



STATUTORY PUBLIC MEETING

Application for Zoning By-Law Amendment

Parsons Inc.

2 Ovida Boulevard (Ward 4)

File No: PLAN 23 131550

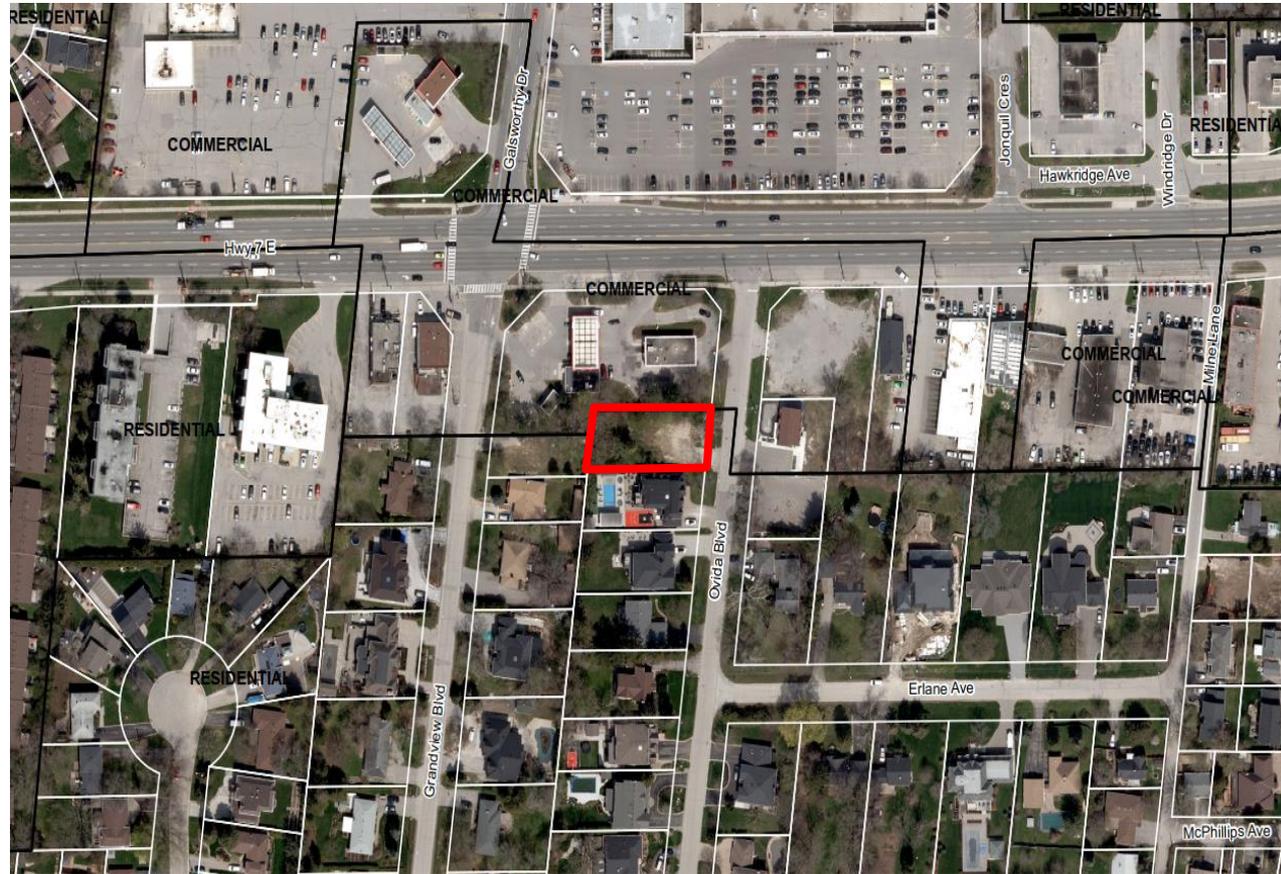
