

Welcome & Project Overview

Tonight's meeting provides information and an opportunity for questions



1 What is being proposed

A business and employment area on lands designated to support future business, commercial, office, and employment-related development

2 What work is happening now

Current grading, drilling and blasting are related to future road construction and site preparation.

3 How concerns are reviewed

Traffic, environmental, servicing and agency requirements are reviewed prior to approvals that permit construction proceed.



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ENGINEERS ARCHITECTS PLANNERS

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Note: This project is still in the planning review stage. Detailed servicing, environmental review, design and construction requirements will continue through the municipal approval process.

Why Is Work Happening on the Property

Current site work supports future road construction and site preparation.



Preparing the Site for Future Development

The grading, drilling and blasting currently taking place are being completed to prepare the site for future road construction and development.

What residents should know

- Current work is connected to planned future development.
- Materials generated onsite will be reused within the project.
- Site preparation is not intended to continue indefinitely.
- Future development requires additional approvals and review.

1

Future Road Access

Current work is focused on creating access needed to support future roads, servicing and planned growth.

2

Making Use of Site Materials

Aggregate generated during blasting is being reused where practical for future road construction and site grading, helping reduce waste and imported materials.

3

Part of a Long-Term Plan

A planned business and employment area on lands identified for future commercial and employment-related growth through existing planning policies

4

Temporary Activity

As road construction and development progress, major site preparation activities are expected to decrease.



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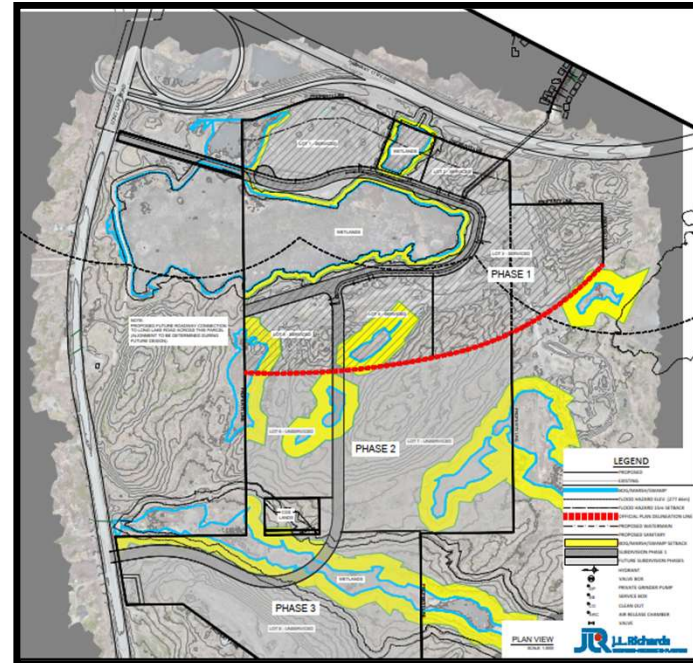
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Ortho Image (2026)



Concept Plan



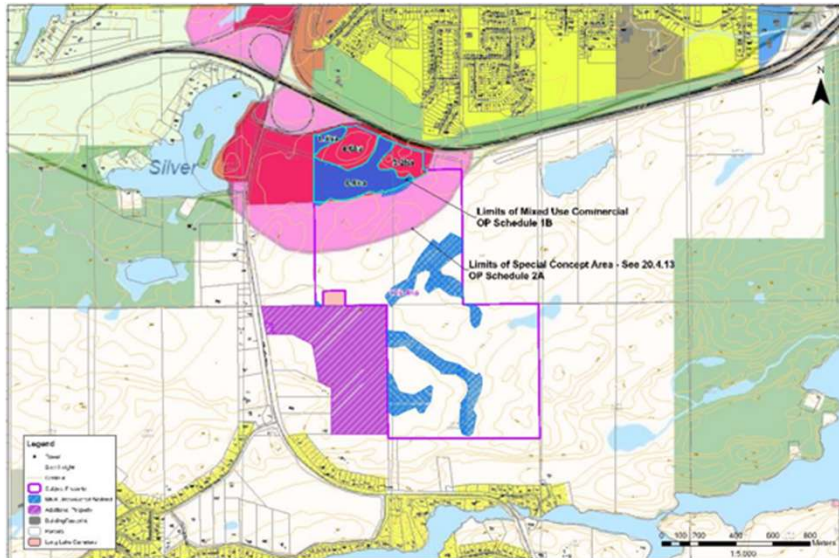
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Investing in Jobs, Business Growth, and the Community

Employment lands help keep jobs and investment within the municipality.



A proposed employment area designed to support appropriate business uses and community investment.

Employment-focused uses

Potential uses may include equipment sales and service, corporate offices, engineering companies and similar low-impact business activities.

Phased over time

Development would occur as approvals, infrastructure needs, market demand and future site plans are confirmed.

Gateway appearance

The business park will be designed with landscaping and site controls to support an attractive entrance to the community.



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Teranorth: Building Northern Ontario for Over 30 Years

A Northern Ontario Company Investing in Local Growth



✓ Local Experience

Teranorth has been building roads, bridges, municipal infrastructure, and site developments across Northern Ontario since 1992.

