

<b>Date:</b>	Monday, September 5, 2022		
<b>Application Type(s):</b>	Zoning By-law Amendment (the “Application”)		
<b>Owner:</b>	6526837 Canada Inc. (the "Owner")		
<b>Agent:</b>	Parsons Inc. (c/o Salina Chan) (the “Agent”)		
<b>Proposal:</b>	Application to amend the Zoning By-law to permit a temporary a Multiphase Extraction remedial system within a 29.7 m <sup>2</sup> (320 ft <sup>2</sup> ) enclosed container (the “Proposed Development”)		
<b>Location:</b>	2 Ovida Boulevard, Ovida Boulevard and Highway 7 East (the “Subject Lands”)		
<b>File Number:</b>	PLAN 23 131550	<b>Ward:</b>	4
<b>Prepared By:</b>	Brashanthe Manoharan, ext. 2190 Planner II, East Planning District		
<b>Reviewed By:</b>	Stacia Muradali, MCIP, RPP Manager, East Planning District	Stephen Lue, MCIP, RPP Senior Manager, Development	

## PURPOSE

This preliminary information pertains to the Application submitted by the Agent and contains general information on the applicable Official Plan policies and the identified issues and should not be taken as Staff’s opinion or recommendation.

## PROCESS TO DATE

Staff received the Application (along with the required fees) on July 14, 2023, and deemed the Application complete on August 3, 2023. The 90-day period set out in the *Planning Act* before the Owner can appeal to the Ontario Land Tribunal for a non-decision ends on October 12, 2023.

## NEXT STEPS

- Statutory Public Meeting is tentatively scheduled for September 5, 2023
- Recommendation Report for consideration by the Development Services Committee (“DSC”)
- In the event of an approval, enactment of the site-specific Zoning By-law Amendment
- Review and processing of concurrent Site Plan Application

## BACKGROUND

### Subject Lands and Area Context

The 0.10 ha (0.24 ac) vacant Subject Lands are shown on Figures 2. Figure 3 shows the surrounding land uses.

***The Proposed Development would facilitate the development of a one-storey Multiphase Extraction (“MPE”) remedial system located in an enclosed container (see Figure 4)***

The purpose for the MPE system is to mitigate further migration of subsurface petroleum hydrocarbon (“PHC”) impacts to soil and groundwater from the operating Petro-Canada Gas Station located at 5739 Highway 7 East. The system is expected to operate for a minimum of three years to achieve these objectives.

Table 1: the Proposed Development	
Proposed Gross Floor Area:	29.7 m <sup>2</sup> (320 ft <sup>2</sup> )
Length of Use:	Temporary (3 years) with the option for extension

***The following table summarizes the Official Plan Information***

Table 2: Official Plan Information	
Current Designation:	“Residential Low Rise”, 2014 Official Plan
Permitted uses:	<p>The “Residential Low Rise” designation provides for low rise housing forms including single detached dwellings.</p> <p>Notwithstanding the above noted permitted uses, Section 10.2.6 of the 2014 Official Plan permits temporary uses provided that the temporary use is compatible with adjacent land uses and does not jeopardize the long-term development intentions for the lands/area.</p>

***A Zoning By-law Amendment application is required to permit the Proposed Development***

The Proposed Development is subject to By-law 1229, as amended (see Figure 2).

Table 3: Zoning By-law Amendment Information	
Current Zone:	“Residential 1 (R1)”

<b>Table 3: Zoning By-law Amendment Information</b>	
Permissions:	Single family detached dwellings and accessory buildings.
Proposal:	The Agent proposes to amend the Zoning By-law to permit a temporary MPE remedial system for a period of three years.

***Staff identified the following preliminary list of matters that will be assessed through the review of the Application, including other matters and issues, and addressed in a future Recommendation Report to the DSC***

- a) Conformity and Consistency with Provincial, and York Region and City Official Plan**
  - i) The appropriateness of the proposed Zoning By-law amendment to allow for the proposed temporary use.
  - ii) Review of the Proposed Development in the context of the existing policy framework.
- f) Review of the Proposed Development will include, but not limited to, the following:**
  - i) Evaluation whether the proposed temporary use is appropriate, including the duration of operation.
  - ii) The concurrent review of the Site Plan Application will examine appropriate landscape, site layout, snow storage areas, and building elevations.
- i) External Agency Review**
  - i) The Application must be reviewed by the York Region, and any applicable requirements must be incorporated into the Proposed Development.

