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# VILLENEUVE COURT INDUSTRIAL SECTOR

PRESENTED BY ED SEGUIN & SONS



# LISTENING TO OUR NEIGHBOURS

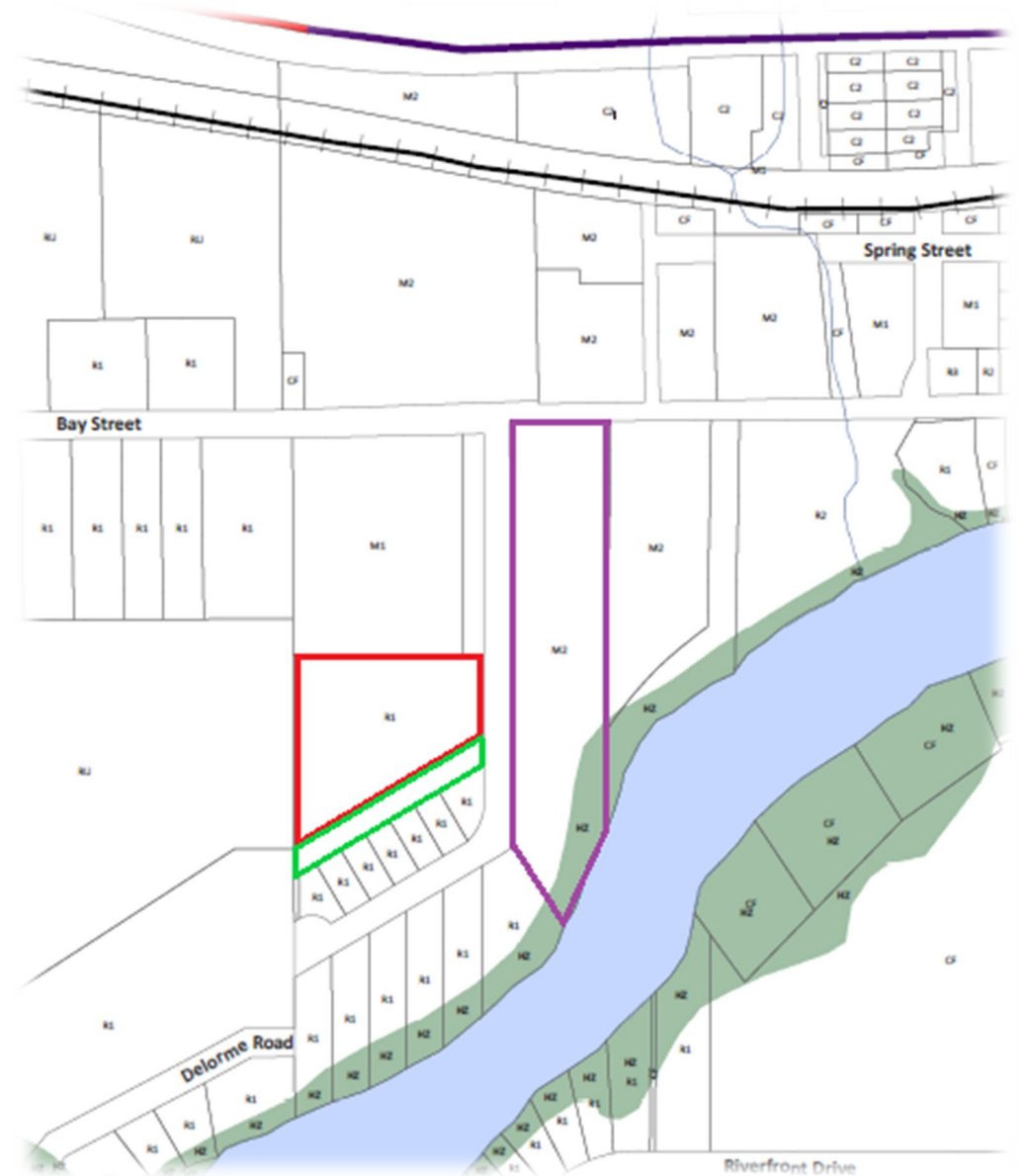
Ed Seguin & Sons have listened to our neighbourhood concerns regarding the re-zoning of residential land on Villeneuve Court.

This presentation is to inform and re-assure the planning advisory committee and municipal council members that their voices have been heard and we will work diligently to address their worries and even improve the quality of their properties. Our goal is to be an exemplary neighbour and community partner.



# PROPERTY IN QUESTION

- The area in **red** is the lot proposed for re-zoning from residential to light industrial for warehousing operations.
- The area in **purple** is the lot directly across the street currently zoned for heavy industrial M2 which permits wrecking yards, crematoriums, saw mills, etc.
- The area in **green** is a 50' buffer strip of property adjacent to the residential lots on Villeneuve Court being retained by the Municipality to protect their interest.
- All lots intersecting Bay Street and Villeneuve Court are zoned for industrial use.



# NOISE AND VISUAL NUISANCE

We understand our neighbours' worries and we strongly believe that good communication and facts are key in this situation.

The existing warehouse receives (2) truck loads in and out per day. Ed Seguin & Sons start trucks there in the morning and park them at night. The day time activity is minimal.

The new lot would consist of (2) warehouse buildings planned to accept (2) loads in and out per day. There is no other planned outside activity.

To address the sound and visual concern we agree to leave a 50' vegetative buffer composed of mature trees and new growth behind the Villeneuve properties. The buffer area is shown in **yellow**. View picture beside.





