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October 29, 2021

VIA E-MAIL: dtherrien@peterborough.ca

City of Peterborough
500 George St. N.
Peterborough, ON K9H 3R9

Attention: Diane Therrien, Mayor
And Members of Council

Dear Sirs/Madams:

Re: City of Peterborough Official Plan Review - 2021
My Client: 2340981 Ontario Inc. 1840 Brown Line, Cavan Monaghan - Proponent
for Extension of Major Bennett Industrial Park

It is my understanding that City Council Members will soon be receiving commentary from the County of Peterborough via Bryan Weir, Director of Planning in relation to various aspects of your proposed new Official Plan.

Please find enclosed herein my communication to Mr. Weir which is self-explanatory. It thanks him for providing me with a copy of the County's comments on the City's Official Plan.

Furthermore, I have asked City officials to produce the Transportation Plan Analysis and Traffic Impact Study associated with the proposed Prestige Industrial Park in the north end/Chemong Road west. It is imperative that such a study presently exist, and be in front of Council for your consideration of the changes implemented to your Employment Lands. The decision to have a Land Use Designation as Prestige Industrial in the north end/Chemong Road west between Chemong Road and Fairbairn Street is a mistake.

At the very least, Council Members should have a full appreciation as to the truck traffic that will be presented by such a proposal. The City is designating this land as a component of the City's Official Plan Review, and you need to have the appropriate information to make that decision.

For the purposes of additional truck traffic running from the south Hwy. 115 corridor to the northern point of the City, on Chemong Road north, there is a need for a proper review and analysis of the consequences in relation to the proposed Industrial Park, and its north end location. Prior to Monday, I would like to have information that demonstrates the proposed truck routes through the City, to accommodate the additional truck traffic for this north end Industrial Park. Will it go via Monaghan Road? Will it go via Park Street and Chemong Road? Will the route travel the existing corridor via the Parkway to Sherbrooke and then Fairbairn Street? Will it be along the Brealey Drive corridor, which invites significant traffic into the County road system?

The cost associated with infrastructure improvements, and financial impact, represented by this proposed Industrial Park should also be available for full public viewing and disclosure. In addition, the adverse impacts, whether it be environmental, or demonstrative upon neighbourhoods, should also be made available prior to the statutory public meeting.

We look forward to the receipt of the appropriate reviews, information, data and analysis. We understand that you will not be receiving your Transportation Plan Review until late November, 2021. In the past, we have made it clear that any consideration of your Official Plan changes should only be undertaken coincident with the receipt, and consideration of your Transportation Master Plan.

In part, this constitutes a written submission made incidental to your statutory public meeting pursuant to *The Planning Act (Ontario)*.

Yours truly,



Richard J. Taylor
RJT/tg

Encl.

1. *Letter to Bryan Weir of October 29, 2021*

cc. *Sandra Clancy, Chief Administrative Officer
Ken Hetherington, Chief Planner
Bryan Weir, County of Peterborough Director of Planning
Media
County Council Members*