

## **B Circulation Agencies Comments**

### **Zoning Administrator**

A tourist cabin is not treated like a SFD, and is only to be rented to the vacationing public (as per definition 2.162)

Are the other 5 units on the property occupied as Single Family Dwellings? if so this should be very clear to prevent any future zoning issues.

### **Building Inspector**

Building - Reviewed – No comment at OPA/ZPA stage. Architectural plans have not been reviewed for building code compliance.

### **Forestry**

There are a number of trees located along the front of this property within the County-owned road allowance on Nelson Street West. These trees will require adequate protection during construction activities. Should any public trees (trees within road allowance) need to be injured or removed, Norfolk County Forestry will need to be consulted.

There are no other comments from Forestry regarding this application at this time.

### **Fire**

No comments.

### **GIS**

New civic addresses are required when building.

### **Development Engineering**

Development Engineering has reviewed application OPNPL2019315/ZNPL2019316 and have the following comments:

1. Full Development Engineering comments, specific to the development application, will be provided at the time of site plan application.

### **Economic Development**

Norfolk County's third principle for success is to cultivate innovation that is truly made-in-Norfolk, building on the County's innovations in agriculture, tourism and manufacturing and becoming the place where people can test their ideas and build exciting new enterprises.

A study coordinated by Norfolk County, Haldimand County, Elgin County and Southwest Ontario Tourism has clearly identified the strong need for alternative overnight accommodation options in the region to respond to tourism demand. The economic impact of overnight tourism was shown to be \$180-\$1,200 per person per night, compared to \$7-\$77 per person per day for day trip visitors to the region.

In keeping with the County's strategic priority to create an Optimal Place for Business, the Economic Development Department supports this project that will result in the addition of overnight accommodation in our community, thereby increasing overnight stays, visitation spend, and the ability for the County to attract a broader range and mix of tourism assets.

## **Long Point Region Conservation Authority**

### **Comments for Council Report:**

Long Point Region Conservation Authority staff have reviewed the above-noted applications as part of the Official Plan and Zoning By-law amendment affecting 511 Nelson Street West, Port Dover in Norfolk County.

### **Delegated Responsibility from the Ministry of Natural Resources and Forestry, Section 3.1 of the Provincial Policy Statement, 2020**

Conservation Authorities have been delegated responsibilities from the Minister of Natural Resources and Forestry to represent the provincial interests regarding natural hazards encompassed by Section 3.1 of the Provincial Policy Statement, 2020 (PPS). The overall intent of *Section 3.0 - Protecting Public Health and Safety* of the PPS is to reduce the potential public cost or risk to Ontario's residents from natural or human-made hazards.

The south end of subject lands are prone to flooding and erosion from Lake Erie. However, the area of the proposed development is located outside of the area prone to flooding or erosion from Lake Erie and therefore is consistent with 3.1 of the Provincial Policy Statement.

### **Stormwater Management**

LPRCA technical staff have reviewed the Functional Servicing Report and supports the stormwater management proposal for this site as it is appropriate for the nature and scale of the development.

### **Ontario Regulation 178/06**

Based on the information submitted, the proposed development is outside the area located within the Regulated Area as described in Ontario Regulation 178/06. Permission from LPRCA is not required for this proposed development.