

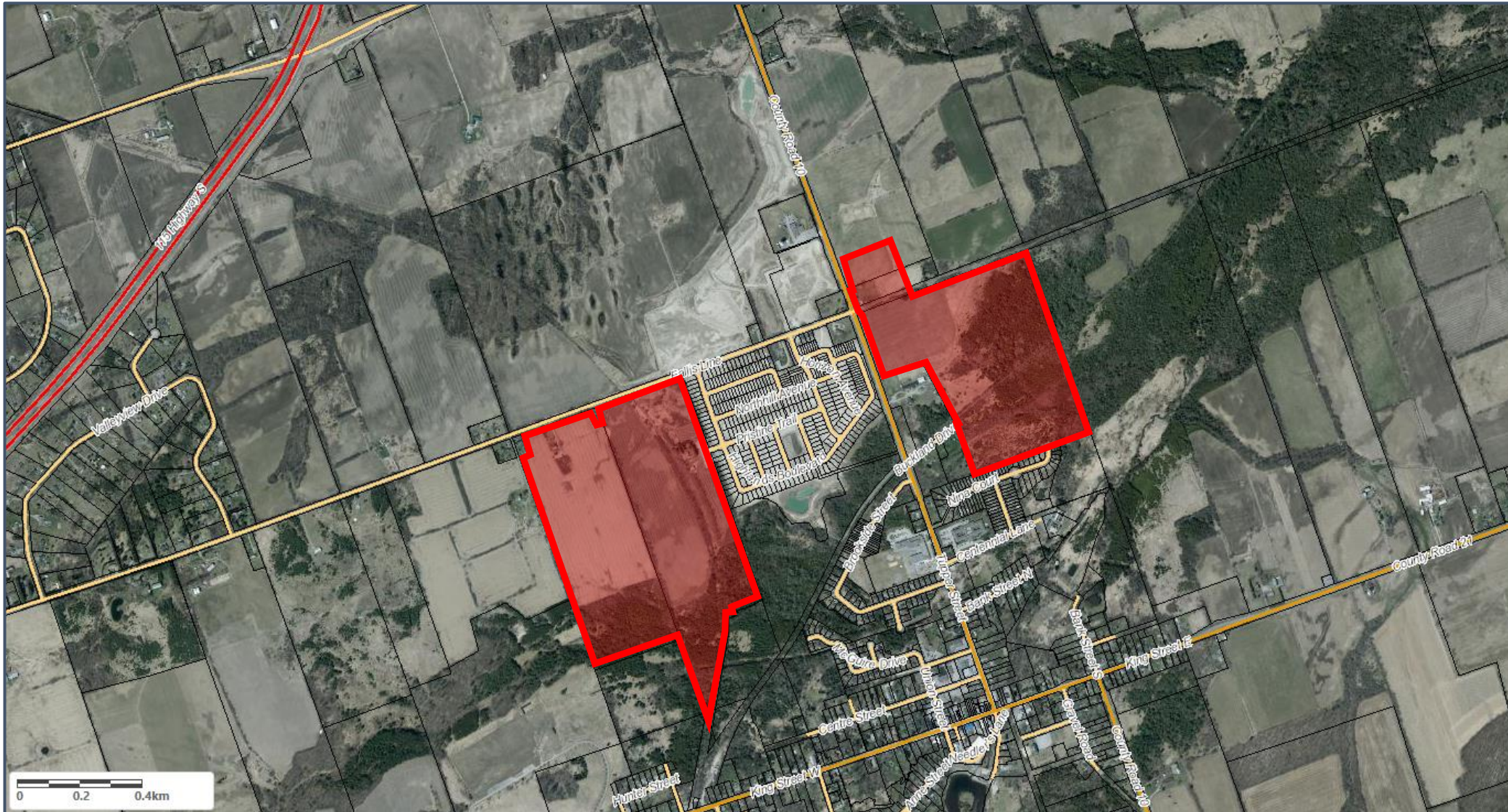
Request for Minister's Zoning Order ("MZO")

Cavan-Monaghan Council Meeting
February 22 2022

CSU Developments Inc. + CSU2 Developments Inc.
Vargas Properties Inc. + Vargas P Inc.