# SURFACE WATER DRAINAGE

There has been water drainage issues on Bay Street for many years now. The drainage course has been determined by the municipality as per the image beside and identified in blue.

The main concern is back yard drainage. This is a civil matter that we intend to address in our site control plan. The image beside identifies in blue the proposed open drain at the perimeter of the property. The surface water will discharge in the existing drainage course and into the Sturgeon River.

This should satisfy any drainage concerns and improve the quality of the affected properties.

Current drainage course for Bay street.



Proposed new backyard drainage course.

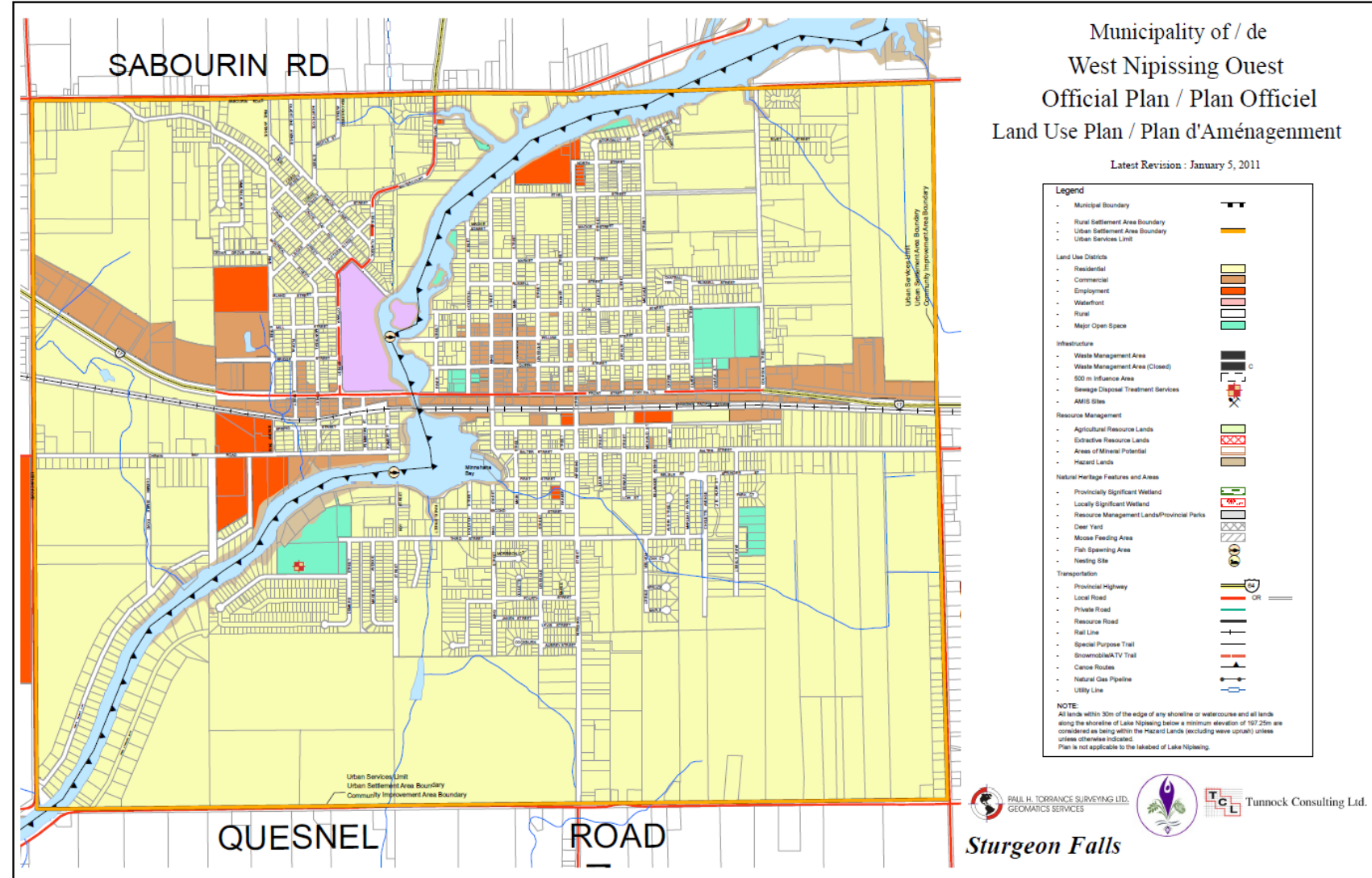


# THE OFFICIAL PLAN

The image shown beside is the official plan for land use in Sturgeon Falls. In **red** is land intended for employment use. You will notice that options are very limited.

Being located in an industrial section of town, it was always the intention for this land to serve for employment.

Our request is in compliance with the official plan, zoomed view below.



## MUNICIPAL BENEFITS

- The drainage issue will be resolved at no cost.
- Official plan is in compliance.
- Jobs will be created.
- Economic growth and stimulus.
- Additional tax revenues.
- Global mining supply company is deepening it's roots.
- West Nipissing is open for business.



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## WIN – WIN - WIN

In every situation we seek for a **win-win** and in this case we have a **win-win-win**.

1. The neighbours' drainage, visual and sound issues will be resolved.
2. The municipality will reap economic benefits and growth.
3. The local businesses are growing.

**Thank-You**