September 5, 2023



Area Context

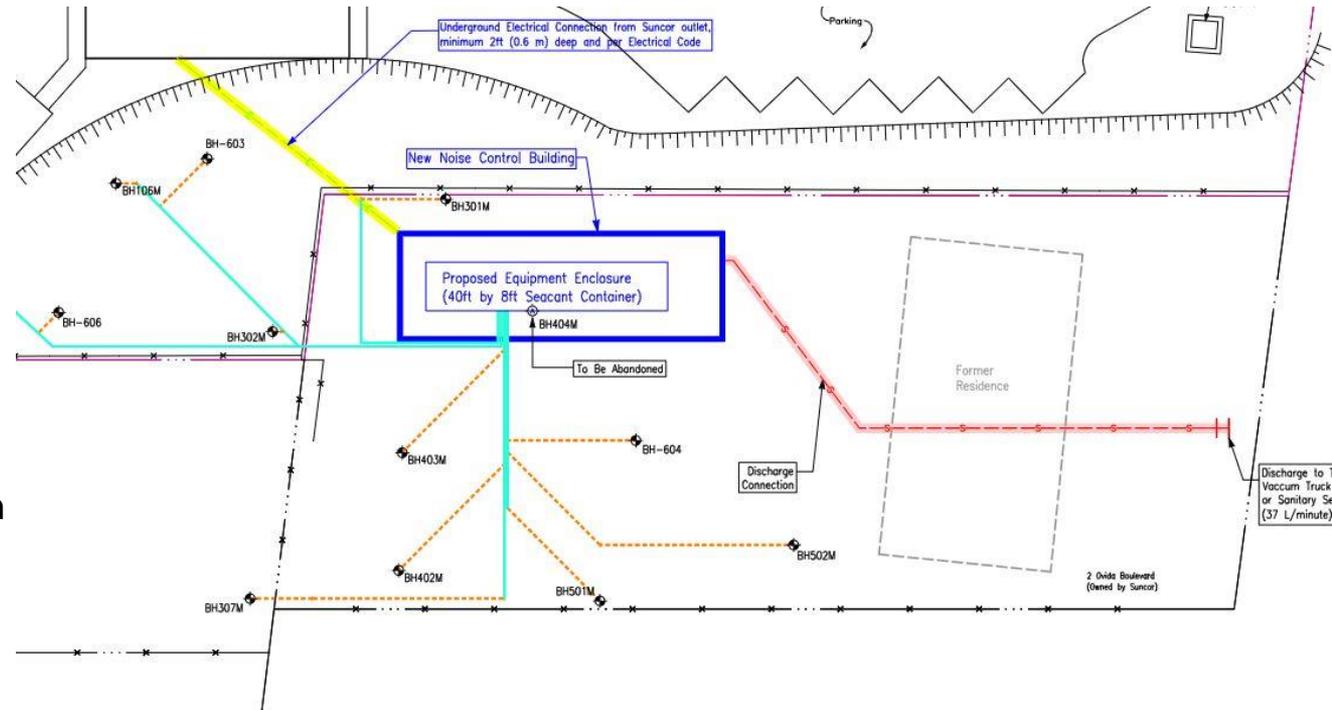


- 0.10 ha (0.24 ac)
- Vacant
- Surrounding Uses: Petro-Canada Gas Station, residential uses, commercial uses