✓ Proven Track Record

The company has successfully delivered major provincial, municipal, resource-sector, and community infrastructure projects throughout the region.

✓ Investing in the Community

Projects like South Gate Business Park and Countryside Subdivision, help create opportunities for new businesses, local jobs, and long-term economic growth.

✓ Building Responsibly

Safety, environmental stewardship, and quality construction are central to every Teranorth project.

Local knowledge. Proven experience. A commitment to Northern Ontario communities.



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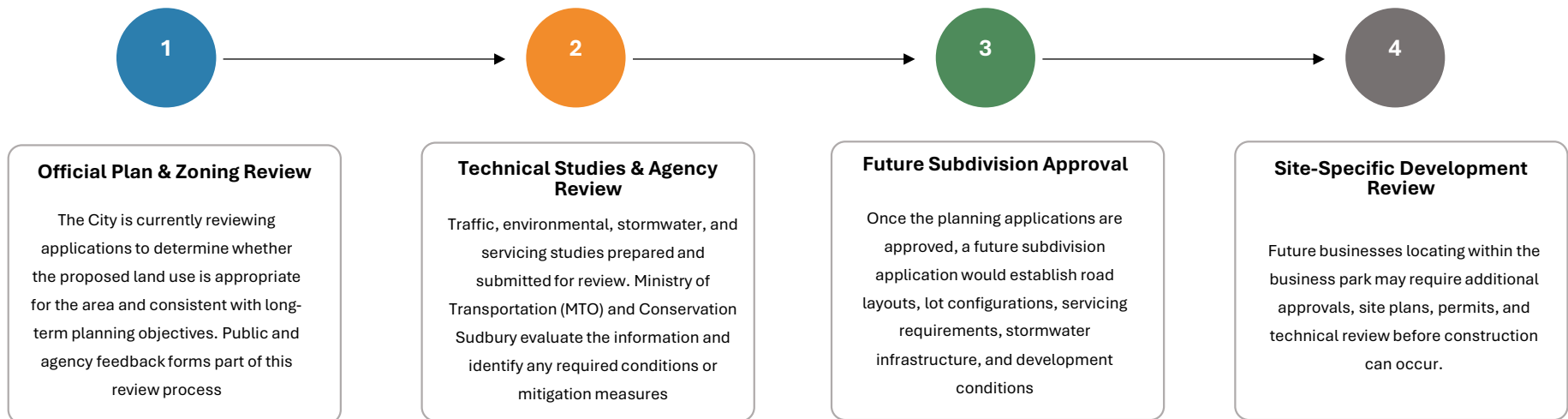
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Planning Process: What Happens Next

The proposal is being reviewed in stages, with additional approvals required before full development.



Important: this is the initial stage of the planning process. Future details are refined through technical review and conditions of approval.



Growth only occurs after planning, environmental, traffic, servicing, and regulatory requirements have been reviewed and addressed



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What We Heard and How Concerns Are Being Addressed

Proposed Business Park Subdivision | Official Plan Amendment and Zoning By-law Amendment Application



Common questions and how the project team is addressing them

1. What We Heard



Infrastructure & Servicing

- Sanitary sewer capacity
- Water pressure and fire flow
- Infrastructure costs



Land Use & Compatibility

- Future permitted uses
- Neighbourhood compatibility
- Hours of operation
- Construction timelines



Environment & Construction

- Groundwater protection
- Noise, dust and air quality
- Blasting and vibration
- Construction activity near homes



Communication & Engagement

- Ongoing updates
- Resident questions
- Clear project information

2. Current Responses

Servicing Capacity

City review of sanitary sewer capacity and servicing requirements will continue through the application process.

Development Costs

Development-related infrastructure costs are to be borne by the developer.

Noise, Dust & Air Quality

Dust suppression and construction mitigation measures will be implemented during construction.

Future Land Uses

The application is intended to support mixed-use commercial and light industrial development, subject to City review.

Water Pressure & Fire Flow

Proposed watermain looping to Long Lake Road can improve flow, pressure and redundancy.

Environmental Review

Environmental studies are being completed to assess environmental and groundwater considerations.

Blasting & Vibration

Seismic monitoring is occurring to confirm vibration levels remain within legislative requirements.

Ongoing Communication

Questions and feedback will continue to be considered through the planning process.

Thank you for your feedback!



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Where We Are in the Process



Thank you for your feedback!



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Contact Information & Follow-Up

How residents can ask questions, provide comments, and receive project updates.



Please share questions tonight or use the contacts below after the meeting.

Ways to participate

- 1 **Ask a question tonight**
- 2 **Submit a written comment**
- 3 **Request follow-up**

Project contacts

Teranorth Construction & Engineering Limited.

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Project Manager

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J.L. Richards & Associates Ltd.

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Associate, Senior Planner, Practice Lead

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Stay informed

**Please share your email address
with us to stay informed with
project updates!**

*Comments received will be reviewed as part of the
ongoing planning and technical review process.*

Thank you for attending our Neighbourhood Information Meeting!



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