**Accompanying Figures:**

- Figure 1: Location Map
- Figure 2: Aerial Photo
- Figure 3: Area Context and Zoning
- Figure 4: Conceptual Site Plan
- Figure 5: Conceptual Building Elevations

# Figure 1

## Location Map

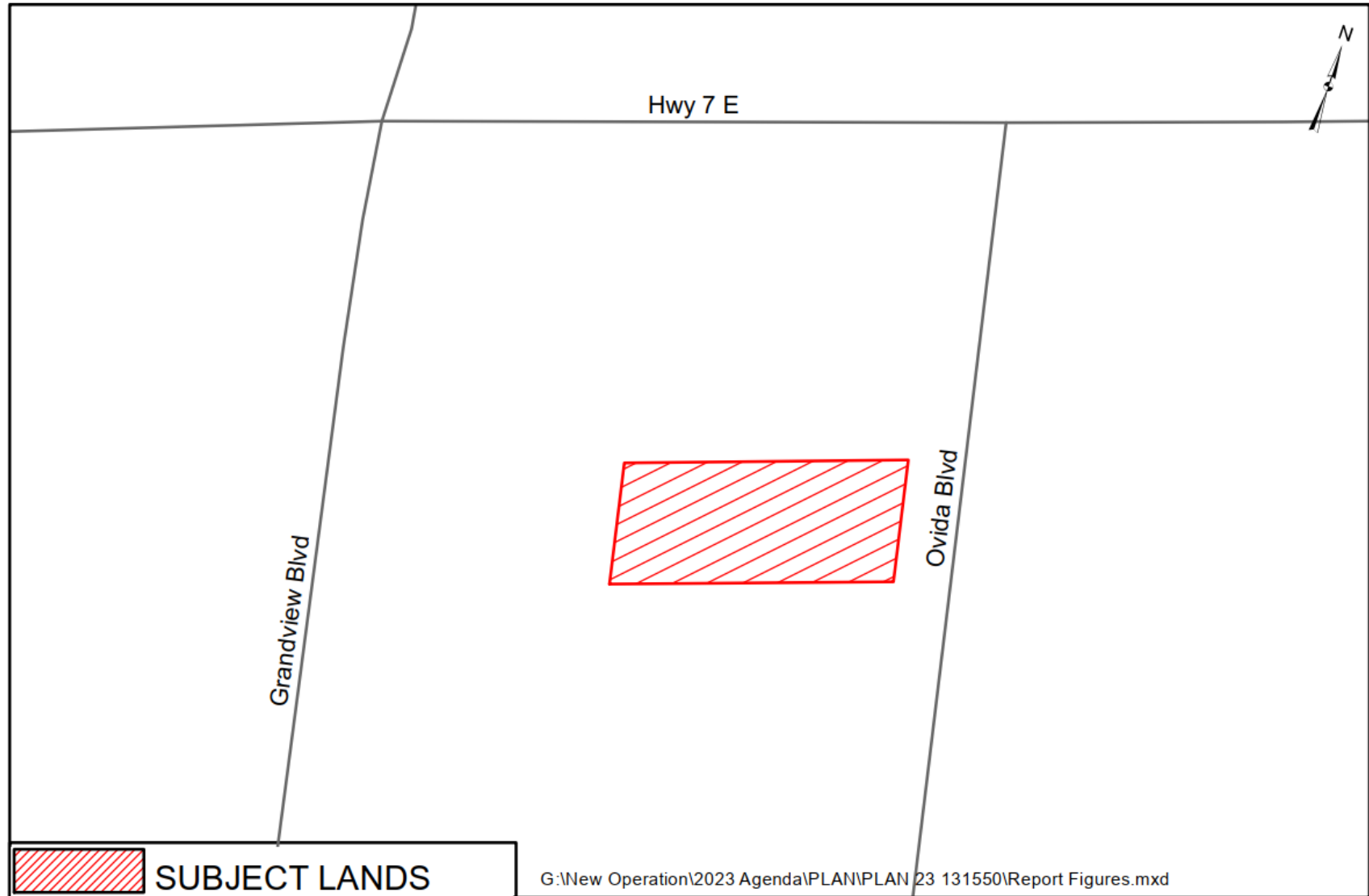
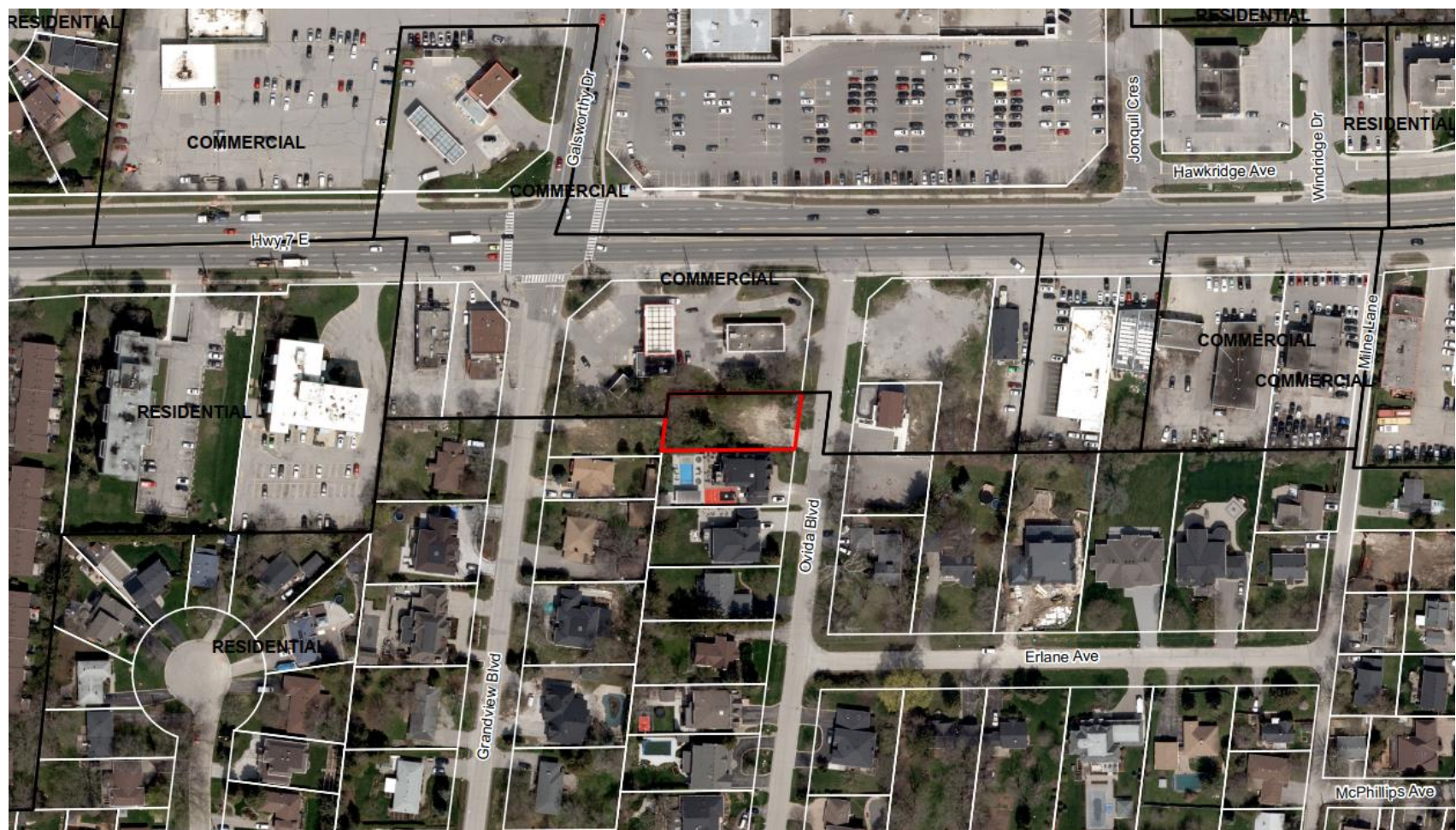