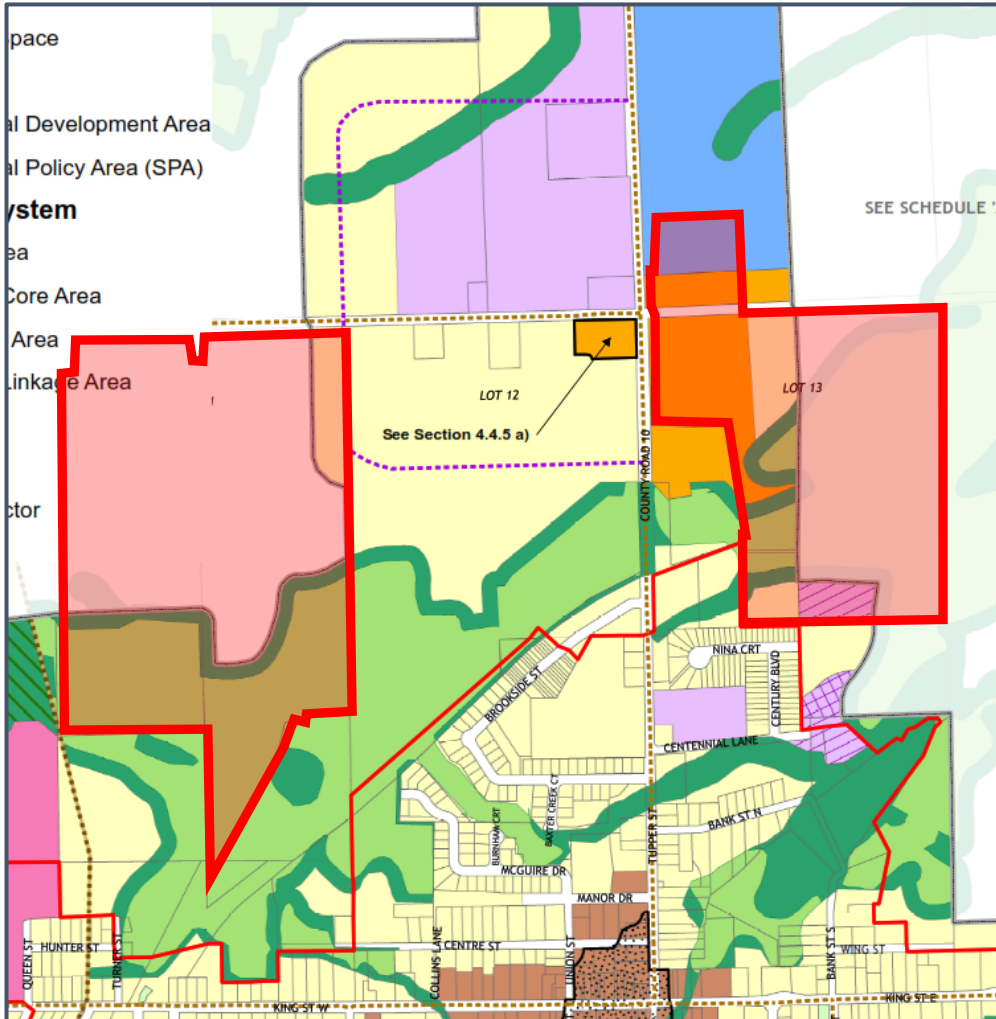


SUBJECT LANDS

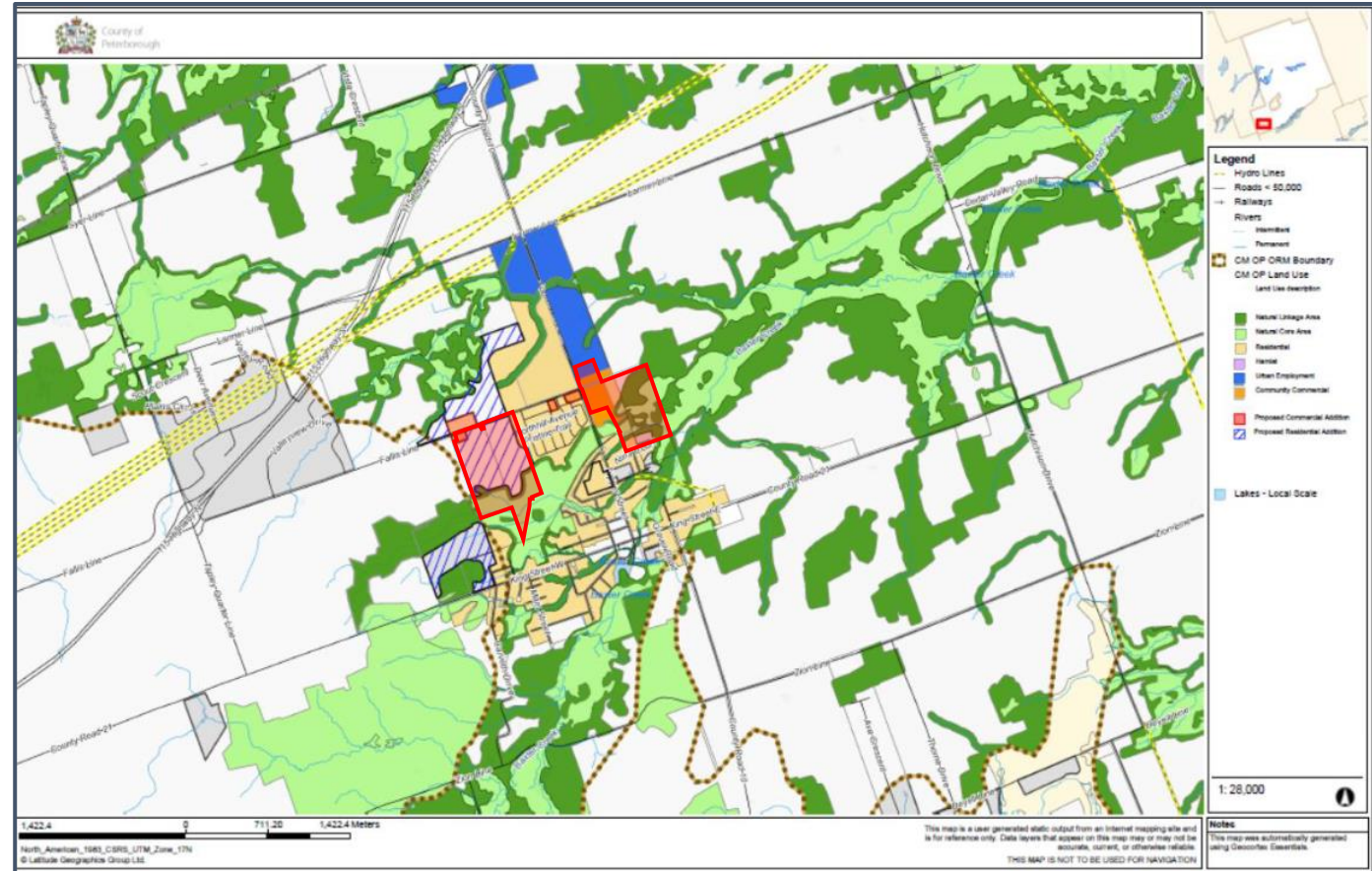


PLANNING FRAMEWORK

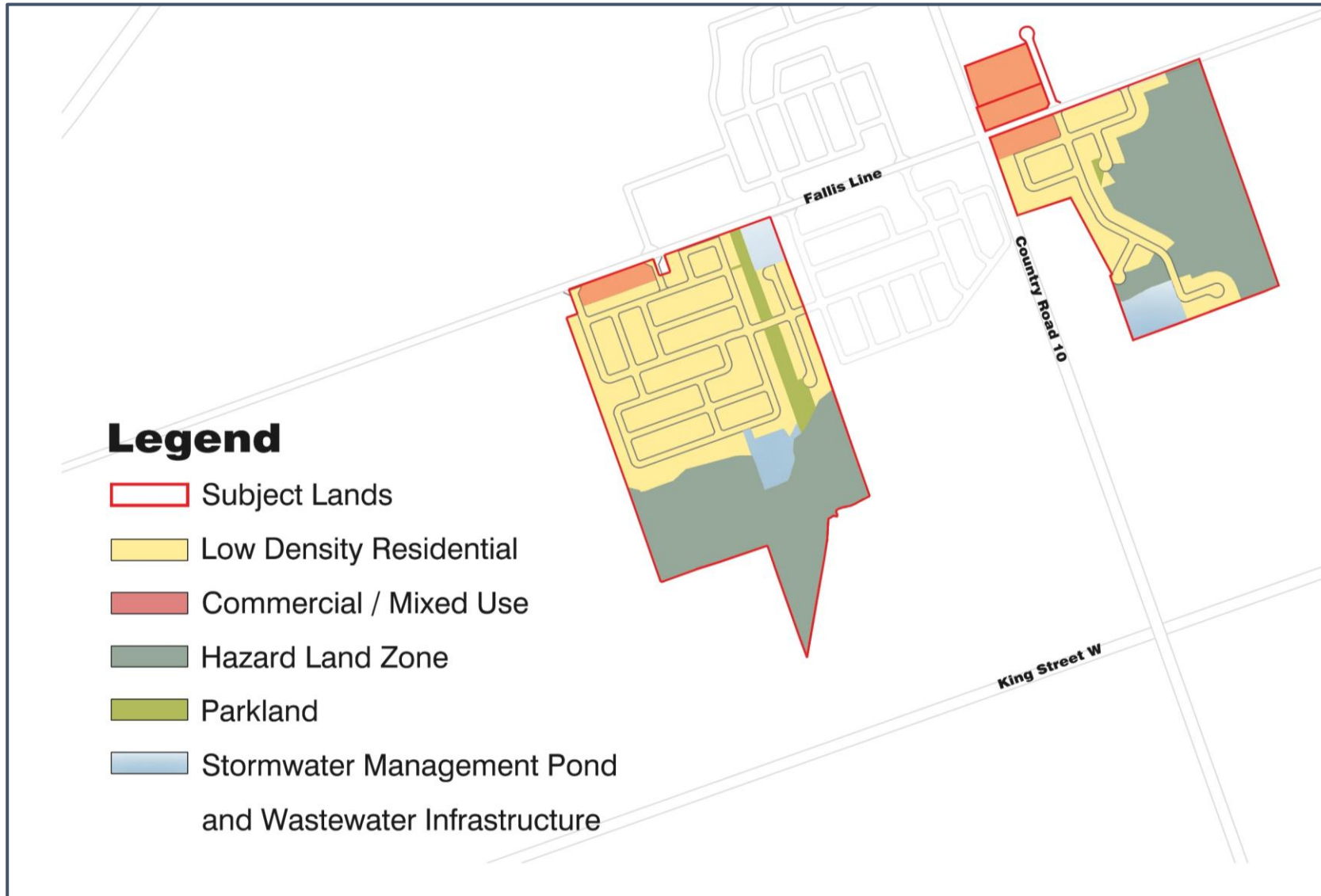
Official Plan



Growth Management Study

