



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

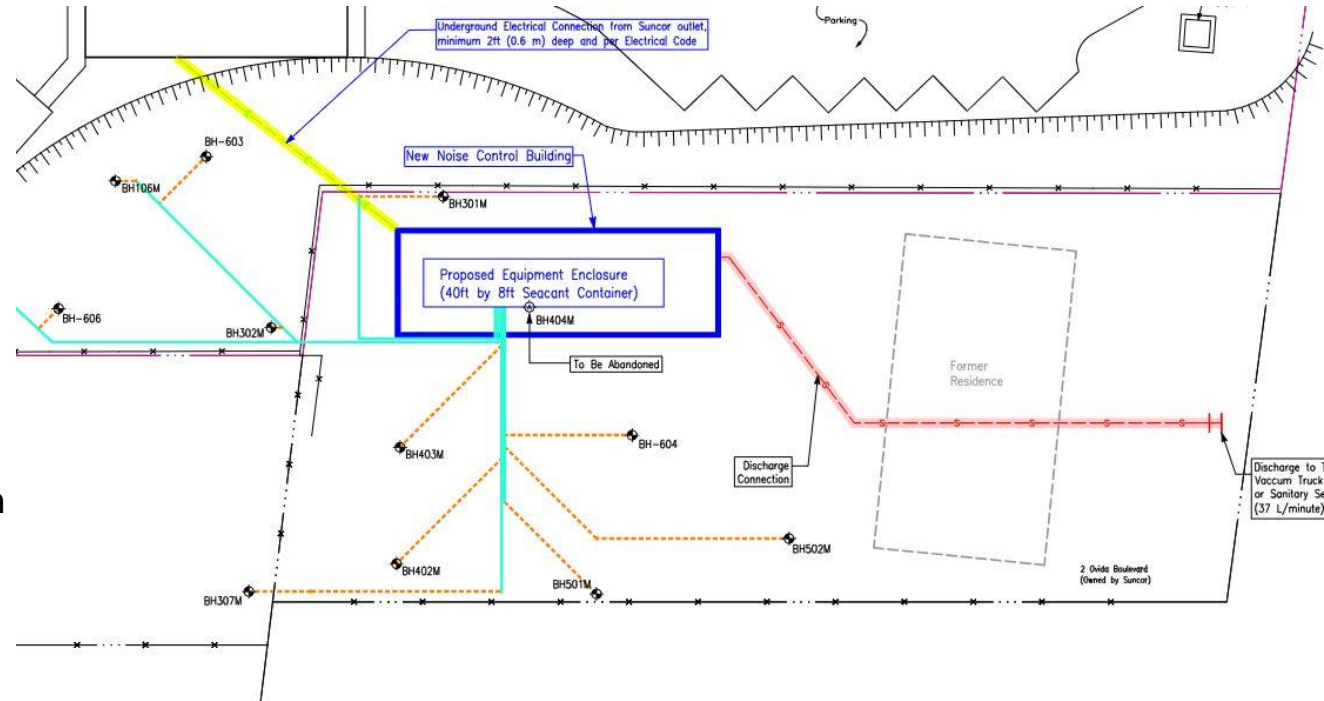


- 0.10 ha (0.24 ac)
- Vacant
- Surrounding Uses: Petro-Canada Gas Station, residential uses, commercial uses





