

ZNPL2020244 Circulation Comments:

Development Engineering: Reviewed – Comments are as follows:

Servicing:

Based on some current studies as part of our Inter Urban Water Supply study we have identified a potential supply deficiency in Simcoe. Staff will be undertaking additional studies to confirm this over the next few months and a further report will be made available. As a result, development applications which have recently been submitted and deemed complete will be processed to the point of a public hearing, but under our Official Plan, cannot proceed to a decision and must be deferred until allocation and water servicing is confirmed to be available, consistent with the Norfolk County Official Plan Section 8.9.3 (Servicing Allocation and Phasing).

Traffic Impact Study:

Queen Street and Kars Street:

1. Has a southbound left turn lane on Queen Street and Kars Street been considered as part of this TIS?
2. At what horizon year would signalization be required at this intersection?

Queen Street North / Union Street:

1. Under 2032 'Total Traffic Conditions', the Westbound (Left/Through/Right) from Union Street is under an 'E' level of service in the PM Peak Hour.
 - a. Is the 'E' level of service based on keeping the existing two-way stop condition?
 - b. What recommendations would be made to improve the level of service at this intersection/direction?

Zoning: Reviewed – Comments are as follows:

-Parking needs to be calculated as per use and put on a zoning table according to section 4.9

-In keeping with the R6 zoning, a multi use is not permitted site specific uses need to be listed in a zoning table

- R6 section 5.6.3 needs to be shown or if not doing this needs to be added as a deficiency

- R6 section 5.6.4 does not apply

Would like to see a zoning table provided on the plans that reference section 5.6 (R6 provisions) and also section 4.0 (parking)

Realty Services: Reviewed – Comments are as follows:

Please note that Norfolk County under the terms of its Lease Agreement is entitled to the majority of the perimeter parking spaces shown on the map attached to the application. In particular we are entitled to the parking spaces that are shown to be included to within the “Subject Lands” parcel of the application. We object to these parking spaces being included in this application and note that to include them puts the owner in violation of the terms of the County’s Lease Agreement

Financial Services: Reviewed – Comments are as follows:

This application would have a positive impact on assessment growth and tax revenues. The amount of growth is dependent on the assessment of the property 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 in future by increased costs as a result of Norfolk County assuming the infrastructure, amenities and operating costs.

Agreement Coordinator: Reviewed – Comments are as follows:

The Holding (H) Provision should remain in place until the site plan has been approved and the development agreement has been executed and registered on title in accordance with By-Law 4-S-96.

GIS: Reviewed – No Comments.

Fire: Reviewed – No comments.