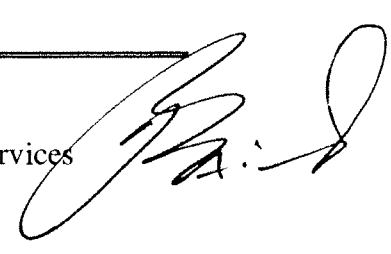

TO: Mayor and Members of Council
FROM: James Baird, Commissioner of Development Services
DATE: June 13, 2011
PREPARED BY: Rick Cefaratti, Planner, East District, ext. 3675
SUBJECT: Proposed Natural Gas Regulator Station for
Enbridge Gas Distribution Inc.
Northwest corner of the Box Grove By-Pass
at Rouge Bank Drive
(PLAN 65M-3907, BLOCK 183)

A handwritten signature in black ink, likely belonging to James Baird, Commissioner of Development Services.

RECOMMENDATION:

1. THAT the Staff memorandum dated June 13, 2011, entitled "Proposed Natural Gas Regulator Station for Enbridge Gas Distribution Inc.", be received;
2. THAT the presentation by Weston Consulting on behalf of Enbridge Gas Distribution Inc., be received;
3. THAT Site Plan approval for the proposed Natural Gas Regulator Station by Enbridge Gas Distribution Inc., at the northwest corner of the Box Grove By-Pass at Rouge Bank Drive, be delegated to the Director of Planning and Urban Design or his designate;
4. That, prior to Site Plan approval being granted, Enbridge Gas Distribution Inc. obtains Committee of Adjustment approval for minor variance or permission to qualify as a Public Use for zoning purposes; and,
5. THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

BACKGROUND:

The purpose of this memorandum is to provide preliminary information on a proposed natural gas regulator station to be located at the intersection of Rouge Bank Drive and the Box Grove By-Pass, as well as to request authorization from Council to delegate Site Plan approval to the Director of Planning & Urban Design. Weston Consulting will be making a presentation to Committee on behalf of Enbridge Gas.

The proposed Natural Gas Regulator Station which converts high pressure gas to low pressure is to bolster current supply to the Box Grove community within the Town of Markham and the Scarborough area of City of Toronto. The Station will also accommodate future growth requirements in these areas. It will be an unmanned facility with weekly maintenance visits conducted by Enbridge employees.

It is our understanding that Enbridge Gas Distribution has entered into a long term arrangement with Box Grove Developers Group Inc, the current land owner, to lease the north triangular portion of the subject property to develop the Station. The effected area is immediately north of a surface parking area for three temporary sales office buildings for new homes sales that currently exists on the property. The proposed development will comprise two above-ground structures, a regulator and a heater (see Photograph-Figure 2). The proposed height of the stacks associated with the heater will range between 3.0 m

(10 ft) and 4.5 m (15 ft). There are no significant natural features on the site. The closest residence is located approximately 50 m (164 ft.) to the west, across 9th Line. The applicants intend to provide a combination of fencing and landscaping along the perimeter of the site to provide an appropriate level of screening to mitigate the view of the Station from the public roads. However, the applicants have also indicated that they require a partial opening along 9th Line to provide limited visibility of the regulator and heater structures for maintenance and safety purposes.

