.1.3 of the zoning by-law. Parking can be provided within an attached garage with a minimum unobstructed area of 3.3m x 5.8m.
3. It is recommended that a front elevation be submitted so we can review the proposed building heights.
4. 50% of the front yard shall be landscaped. Landscaping does not include the driveway area. Please provide front yard landscaping calculations for each lot. ZBL reference 4.2.5 a).

Deficiencies:

1. Relief from the zoning by-law will be required to permit the proposed unenclosed front porches with a 0m interior yard setback. A minimum interior yard setback of 1.2m is required for porches and decks. ZBL reference 3.6 a)
2. Verify that Lot B and Lot C are not deficient in front yard landscape area. Relief required if deficient.

Planning staff comment: A special provision will be placed on the site to account for the requested zero interior side yard setbacks to accommodate the proposed open decks and porches. A second special provision will be added to reduce the required front yard landscaping to 45% for the interior lots (B & C).

Canada Post

Please be advised that Canada Post does not have any comments on this application for 4 townhouses. These townhouses will have mail delivery through a post office box at the Port Dover Post office so they will need to register for mail delivery when their townhouses are built.

Long Point Region Conservation Authority (LPRCA)

The subject property does not contain natural hazards. Therefore, LPRCA staff have no comments or concerns with the application.

Mississaugas of the Credit First Nation

Circulated – no comments received.

Six Nations of the Grand River

Circulated – no comments received.

GIS

Circulated – no comments received.

Brant Haldimand Norfolk Catholic District School Board

Circulated – no comments received.