



**INFRASTRUCTURE AND ENGINEERING SERVICES DEPARTMENT
INFRASTRUCTURE PLANNING AND DEVELOPMENT ENGINEERING**

October 22, 2024

MEMO TO: Diya Matroja, Planner I

FROM: Paul Guerreiro, Manager of Engineering - Site Plans and Site Alterations

SUBJECT: ZBLA-24-0004 (Zoning By-Law Amendment)
PETER AN DUNG & LING HUANG (C/O DONNA LUE)
11198 Bayview Avenue

The Development Engineering Division has reviewed the above noted application. The applicant/consultant shall confirm that all comments noted below have been addressed by ensuring each box is checked off, initialed and included with the next submission.

Zoning Bylaw Amendment (ZBLA-24-0004)

Functional Servicing Report - Please contact Jim Oriotis, Project Coordinator at (905) 747-6413 if you have any questions or concerns.

The circulation is considered sufficient to support the zoning application.

The following advisory comments shall be addressed at the future Consent Application, Site Alteration Permit Application and Site Servicing Application to permit the construction of two single-detached dwellings and conveyance of natural core feature to a public authority on the subject lands.

Initial

- The Proposed Underside of Footing (USF) and Finished Floor Elevation (FFE) should be adjusted to accommodate the proposed servicing lateral connections (storm and sanitary) at a minimum 2% slope to ensure sufficient slope away from the existing storm and sanitary main sewers.
- The Proposed water services (minimum 25mm diameter) due to cover issues and proximity to the storm outfall may require insulating.
- The existing septic tank and septic beds to be decommissioned, removed, and disposed of according to local regulations.
- There may be an existing well (as shown in the Geotechnical Report, by Soil Engineers Ltd., Test Location Plan, dated: January 2024, REF. NO. 2311-s010) still located on the property which will require to be decommissioned as per MOE Requirements.
- An existing sanitary maintenance hole (250mm diameter) within the Subrisco Avenue ROW, is located approx. 10.0 metres west of the subject site. An existing 75mm private sanitary forcemain to service the church at 11249 Bayview Avenue is presently connected to the existing sanitary sewer maintenance hole. This existing sanitary main will have to be extended to the east and the 75 mm sanitary forcemain will require to be shortened. These municipal works within the ROW will require a

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servicing agreement with the City and will be subject to assumption and End of Maintenance Period. These construction works will require Planning and Coordination with the Church to accommodate the exiting sanitary forcemain while it remains in service.

- The two (2) proposed lots which are proposed to be split draining will is to be designed with a highpoint close to the front of these houses will to convey most of the drainage works towards the back of these lots. Drainage shall be directed to the east towards the existing creek and away from the properties to the south. Provision to be made to ensure this is undertaken.

The comments and additional requirements noted above represent a preliminary review of the proposed development. The above list of items/supporting documents does not preclude the identification of additional information requirements during the detailed development review process.

Comments based on: Functional Servicing and Stormwater Brief prepared by R.J. Burnside and Associates Limited., dated: May 2024 (May 3, 2024).

Acknowledgement

These comments have been addressed by (to be completed by the owner's consultant):

Name: _____

Company: _____

Contact Number: _____

Paul Guerreiro

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PG/sg