

Appendix 1

Departmental & Agency Comments

File: 751-5/23-002

RE: Application for Rezoning – 2538085 Ontario Inc.
PIN 73346-1689, Lots 1 & 2, Part of Lots 10 & 11, Plan M-181 in Lot 4, Concession 1,
Township of Rayside (105 Notre Dame Street East, Azilda)

Development Engineering

This area is presently serviced with municipal water and sanitary sewer. A capacity review was performed, and the results show that there is sufficient fire flow and sanitary sewer capacity available for this development. Please note that the water and sanitary sewer services on the western portion of the lot may not be sized sufficiently for servicing 8 residential units. The developer's engineer must review these services to confirm viability. The 8 residential units on the eastern portion of the lot will require a new water and sanitary sewer service connected to the mains on Notre Dame Avenue.

If the property is determined to be exempt from the Site Plan Control Agreement process, the developer should be advised that the lot grading plan, site servicing information, and proposed stormwater management will need to be provided at time of building permit application and further pre-consultation should be held with Development Engineering prior to submission of the building permit application.

Infrastructure Capital Planning Services: Transportation & Innovation Support

We wish to advise that as a condition of approval for the proposed severance of the property, the owner will be required to reinstate the road allowance along Notre Dame Street and Saint Thomas Street to City standards.

Building Services

Owner to be advised of the following comments:

- 1) If the Building(s) are to be designed under Part 3 Division B of the Ontario Building Code section 3.2.5 to be taken into consideration for required fire flows, fire route access, hydrant locations, etc.
- 2) Information on building design was not provided. Alterations or additional relief may be required at time of Building Permit application.
- 3) Record of Site Condition required for both the severed and retained lands.