

**WINDSOR PLANNING ADVISORY
COMMITTEE PUBLIC INFORMATION MEETING MINUTES
May 12, 2009**

PRESENT: Deputy Mayor Laurie Murley, Chair
Mayor Paul Beazley
Councillor John Bregante
Councillor Liz Galbraith
Councillor Dave Seeley
Ms. Shelley Bibby
Mrs. Laura Myers

STAFF: Lynn Davis, Director of Planning
Louis Coutinho, CAO
Jeanne Bourque, Planner
Velma Macumber, Administrative Assistant

REGRETS: Mr. Graham Murphy

GUESTS: Grant Cooke, Consultant, 4-Site Group
Mitchell Brison, Brison Developments Limited
Kevin Brooks, Terrain Group

PUBLIC: 2

Chair Murley called the public information meeting to order at 7:00 p.m. and welcomed members of the public.

PUBLIC INFORMATION MEETING

Municipal Planning Strategy amendments - General Commercial Development on Major Collector Roads - Application from Brison Development Ltd

Mr. Cooke advised that the purpose of the public meeting was to get public input on the MPS amendments which were precipitated by an application to rezone a portion of land on Payzant Drive from Two Unit Residential (R-2) to General Commercial (GC). Mr. Cooke advised that when considering rezoning or any amendment to the LUB, consideration must be given to the policies in the MPS. Mr. Cooke stated upon review of the policies, the issue of the site not having direct access to an Arterial Road came up. Payzant Drive is a Collector street. He noted that the Traffic Authority advised that Payzant Drive could not be designated as an Arterial street because it is a dead end street. However, after reviewing the hierarchy of streets in the Town, the Traffic Authority recommended that Payzant Drive would meet the status of Major Collector street. Mr. Cook advised that Major Collector streets are intended to handle additional traffic generated from commercial development and act as a connection between Arterial and Minor Collector streets. He stated when looking at Payzant Drive as a Major Collector, other streets met the definition as well, including from King Street from Water Street to Gerrish Street, Albert Street from Water Street to Wiley Avenue, and Wiley Avenue from King Street to Albert Street. The MPS amendment defines two classes of Collector street: Major and Minor Collectors. The amendments would allow land on Major Collector streets to be considered for rezoning to General Commercial, but a traffic study is required and it must meet the other criteria as well. The Town's Public Participation Policy provides that MPS amendments require a public meeting before PAC makes a recommendation to Council.

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Mr. Cooke noted that the developer submitted a traffic study. The study showed traffic lights would be required at the corner of Payzant Drive and Wentworth Road sometime after 2015 whether or not the proposed residential development goes forward due to a normal increase in traffic.

Chair Murley asked the Committee for comments.

Councillor Galbraith stated she understood the rationale behind the amendments, however, she felt it was prudent for the Committee to go with the Major Collector designation only for Payzant Drive, rather than the other streets. She added there would always be the option in the future to designate the other streets. If someone owned land on a particular street and wanted to rezone to General Commercial, they could apply to have that street allocated then.

Mr. Cooke commented that if the other streets have the same function as Payzant Drive, then it would be only fair to allow someone, who owned land and wanted to go through the rezoning, to be dealt with in the same manner as this application. Even if the criteria precluded it, that person should still have the same opportunity.

Mayor Beazley agreed with Councillor Galbraith's comments.

Councillor Bregante asked Ms. Davis if the amendments would affect truck routes. Ms. Davis advised there is no impact on truck routes, unless Council decided to change the Truck By-law.

Ms. Bibby expressed concern about ongoing legal costs if the other streets were not designated as Major Collectors now.

Mr. Coutinho commented that Payzant Drive would have eventually become an Arterial road, so the designation to Major Collector would not be detrimental.

Councillor Galbraith suggested that the other streets be reconsidered on an as-needed-basis.

Councillor Seeley agreed with Councillor Galbraith, and stated if the amendments did not affect the project, then it should go forward.

Chair Murley asked the public for comments on the proposed amendments. No questions or comments from the public were heard.

Chair Murley adjourned the public meeting at 7:15 p.m.

Chair