

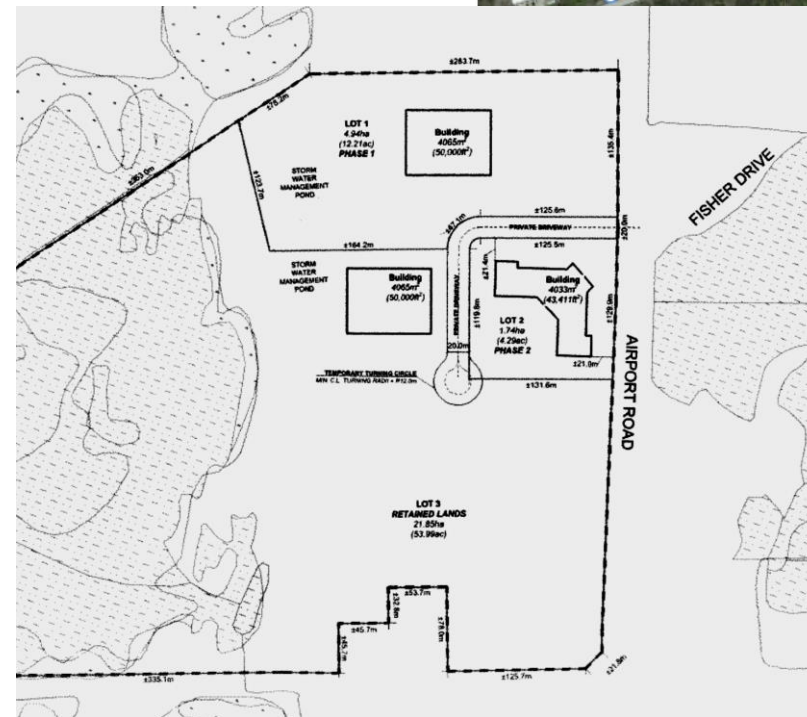
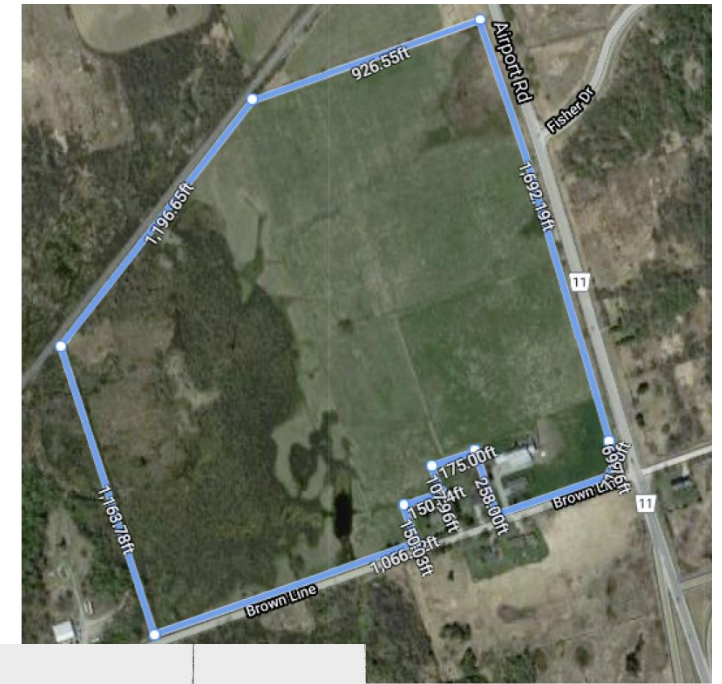


