

Technical Comments

Finance - Reviewed

This application would have a positive impact on assessment growth and tax revenues. The amount of growth is dependent on the assessment of the properties by the Municipal Property Assessment Corporation (MPAC). Norfolk County would also receive Development Charges as per the most recent Development Charges By-law. This would be offset by increased costs as a result of Norfolk County assuming the infrastructure, amenities and operating costs. Accounting Services will work with Planning staff to administer any applicable security deposits of the potential development.

GIS – Reviewed

No comments

Fire – Reviewed

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

Zoning Administrator – Reviewed

Zoned: R1-B(H) to R2

1. Ensure section 5.2 of Zoning Bylaw will be met for proposed semi-detached dwelling units
2. Ensure deck will be 1.2 meters from “mutual side lot line” for each semi-detached unit or this may cause issues when units get divided in the future
3. Ensure 3.3m x 5.8m uninterrupted space in garage is provided, as per section 4.1.3 of Zoning Bylaw
4. Ensure 50% of front yard to be maintained as landscaped area, as per section 4.2.5(a) of Zoning Bylaw

Development Engineering – Reviewed

Development Engineering has reviewed application and have the following Condition(s) and/or Comment(s):

1. Drainage Assessment reapportionment be undertaken pursuant to Section 65 of the Drainage Act, R.S.O. 1990 at the applicant's expense (Fee will be based on 2021 Fee Schedule in the amount of \$263.00).
2. Receipt of a letter from Environmental and Infrastructure Services Division indicating that the water and sanitary sewer connections have been installed to the subject lands AND that payment for any previously installed services have been received (Condition through a Development Agreement).
3. Currently the subject lands are serviced with a single set of Water and Sanitary services, however based on a recent Zoning application a concept was proposed to change the current Zoning of the identified severed lands and further create 6 future lots. Therefore, it is understood that significant construction will be required in the Norfolk Street ROW. As a result, a receipt of a letter from Development Engineering that a drawing was received and reviewed to identify the proposed restoration within the Norfolk Street ROW, paying particular attention to the location of all proposed services, location of new entrances, restoration of the existing road base, asphalt, curb and gutter and the grading / drainage of all lands to ensure no changes to Municipal Drainage areas. (Condition through a Development Agreement).
4. As per Norfolk County By-law 2016-32, an entrance permit and installation of entrance will be required for the retained parcel. (Condition through a Development Agreement).
5. After review of the overall concept of the proposed severances in relation to the Mechanic Street Municipal Drain, Norfolk County Drainage Department may require a future Section 65 Report to identify the alterations made to the Drainage areas. For more details, please contact Drainage Superintendent, Norfolk County (Condition through a Development Agreement).
6. As identified at the Pre consultation meeting, Water and Wastewater Modelling is required for proposals such as the concept that was presented. Water and Wastewater modelling will be required at Zoning change stage (Condition through a Development Agreement).
7. As per Norfolk County By-law 2017-04, a lot grading plan will be required for the severed lands at time of building permit application.
8. As per Norfolk County 2016-32, an entrance permit and installation of entrance will be required for the severed lands at time of building permit application.
9. As per Norfolk County By-law 2016-32, any new or additional entrances to the retained or severed properties are subject to the terms of Norfolk County By-Law 2016-32, Entrance Installation will require an "Application for Entrance" permit. This form can be found on the Norfolk County website at <https://www.norfolkcounty.ca/government/clerk-council-services/forms-permits-and-licence-applications/>

10. Municipal services must be installed to the satisfaction of Norfolk County and all applicable permits must be applied for with Public Works. This is to be done at the Owner's expense at the time of building permit application.