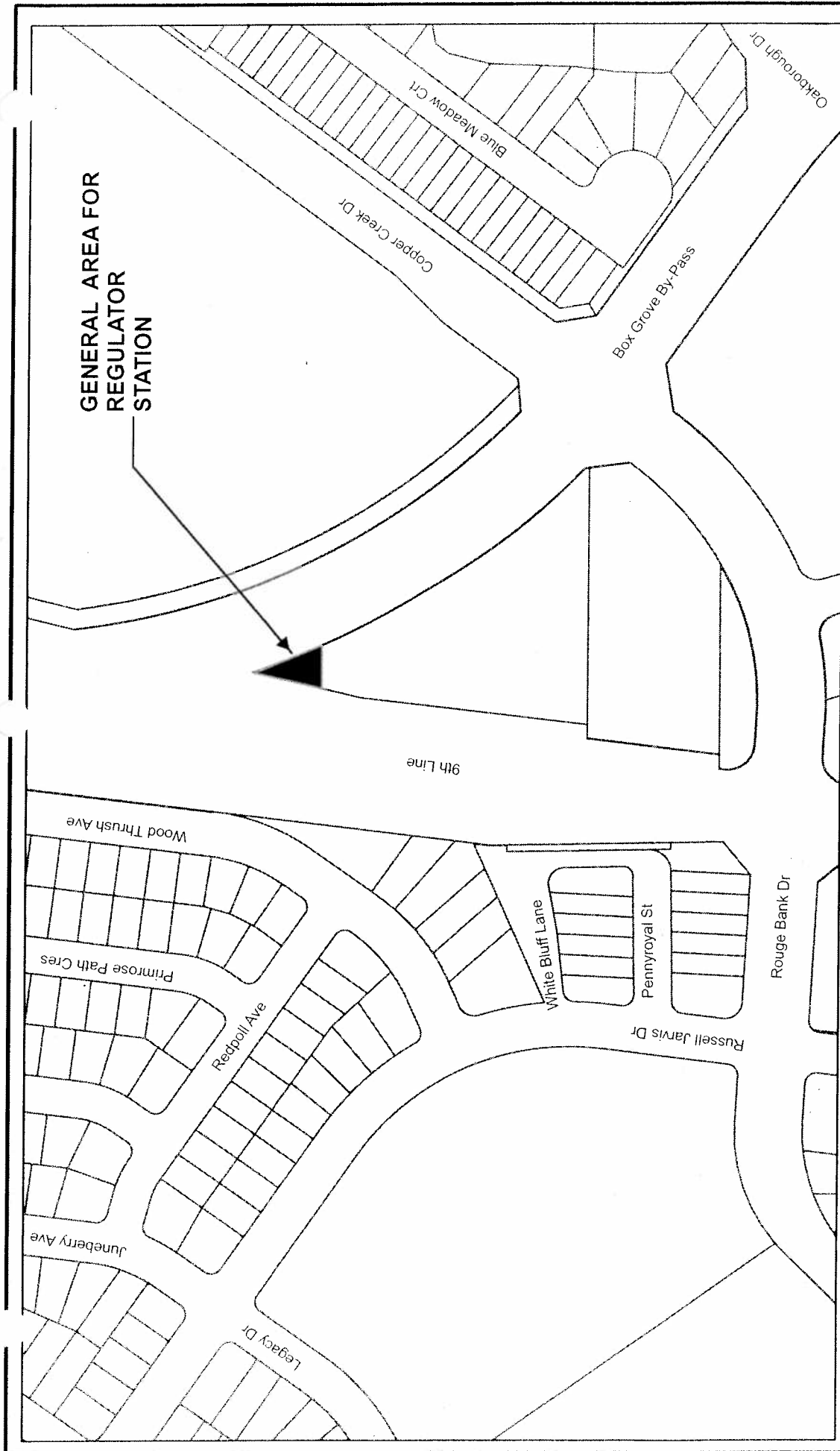
The property is currently zoned R2*223(H) – Residential in By-law 177-96, as amended, which permits a place of worship, subject to a hold provision. There are no current plans to locate a place of worship on these lands. Staff has determined that the proposed Station is not a permitted use under the current zoning. In addition, Staff has also determined that Enbridge Gas does not qualify under the definition of a PUBLIC USE in By-law 177-96, as amended. Staff anticipates an application to be submitted to the Committee of Adjustment requesting approval to permit a proposed Natural Gas Regulator Station use on the property. A Site Plan Control application is required and staff anticipates that the application will be submitted in the near future for the proposed Station.