1840 BROWN LINE PRESENTATION TO CAVAN MONAGHAN COUNCIL

2340981 ONTARIO INC.

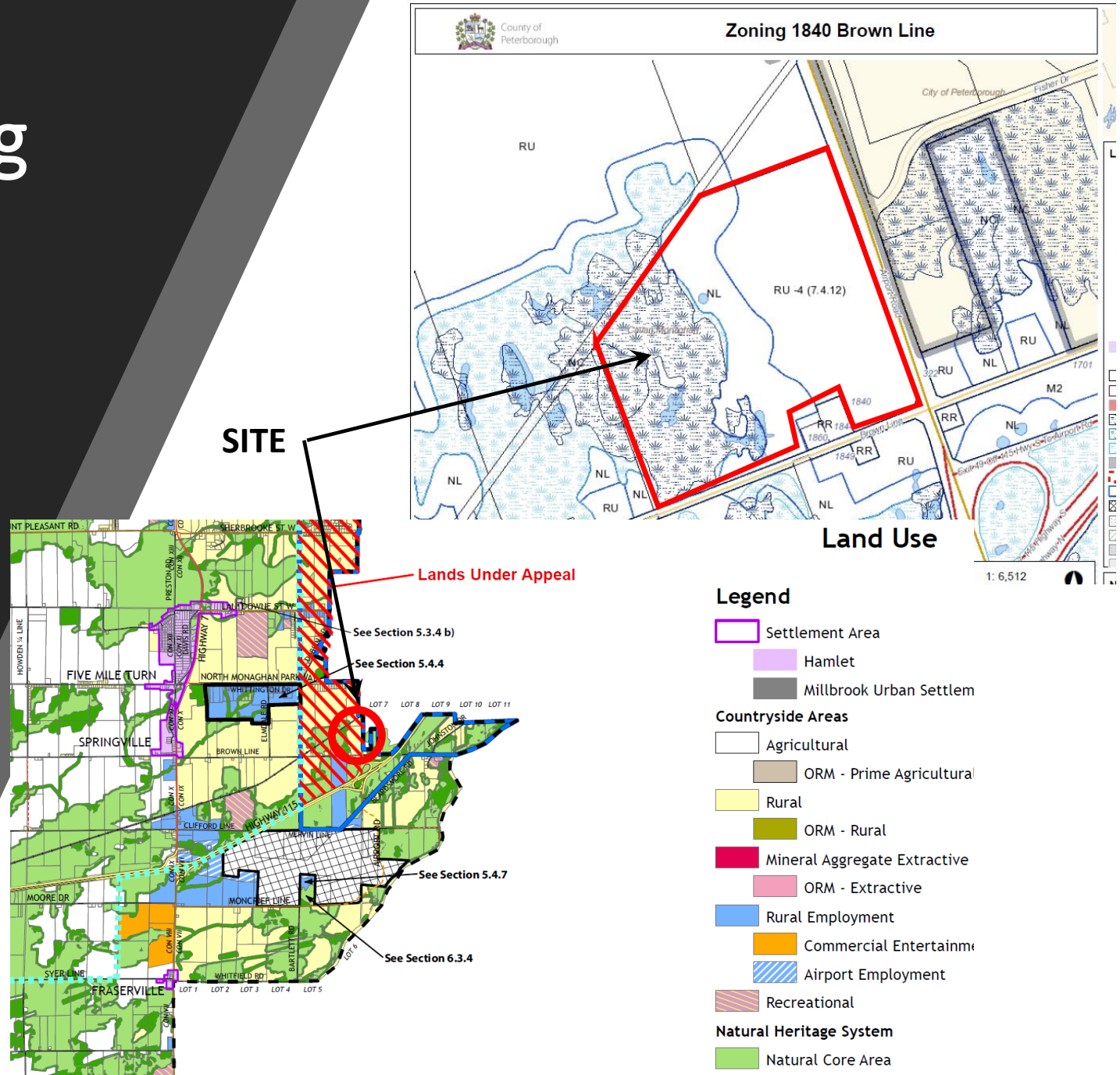
The Proposal

- Opportunity for Employment Uses strategically located near Highway 115 and the Peterborough Airport
- Approximately 150,000 square feet of industrial space proposed in total (3 buildings)
- Property has frontage on Brown Line and Airport Road
- Property can accommodate parking, servicing and SWM outside of the Provincially Significant Wetland area



