

Attachment #7

Internal and External Agency Comments

DEV-01-25 (Z-01-25)

Whitby Engineering Services

The subject property is currently zoned Select Industrial (M1A) & Preferred Industrial (M1) under Zoning By-law 2585. The purpose of the proposed Zoning By-law Amendment application is to change the Zone which does not permit the proposed use.

Engineering Services does not object to the proposed Temporary Zoning By-law Amendment application.

Whitby Fire and Emergency Services

The Whitby Fire and Emergency Services have reviewed the applicants' concept plan and have provided comments below:

1. The new assembly occupancy shall be inspected and comply with the Ontario Fire Code to the satisfaction of WFES.
2. NFPA 13 compliance letter to be provided regarding alterations to the existing sprinkler system on site.
3. Partial Fire Alarm Verification Report to be provided for alterations or additions to the fire alarm system on site.
4. Provide an audibility report related to the fire alarm system in the new classroom areas.
5. ESA approval document to be provided for the replacement of the fire alarm panel.
6. Existing magnetic locking devices to be removed from the new assembly occupancy where they contravene the OBC.
7. Fire Extinguishers to be placed throughout assembly occupancy in accordance with 6.2 of the OFC.

Whitby Financial Services

There are no applicable development charges or parkland dedication required as this application is related to an existing development and no additional GFA is proposed.

Region of Durham Planning and Economic Development

The subject lands are located on the north side of Water Street approximately 210 metres west of South Blair Street. The property currently supports a post secondary institution.

The purpose of the proposed Temporary Use Zoning By-law Amendment application is to amend the Town of Whitby Zoning By-law No. 2585 to temporarily permit an elementary and secondary school use on the subject lands.

Proclamation of Bill 23 for the Region of Durham

Please be advised effective on January 1, 2025, the Region is an Upper-tier municipality without planning responsibilities. As such, the comments pertaining to conformity and consistency with the Region of Durham Official Plan and provincial plans and policies and those comments relating to the Region's delegated provincial plan review responsibilities will fall under the purview of the area municipalities.

Regional Servicing

The subject lands are currently serviced with a 150 mm sanitary sewer connection. The proposed building renovations shall be connected to the existing internal sanitary plumbing.

The subject lands are connected to a 100 mm water service connection and a 250 mm fire line. The proposed building renovations shall be serviced from the existing service connections after the water meter.

The Region will require the applicant to provide a Site Servicing Plan when it becomes available.

The Region has no objection with the proposed temporary use of the subject lands for a private elementary and secondary school.