Proposed Development



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

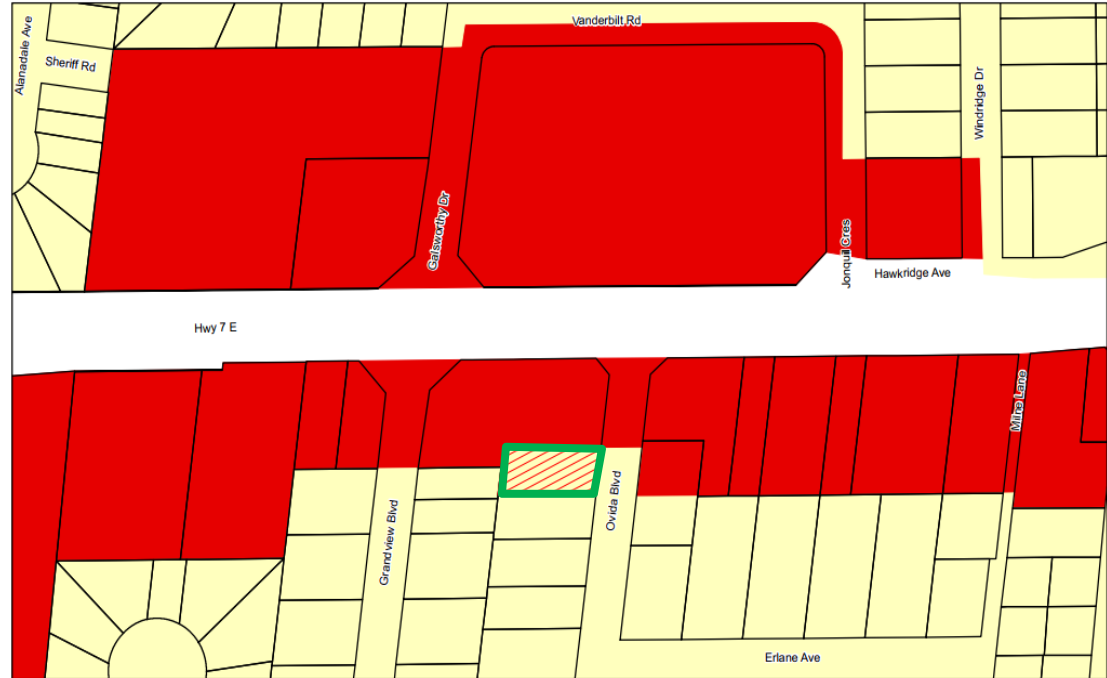


2014 Official Plan



“Residential Low Rise” and permits:

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



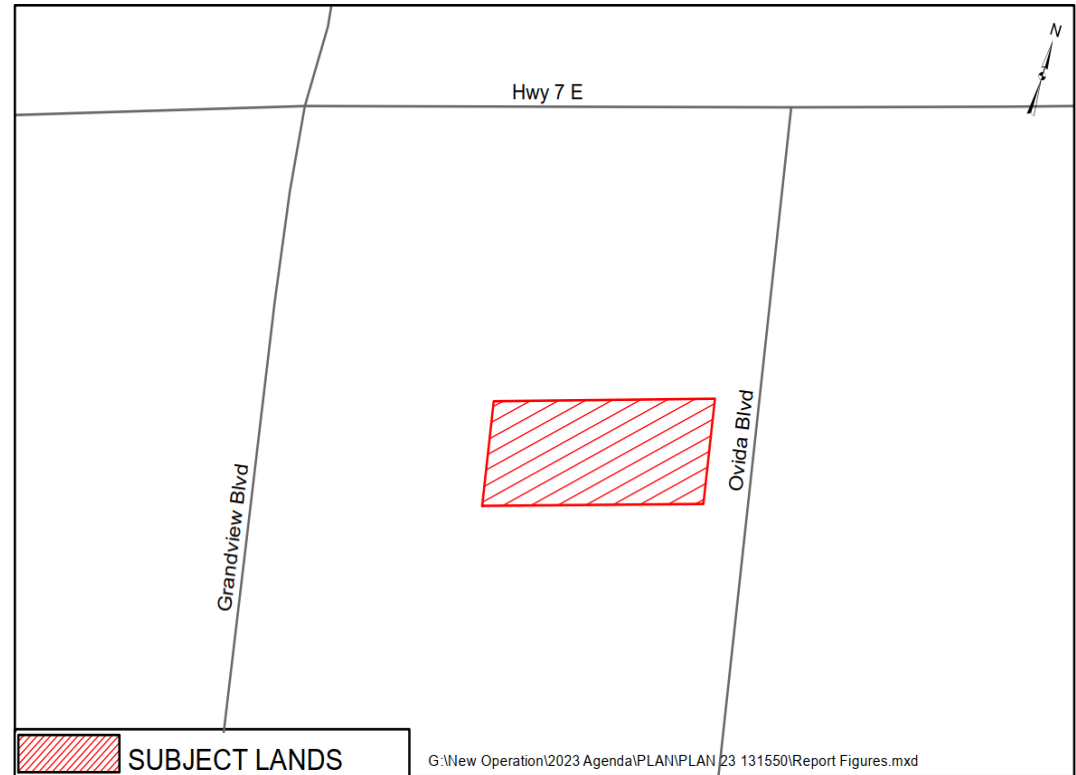


Current and Proposed Zoning



“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