Proposed Development

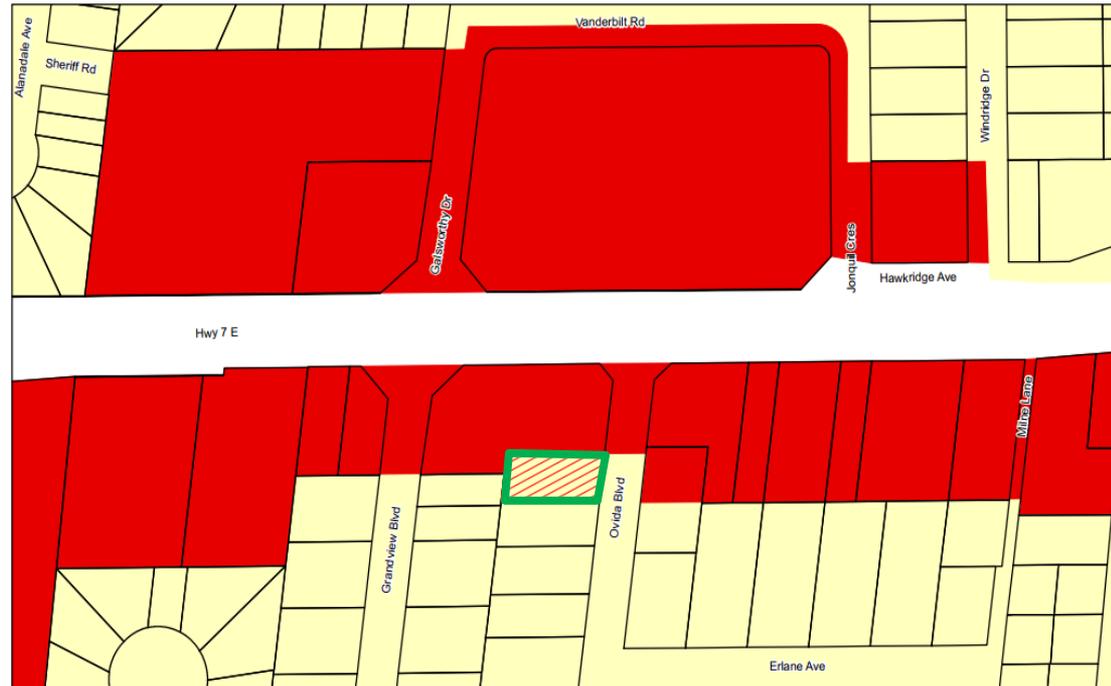


- Temporary-Use By-law (3 year)
- Permit a MPE System within an enclosed container



“Residential Low Rise” and permits:

- Low rise housing forms, including detached dwellings
- Section 10.2.6 permits temporary uses



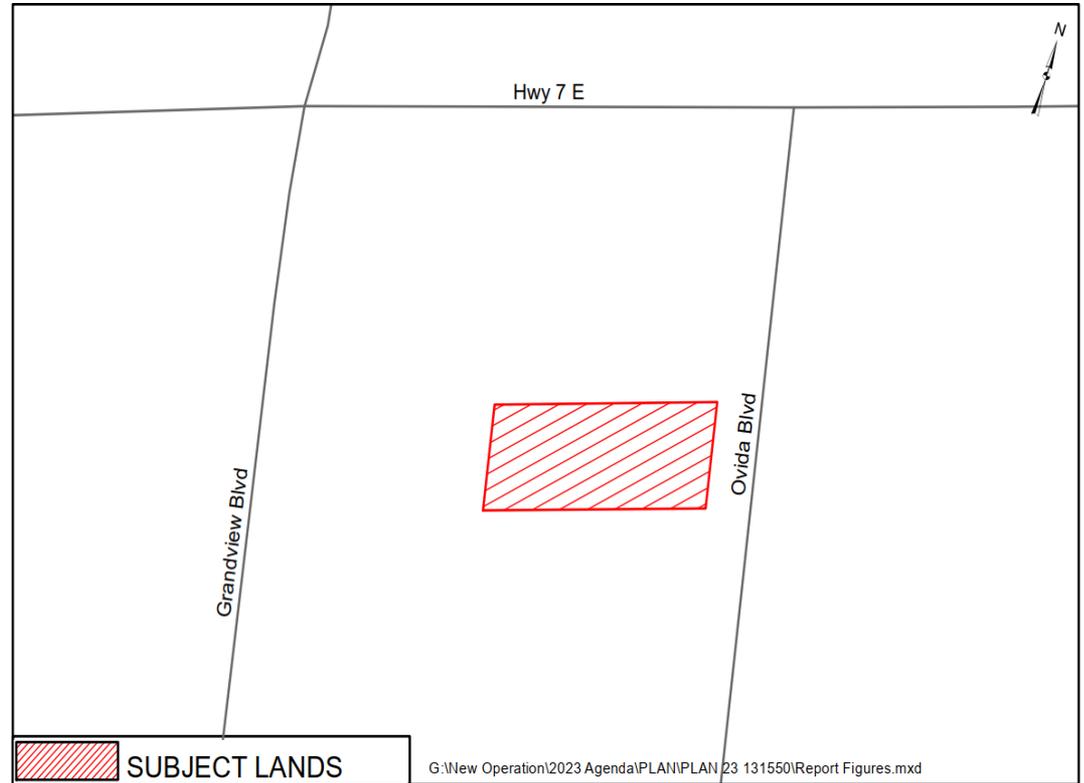


Current and Proposed Zoning



“**Residential One (R1)**” under By-law 1229, and permits Single family detached dwellings

The Proposed Development requires a Zoning By-law amendment to permit the MPE Remedial System as a temporary use (3 years)





Outstanding Items and Next Steps



A. Staff are satisfied with the appropriateness of the proposed land use

- Review of concurrent Site Plan Application to examine site layout, servicing, etc.

