

Technical Comments

Development Engineering – Reviewed

Development Engineering has reviewed application **ZNPL2021200** and have the following comments.

General Comments:

1. All plans, reports and studies identified are to be submitted at the time of site plan application.
2. Water / wastewater allocation will not be issued as part of the zoning by-law amendment. At the time of site plan approval or registration of site plan agreement then approval allocation will be provided for the development, if available.
3. Full Development Engineering comments will be provided at time of Site Plan submission.
4. Water and Wastewater Modelling has recently been completed.

Water modelling has identified “The water distribution system would provide sufficient pressure and available FF to the proposed building with metal Frame and core slab at 76 Evergreen Hill Road.” According to the Water modelling the “Available Fire Flow (FF) during Max Daily Demand (MDD) at the ground level of the proposed building is approximately 176L/sec. It would meet the required FF for the proposed building with metal frame and core slab. However, it would not reach the FF requirement for the wood-framed building.”

Wastewater Modelling “indicates that the existing sanitary collection system has adequate conveyance capacity to carry peak design flows from the proposed development to the Wastewater Treatment plant.

5. Resubmission of the Stormwater Management Report as per Norfolk County Design Criteria, will be required at time of Site Plan submission.

Agreement Coordinator – Reviewed

I will suggest that a Holding (H) provision be added to the lands and remain in place until an agreement has been executed and registered on title.

I am excited to be working with you through the agreement stage of your development until the final release of your performance securities. Additional items will be required to

be addressed prior to registration of an agreement. Such items could include, but are not limited to:

- Cash in lieu of parkland (land appraisal required at owner's expense)
- Payment for tree per unit
- Water and sanitary sewage capacity (modelling for conveyance)
- Engineering design drawings to County design criteria
- As-constructed drawings
- Civic addressing
- Fees and taxes

Performance securities for infrastructure, landscaping and as constructed drawings will be required as part of your site plan approval. The County will hold money or performance securities to ensure that the development is completed in adherence with your site plan approval. Closer to the agreement stage I will be in touch to request additional fees and information.

The Owner will be required, at its expense, to obtain and keep in force, insurance coverage until the securities have been released at the completion of your project. Your surveyor, engineer and architect will also be required to provide insurance for professional liability.

If there are any new charges or mortgage holders on your property they will be added to the development agreement and will be required to postpone their interest on the property to the County's site plan conformity interest.

Zoning – Reviewed

Since the proposal is for an R5 zone, then the buffer of section 4.2.4 (d) does not apply

Also actually I just noticed that the front lot line is considered queen street south (the shorter distance) so the rear lot line is opposite that, which they have a setback of 24.34

The exterior side yard is along evergreen hill road with a setback of 3.1m

The interior side yard is the yard along the existing units and is 12.2m

So the zoning table needs to be adjusted to reflect this. They also need to change the zoning table to reflect an R5 zone not an R4 zone. They also need to list the height of the building, and the maximum floor area ratio (see section 5.5.2 f, g)

The parking calculations are correct, they have listed their deficiencies in parking, but they do need to provide a 7.3m parking isle coming off of Queen street south as that is a two way traffic isle, unless they want to list that as a deficiency in the zoning table as well.

Building - Reviewed

No Comment

Site Plan – Revisions Required

Drawing SP1

1. Sidewalk ramps to be 1500 mm wide exclusive of flared sides [OBC 3.8.3.2(3)].
2. Waste containers- Note should be made: This type of waste disposal is not readily available in Norfolk County. It takes a crane and a separate garbage truck to empty these bins. The applicant should verify with a local waste disposal agency that removal of these bins is possible.
3. Provided dimensions on balconies.
4. First Floor level is raised above finished grade. First floor balconies will impede on parking spaces shown on south elevation.
5. Window wells for basement level apartment will impede into parking spaces on south elevation, sidewalk on east elevation. Basement windows in bedrooms are required egress windows [OBC 9.9.10.1]
6. The distance between air intakes and potential source of contamination (parking spaces on south elevation) shall be 900mm.. [OBC 9.32.3.12(4)]

Drawing SP2

1. Site Lighting Fixtures – Electrical drawing not provided. Fixtures to be included in SB-10 report provided with building drawings. Photometric and light fixture specifications required at site plan.
2. Indicate location of rain water leaders. If connected to storm sewer provided layout and sizing of storm drainage system. Splash pads to be indicated on the drawings.

Fire – Reviewed

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

Canada Post – Reviewed

Please be advised that this development will require a mail panel to be installed in the entrance / lobby by the owner / developer for mail delivery. Please advise the Simcoe Post Office at 519-426-1365 when the building is ready so that we can have our master lock installed in the panel.

Please find attached a commenting letter for your files along with panel specifications.

Long Point Region Conservation Authority (LPRCA) – Reviewed

LPRCA has no comments or concerns for this application.