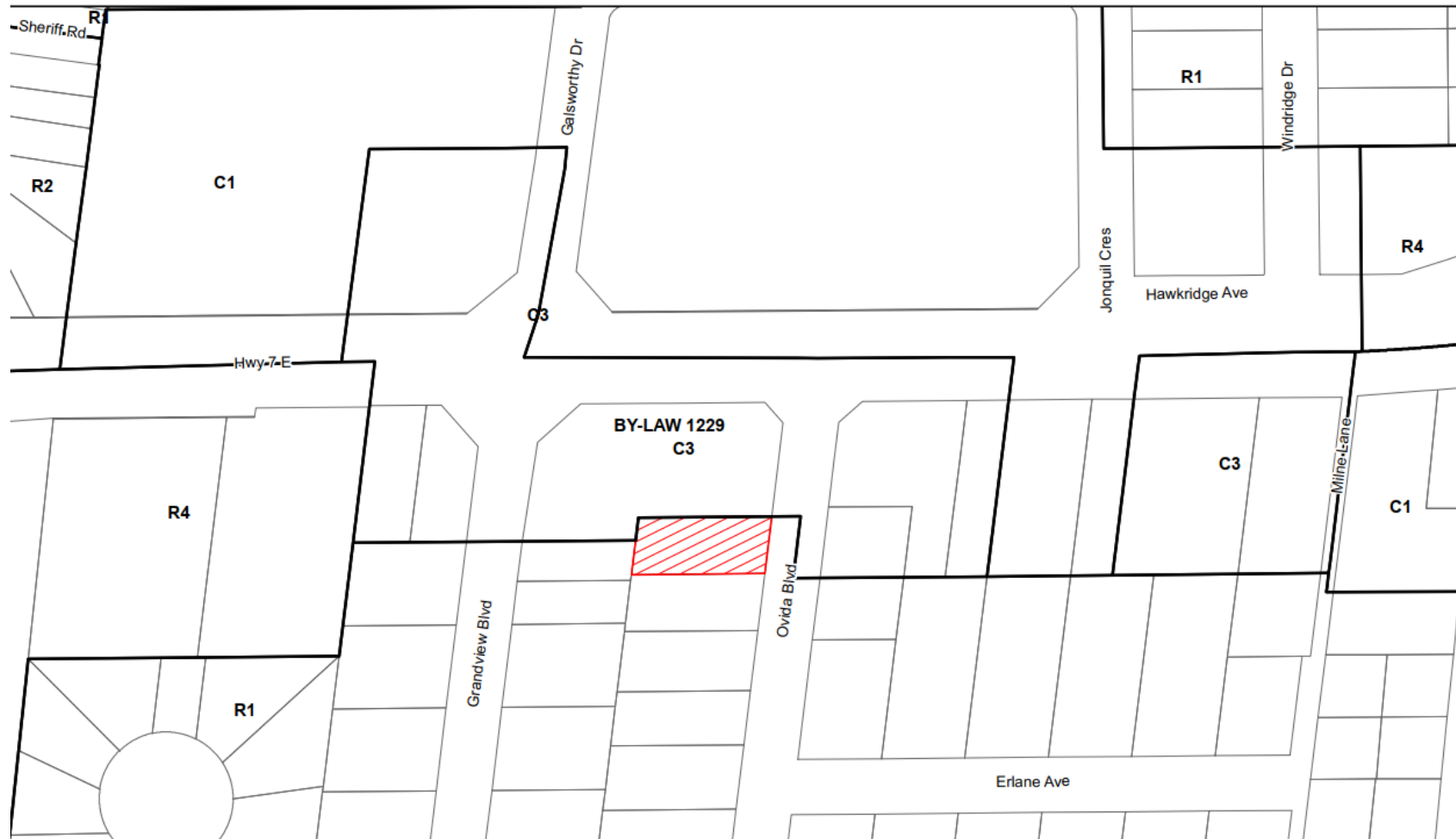
Figure 2

## Aerial Photo



**Figure 3**

## Area Context and Zoning





## Conceptual Building Elevations

