

Minutes: Development Review Committee



MEETING DATE: June 17, 2013
MEETING TIME: 10:00 – 12:00 p.m.
LOCATION: Committee Room
PREPARED BY: Lori Carscadden – Agree.Co-ordinator

A. Call to Order

- David Finbow called the meeting to Order. The following members were in attendance: Rob Cummings, John Metras, Ron Doherty, Jayme Bastarache, Bryan Pearce, Shawn Postma, Mike Humphries, Lori Carscadden
- Regrets: John Caswell, Troy Speck, AJ Lake, Greg Miller, Reg Russwurm, Mike Campbell, Shawn Everitt
- Approval of Agenda
- Declaration of Pecuniary Interest – none
- Minutes of May 21, 2013

B. Deputations / Presentations - #2341040 Ontario Ltd. (Thornbury Gas Station) – Krystin Rennie, Georgian Planning Solutions and John O’Neill, Crozier & Assoc.

C. Agenda Items:

- #1. #2341040 Ontario Ltd. (Thornbury Gas Station) – Krystin Rennie, Georgian Planning Solutions and John O’Neill, Crozier & Assoc

Bryan Pearce provided introductions and briefed the Committee on the location of the proposed development, being the corner of Elma and Arthur Streets (Hwy.26). To the West of this proposal is a vacant piece of property and to the West of that is Tim Horton’s. The development is proposing eight gas pump stations, a 257 sq.m. canopy over the gas pumps and a retail store at the rear (north) of the property. A Traffic Impact Study (TIS) has been prepared. The underground tanks are regulated by the Technical Standards and Safety Authority (TSSA).

Krystin Rennie, Georgian Planning Solutions, then spoke. She noted that although in the Municipal Design Guidelines it is preferred to have retail/commercial uses along the front lot line of the property, the site is better laid out by having it in the rear of the property and that the current design maximizes the subject property. The Landscape Plan that has been submitted recognizes the corner at Elma and Arthur Streets. The grassed area shown on the design plan

will drain to the back of Elma Street, in a “sheet flow” manner. There are no storm sewers down Elma Street. There is no construction, other than entrances, intended along Arthur Street (Hwy.26).

Discussion from the Committee members:

- proposed landscaping at the streets edge with an emphasis to the area adjacent to the intersection;
- ensure the integrity of the landscaping area is protected by curbing;
- no landscaping or buffering is proposed on the West side of the subject property, however there will be a buffer to the north of the property as it backs onto a residential area;
- there is no intention of sharing an entrance with the vacant property to the West however, it is something that should be given some consideration;
- the current MTO/County/Town Transportation Study indicates that the connecting link is at/over capacity and that turn lanes and intersection improvements are required at various locations;
- Mike Humphries indicated that Engineering will be sending out the package for Peer Review regarding traffic, stormwater and the proposed underground storage tanks; *Action: MH to identify the time frame for the Peer Review and let Krystin Rennie know.*
- there is a sidewalk on the East side of Elma Street and through the pre-consultation process it was concluded that there would be no merit in having a sidewalk down the other side, being the side against the proposed development, as the sidewalk would only go past the subject property and end;
- bike racks are proposed;
- the gas pump canopy will be of a lower profile;
- a business sign, through the Town’s Sign By-law process will be thought out in the future to identify its size, location, etc;
- night lighting is being considered;
- location of the underground storage tanks is on the West side of the subject property;
- parking is based on the requirements of the current Zoning By-law;
- garbage will be a compressed system so no dumpsters or fencing will be required; it is also anticipated that this system will deter animals from the property;
- discussion on whether or not the site could be downsized to have six gas pumps instead of the proposed eight, however it is the request of the client to have the eight pumps; it was noted that this makes for a busy site for the size of the property;

Action: Discussion on development charges, Rob Cummings to clarify “gross floor area” calculation as it relates to the area below the canopy. Town staff to report back to Krystin Rennie with the applicable development charges rates and areas to be considered.

This document can be made available in other accessible formats as soon as practicable and upon request

There was discussion on timelines and how the necessary relief from the Zoning By-law would be pursued (i.e. amendment or minor variance).

Other Business:

Item #2 of the May 21, 2013 Minutes – Huron Street road extension (Jonathan Rubes) – clarification on the fire hydrant location. The current hydrant is located on the N/E corner of Huron & Lansdowne Streets being a 2” line servicing two residential homes. Is it possible to extend that line to service this new residential dwelling, with Ron Doherty replying that if the home owner is made aware that the 2” water line is being extended to service his/her residence and if so, that it be noted in the road agreement with the home owner signing off in agreement, then he would be satisfied. *Action: Jayme Bastarache requested to review OBC and advise as to maximum number of sprinkler heads that could be serviced off a domestic line.*

D. Next Meeting Date: Monday, July 15, 2013

E. Adjournment

This meeting was adjourned @ 10:45 a.m.