Attachments:

Location Map – Figure 1

Photograph – Figure 2

File path: Amanda\File 11 108099\Documents\Recommendation



APPLICANT: ENBRIDGE GAS DISTRIBUTION INC.
 BLOCK 183 PLAN 65M-3907 PT.LT. 7, CON.9
 NW CORNER OF ROUGE BANK DR. & BOX GROVE BY-PASS

Q:\Geomatics\New Operation\2011 Agenda\MISC\Enbridge Gas Distribution Inc\Figure 1.mxd



DEVELOPMENT SERVICES COMMISSION

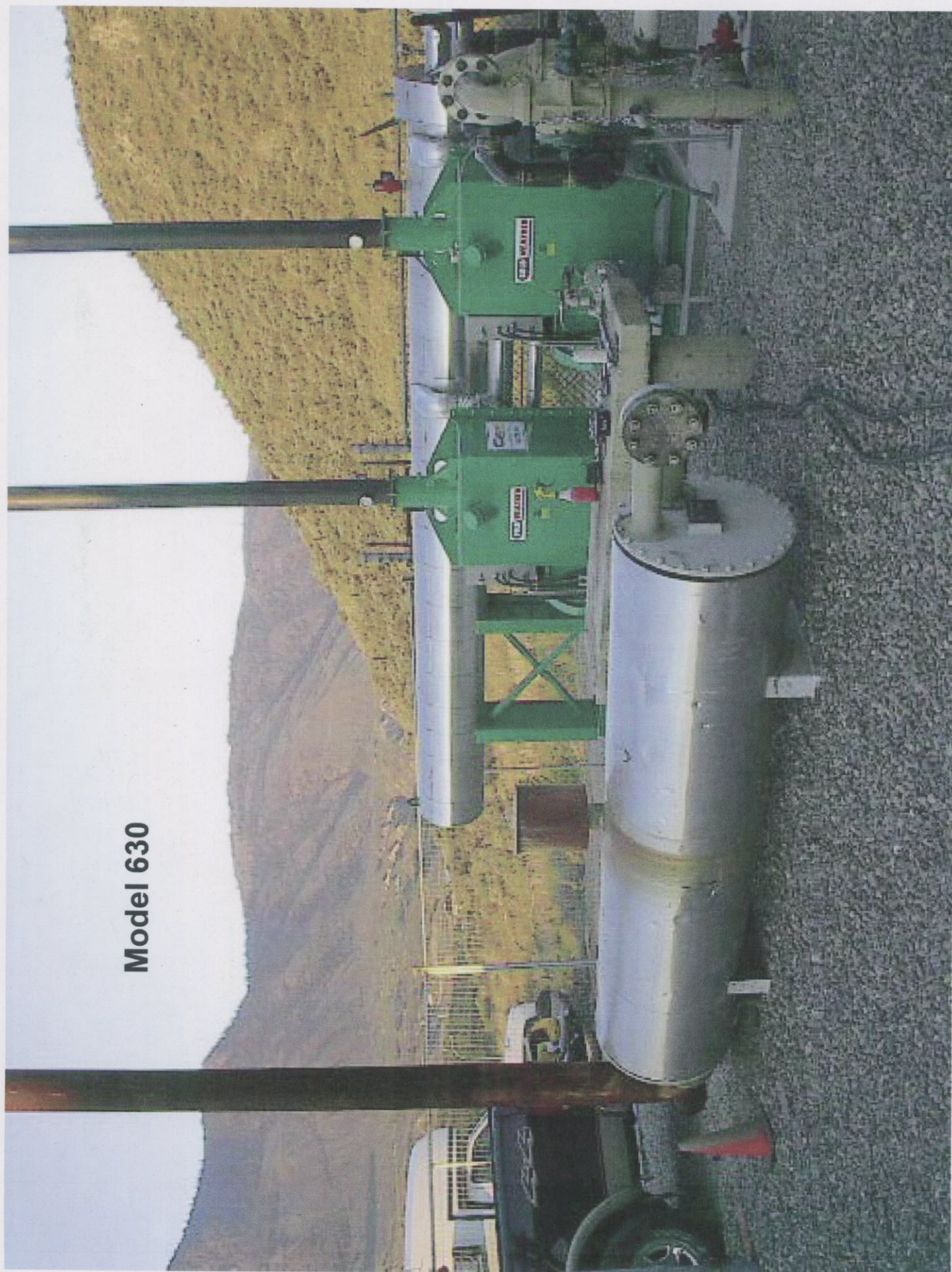
Drawn By: CPW

Checked By: RC

DATE: 24/05/2011

FIGURE No. 1

FIGURE 2



Model 630