



PRESENT: Deputy Mayor Laurie Murley, Chair
Mayor Paul Beazley
Councillor John Bregante
Councillor Liz Galbraith (7:06)
Councillor Dave Seeley
Ms. Shelley Bibby
Mrs. Laura Myers
Mr. Graham Murphy

STAFF: Lynn Davis, Director of Planning
Louis Coutinho, CAO
Jeanne Bourque, Planner

PUBLIC: 3

Chair Murley called the public information meeting to order at 7:04 p.m. and welcomed members of the public.

PUBLIC INFORMATION MEETING

Municipal Planning Strategy amendments - Wentworth Road Development Provisions

Ms Davis provided an overview of the proposed amendments, and referred to the series of reports prepared by Planning staff from February 11, March 11, May 12, and June 10 of 2009.

Town Council is seeking to make changes to the MPS that will serve to promote development and streamline the development approval process. To that end, the May 12 Staff Report introduced the concept of Gateway Districts for all of the entrances to the town. While there are five entrances, these proposed amendments deal with the Wentworth Road entrance only.

The proposed Wentworth Road Gateway District would replace the current Wentworth Road Overlay District. The intent is to create an attractive streetscape that is pedestrian friendly, yet provides potential developers with a speedier process that is also more certain of final approval. To date, the town has invested close to \$5 million in street upgrades, and it is felt that it is time for private funds to also be invested in this area. This can be achieved through development control measures that serve to enhance the appearance of the District and make adequate provision for a pleasant pedestrian environment.

A new zone is proposed, Wentworth Road Commercial (WR-C), to apply to most of the undeveloped land in the District.

A new process and criteria will be established where the Development Officer (DO) may approve large format retail up to 50,000 sf in size by site plan approval. The DO would negotiate with the developer within the parameters of the zone provisions, and would have a certain degree of flexibility to approve a proposed site plan. There would be provision for landowners within 100 feet of a proposed development to be notified and given the opportunity to appeal to Council, and the developer also has the right to appeal any decision made.

**WINDSOR PLANNING ADVISORY
COMMITTEE PUBLIC INFORMATION MEETING MINUTES
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Regional shopping centres, large format stores over 50,000 sf, multiple use residential, institutional use, mixed use, and light industrial will still be considered by development agreement.

Ms. Davis went on to say that the supplementary Staff Report dated June 10 contained a number of proposed amendments to other sections of the MPS and LUB that are required to bring these provisions in line with the proposed Wentworth Road amendments. She also presented a number of signage requirements for the proposed district, stating that as this is a special area, this may need further discussion. Another topic that was presented for discussion was the proposed notification of property owners within 100 ft of a site plan approval. PAC may wish to increase the area of notification.

Chair Murley asked the public for comments on the proposed amendments. Mr. Steven Smardon of 637 O'Brien Road addressed PAC. He is concerned with the appearance of orange survey markers that have been placed adjacent to his property, and asked if it was known what work is going to be done. Mr. Coutinho explained that this was part of Phase III work being done on Wentworth Road, and that Mr. Smardon will be provided with more information when it is available.

Mr. Smardon's input on the Public Hearing topic, the proposed MPS amendments, is one of support.

As there were no further comments from the public, Chair Murley adjourned the public meeting at 7:35 p.m.

Chair