

## Tim Hortons a Shelburne certainty

The arrival of a Tim Hortons in Shelburne is no longer a rumour but has been confirmed in the Monday night approval by town council of a site plan agreement with VANDYK Commercial Co. for Wrigglesworth's Corner.

In the agreement, Tim Hortons is identified specifically as the new tenant of the former Chinese restaurant at the northwest corner of the plaza.

According to the planning report, the Hortons outlet would be a drive-through with an outdoor patio area. It would have a queuing area adequate for 15 vehicles. Although indoor space is not specified, the restaurant size is approximately 3,000 square feet. The site plan generally relates to the exterior. It includes what appears to be an extensive uplifting of the plaza's appearance.

As required, the site plan includes compliance with the requirements of the town, the county and MTO from the Transportation Impact Study and the Shelburne East Area Transportation Study (SEATS).

Because of modifications required to both Highway 10/89 (Main Street) and County Road 124, there would be no left turns permitted into the plaza. The plaza would have access to the Blackwood/Market Village developments to the north and east. Left turns would be into those areas, thence a few metres to the plaza.

On the roadways, CR 124 would be extended to four lanes for a distance north from Main Street, and would have a raised median, precluding left turns.

As confirmation and as an indication that this would not impede business at the corner, Planner Steve Wever emailed a response.

?Yes, the raised median on County Road 124 would prevent left turns directly into the Wrigglesworth Plaza.

?However, when the raised median is constructed to limit the driveway on County Road 124 to right-in / right-out movements, a new traffic light will be installed further north on County Road 124 that will permit left turns into the adjacent commercial property to the north and a driveway connection will be provided to Wrigglesworth Plaza.

?This will maintain access to the plaza for southbound traffic on 124, which would turn left at the new traffic light, then continue south via new commercial driveways connecting to the existing plaza.

?A new traffic light is also recommended east of 124 on Highway 89, which will allow people to continue eastbound on Hwy 89 from Wrigglesworth Plaza by turning left at the new light,? Mr. Wever said.

According to the planning report, ?The required improvements to Highway 89 and County Road 124 will be at the developer's expense and are addressed through a combination of the site plan agreement, MTO and County permit conditions and related securities.?

Wrigglesworth Corner is already zoned special commercial, so there can be no valid legal objections to the plan. It is understood that Coffee Time, which is more or less attached to the Esso station, did attempt to raise an objection.

VANDYK has been a major residential developer in Shelburne but also has similar commercial developments elsewhere.

In Shelburne, it is currently developing Summerhill Communities off Highway 10 at the northwest of the town. There, according to its site plan submission, it has already sold 190 residential units.

**By Wes Keller**