B. Staff are recommending approval of the Temporary-Use By-law

- Staff are recommending approval of the By-law without a future recommendation report

C. Owner will provide a detailed presentation on the Proposed Development

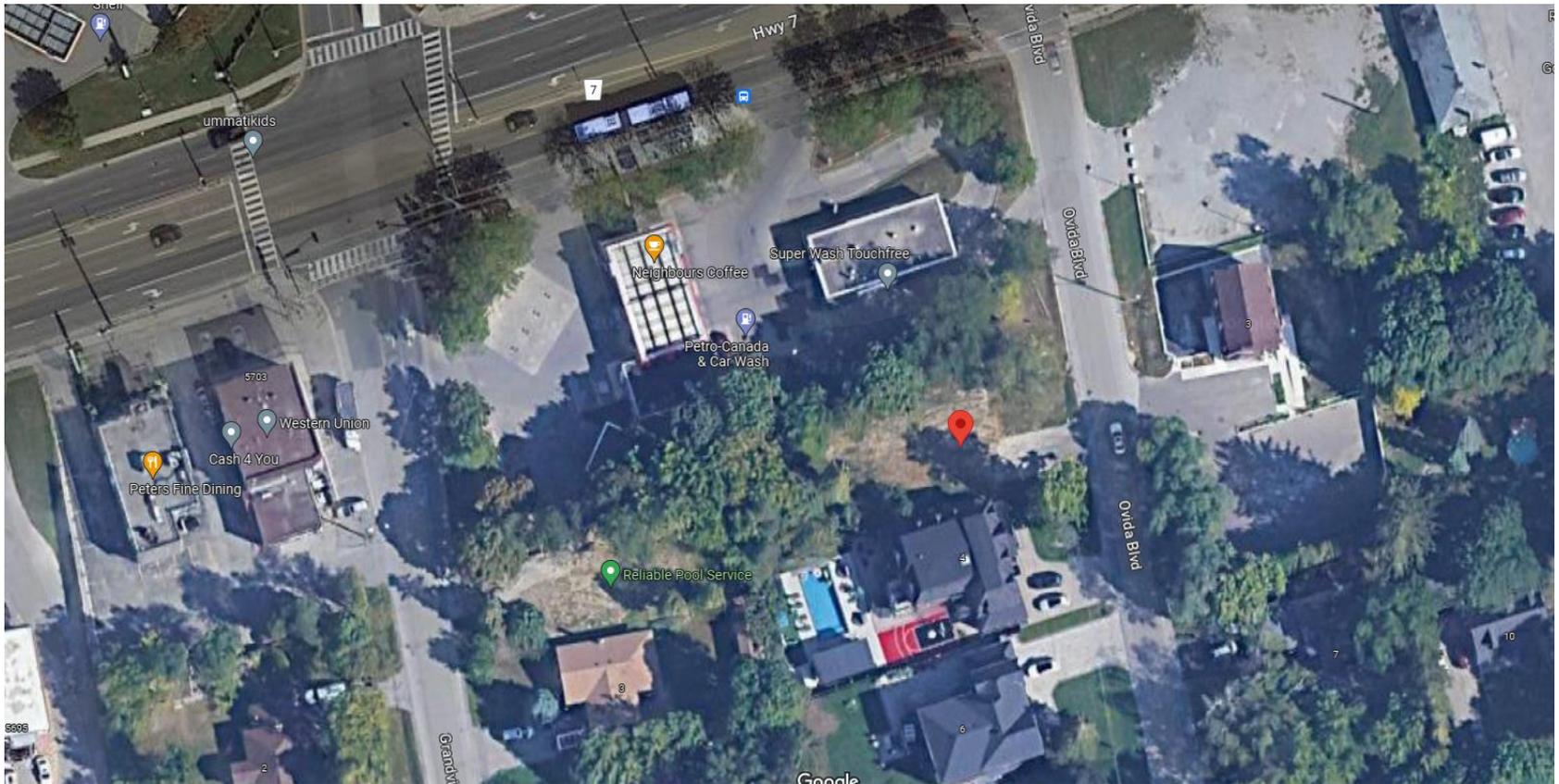


Thank You



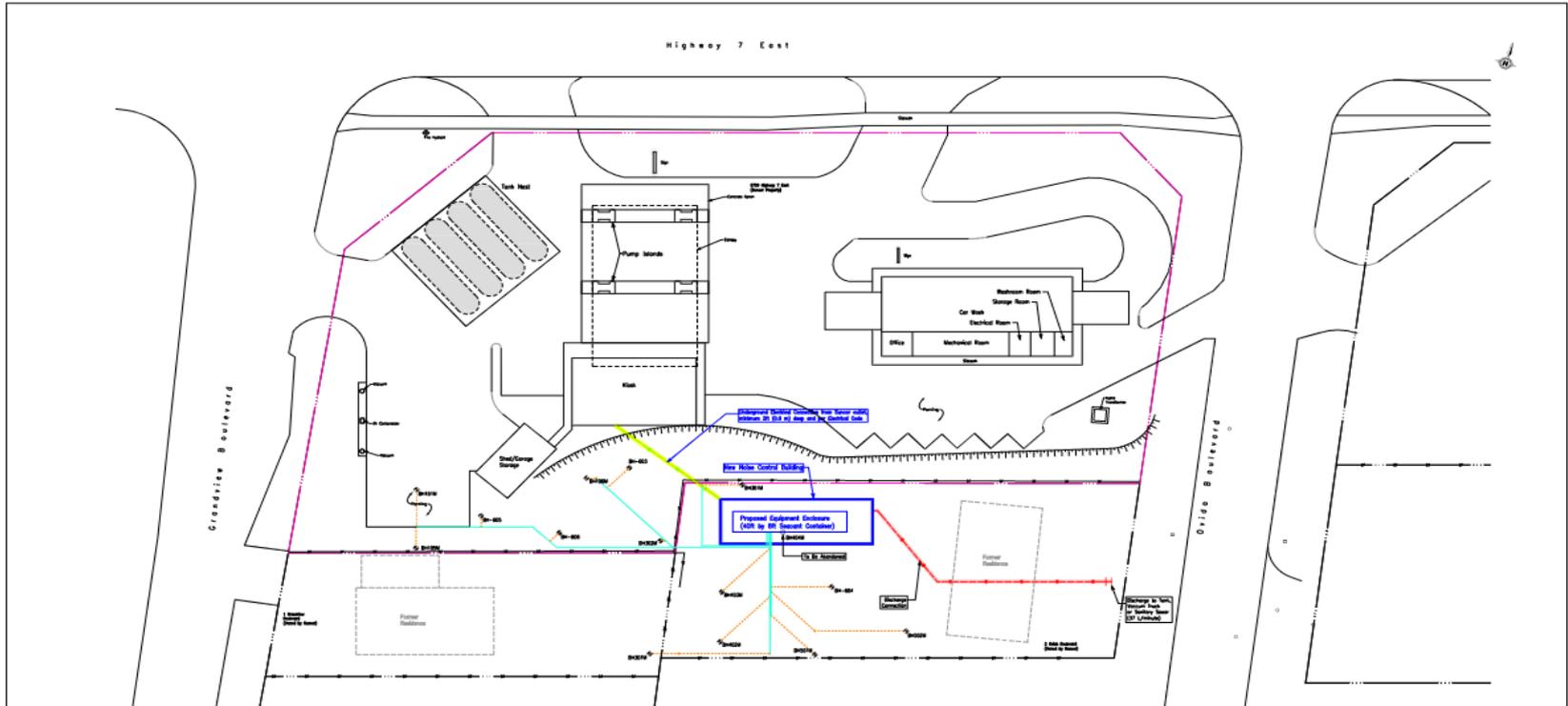
Aerial Photo

MARKHAM





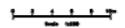
Site Plan



- LEGEND**
- Name Feature
 - Dotted Property Line
 - Assumed Property Line
 - Name of Property Line
 - Manhole
 - Safety Enclosure/Marking Not to be Installed
 - Safety Enclosure/Marking Not to be Installed
 - Catch Basin
 - Manhole

- Proposed**
- System Enclosure Piping (in Standard PVC Pipe and Cast Iron Minimum Depth 30" (3.0 m))
 - System Enclosure Piping (in Standard Schedule 40 PVC Pipe)
 - Electrical Conduits
 - Surface Water Conduits
- Grassy areas disturbed by MFE system construction will be re-seeded

All features are optional.
 MFC-1000 (1000 Gallons per Hour) and MFC-1500 (1500 Gallons per Hour) are optional.
 The existing fire alarm system and fire alarm control panel are optional.
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MFC System Layout

Item	Description	Quantity	Notes
MFC-1000	MFC-1000 (1000 Gallons per Hour)	1	
MFC-1500	MFC-1500 (1500 Gallons per Hour)	1	
Fire Alarm System	Existing fire alarm system and fire alarm control panel	1	Optional