Official Plan and Zoning

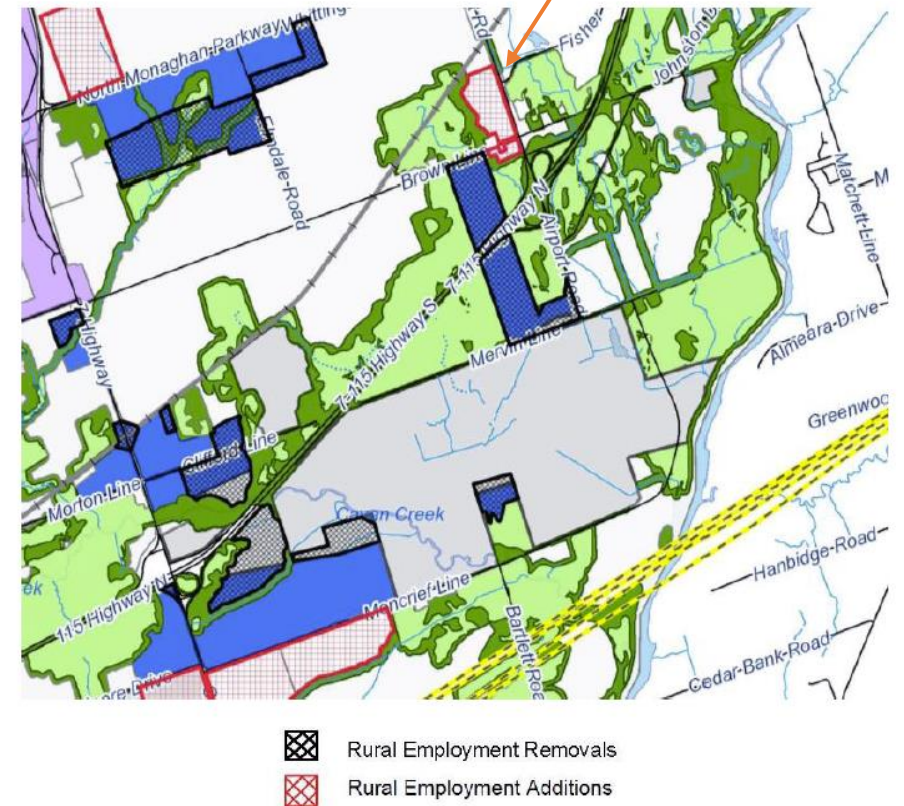
- Property is currently designated and Zoned “Rural”
- Ministers Zoning Order would rezone the property to Industrial (M1)
- Lot configuration designed to protect the Provincially Significant Wetland area on the west portion of the site
- The Traffic consultant has preliminary discussions with MTO to identify any concerns



Growth Management Strategy and Rural Employment Areas

- The Growth Management Strategy for Cavan Monaghan (Watson Associates 2020), identifies a shortage of employment lands to meet the demand forecast
- Many of the existing areas identified as “Employment” are constrained by environmental features and not suitable for development
- The subject property is identified in the Watson report as “Rural Employment Addition” to balance proposed removal of constrained lands
- The proposed Additions identified in 2020 Growth Management Strategy would address the shortfall of currently designated areas which are suitable for development

Figure 9-2
Township of Cavan Monaghan
Preliminary Rural Employment Land Additions and Removals
Surrounding the Peterborough Airport



Source: Mapping provided by the Township of Cavan Monaghan, 2020.

Our Request Today

- We request for the Township to support the request by the proponent for a Ministers Zoning Order.
- We request that the Council pass a Ministers Zoning Order resolution and that it be forward it to the Ministry of Municipal Affairs and Housing as well as to MPP Laurie Scott.
- We also request a preconsultation meeting with staff in which we will present our plan, which incorporates the principles and vision set-out in this proposal, along with Cavan Monaghan's employment objectives.