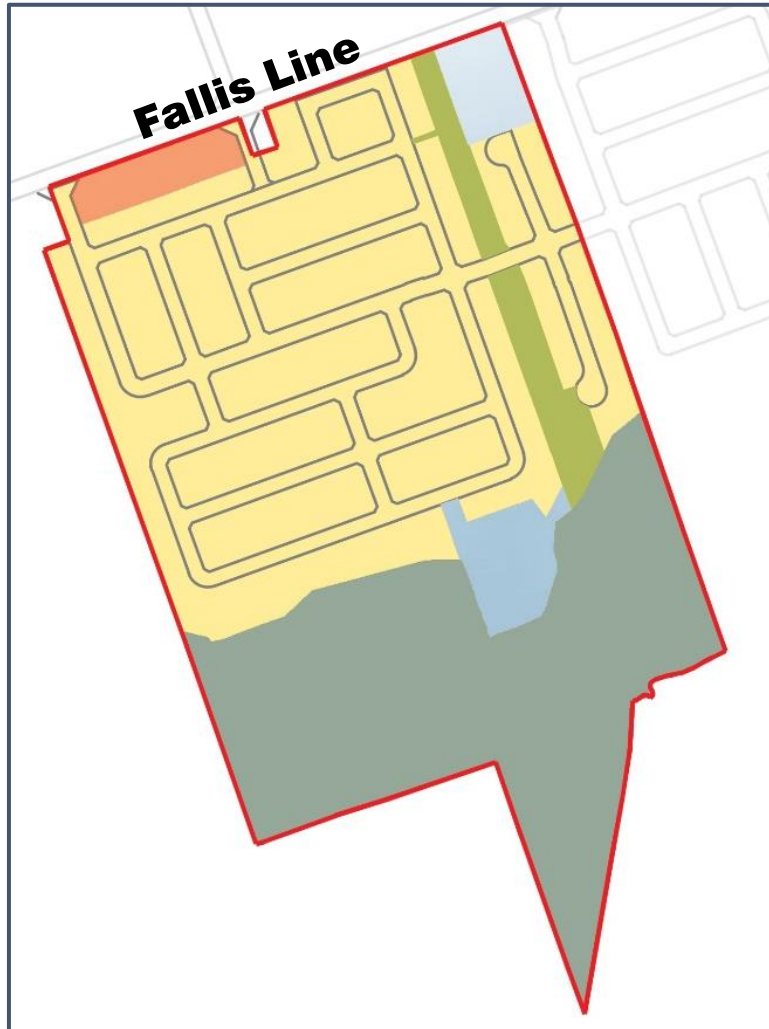


CONCEPT PLANS

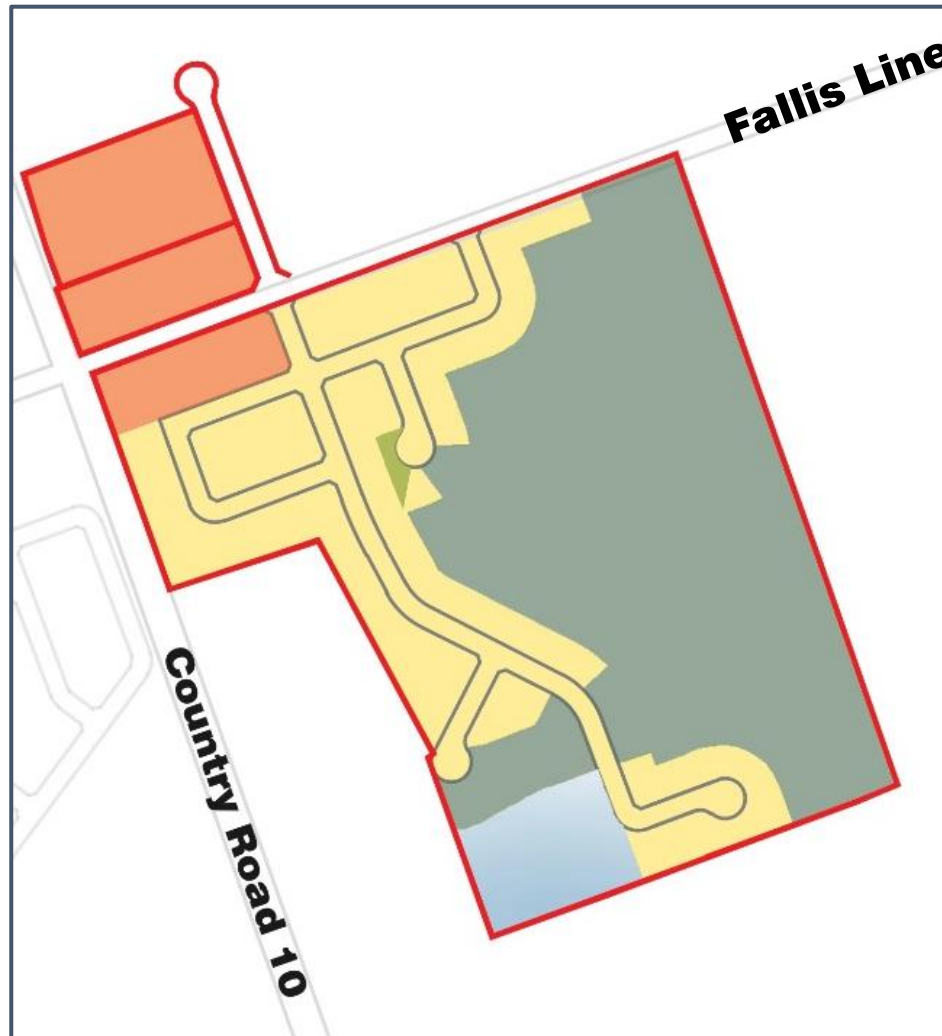


CONCEPT PLANS







West Site



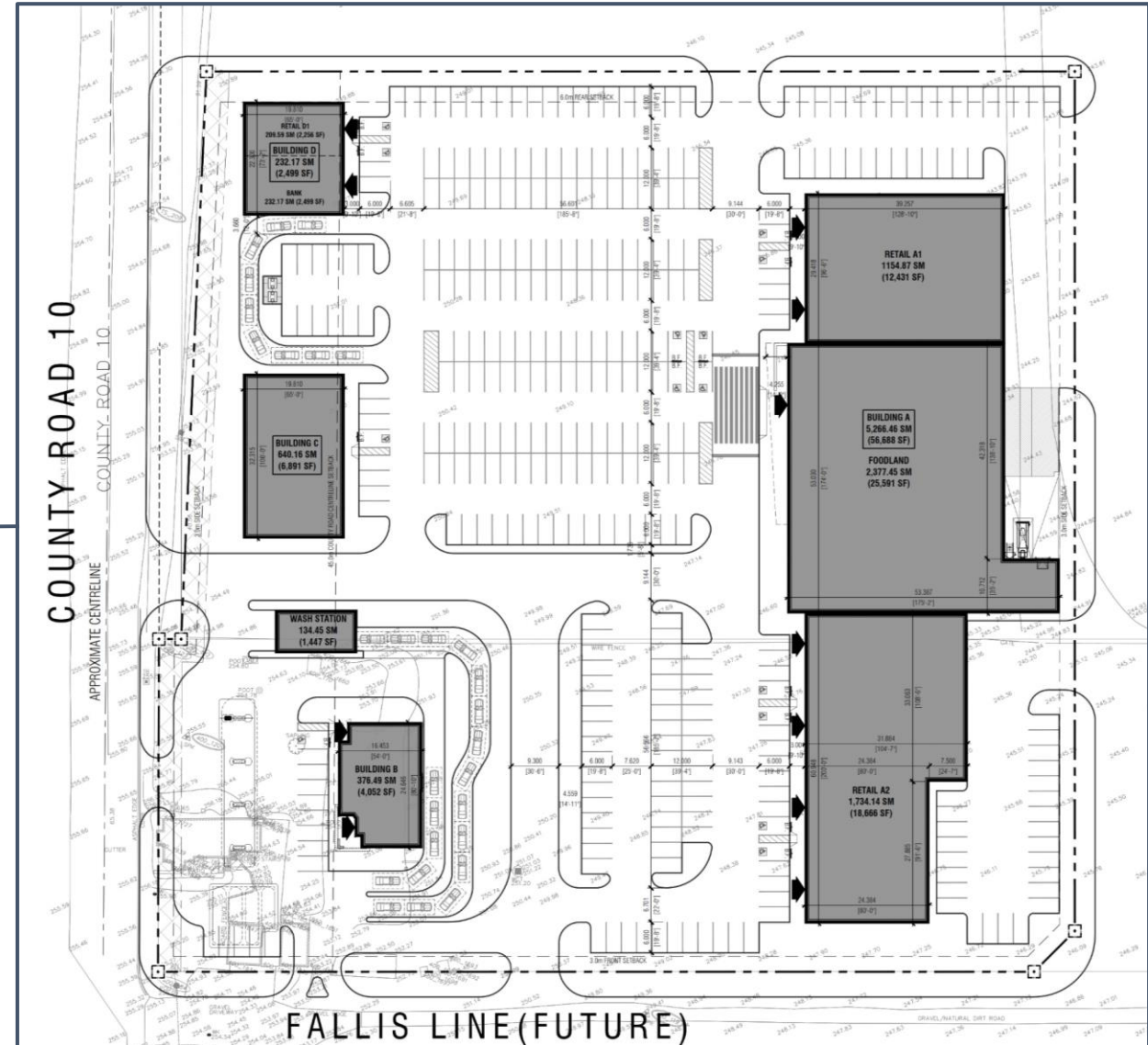
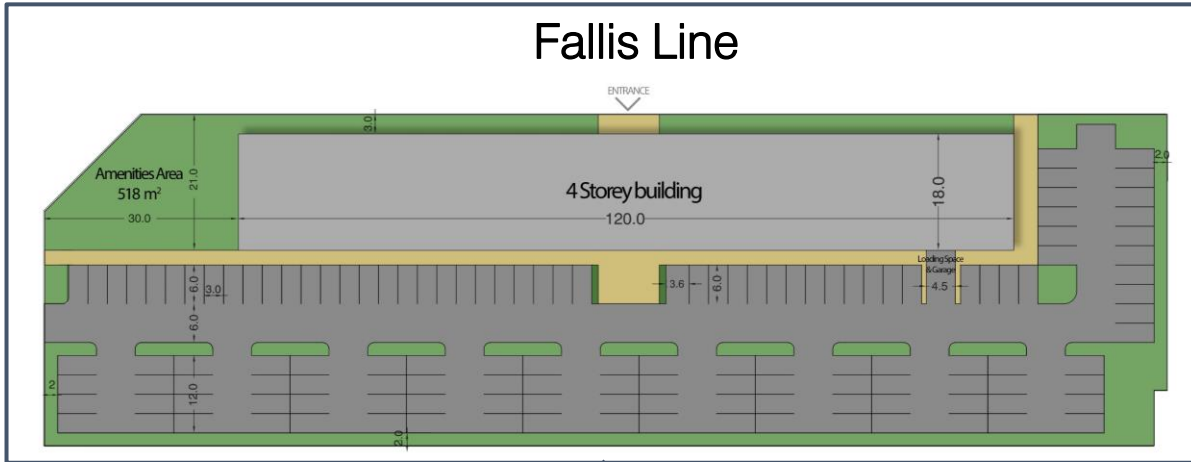
East Site



Legend

-  Subject Lands
-  Low Density Residential
-  Commercial / Mixed Use
-  Hazard Land Zone
-  Parkland
-  Stormwater Management Pond and Wastewater Infrastructure

COMMERCIAL & MIXED USE SITE PLANS



COMMITMENTS

- Participating in the County's and Town's Growth Management Study and Master Servicing Study;
- Payment of any and all costs and fees typical of development, and proportionate share of infrastructure and servicing costs;
- Obtain all necessary Planning Act approvals including Draft Plan of Subdivision and Site Plan Approval;
- Satisfy typical Town and County conditions of development approval;
- Satisfy typical conditions of development approval from ORCA, OMAFRA and First Nations; and
- Provision of approximately 80 affordable apartment units (~10% of units)
- Provision of parks and trails



QUESTIONS?

Source: Google Maps, 2021