

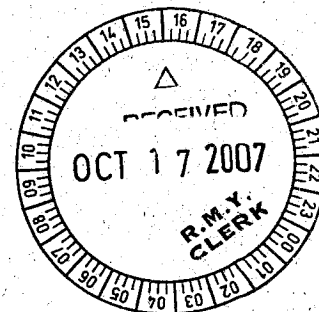


Town of
East Gwillimbury

Carolyn A. Kellington, B.A.

Manager of Community Planning & Development
Development & Legal Services
905-478-4282 x252
ckellington@eastgwillimbury.ca

October 11, 2007



Mr. Dennis Kelly, Clerk
Regional Municipality of York
17250 Yonge Street, P.O. Box 147
Newmarket, Ontario
L3Y 6Z1

Dear Sir:

**Re: Princess Auto Site Plan Approval
Signalization of Intersection for Phase 1**

A Princess Auto retail facility is currently under construction in the south-east quadrant of Leslie Street and Green Lane, the general location of which is identified on the attached map. Site Plan approval was granted by the Council of the Town of East Gwillimbury in June 2007. The Council resolution regarding such Site Plan Approval, copy enclosed for your reference, also directed Staff to work with the proponent and the Region to ensure that a signalized intersection occurs concurrently with the opening of Princess Auto.

To provide you with some background information, the Traffic Studies submitted in support of this commercial development recommended the installation of traffic signals at the Driveway #2 location, see attached, as part of Phase 1 of this development. Such traffic signals would deal specifically with the level of service during the weekday p.m. peak hours. As noted in the Traffic Study, introducing traffic signals as part of Phase 1 would create the necessary gaps and would significantly improve public safety for access to and from this site.

Town staff have been working with Regional Transportation and Works staff to address this issue with the objective of facilitating the construction of the signalized entrance in conjunction with Phase 1. Regional staff have advised that the signalized entrance does not, at this time, meet the Region's required warrants and have suggested that the signals not be installed and operational until such time as the remainder of this property is developed. The Town is still pursuing construction of the signals as part of Phase 1. Regional staff have advised that approvals to permit signalization prior to the warrants being met would be required from Regional Council.

Town staff's objective is to ensure that this Leslie Street site entrance is completed in such a way as to advance ease of traffic movements and promote public safety. We note that, as

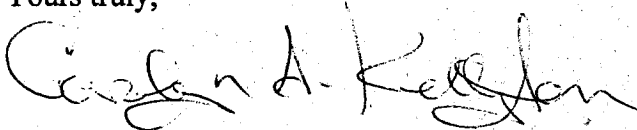
"Our town, Our future"

19000 Leslie Street, Sharon, Ontario L0G 1V0 Tel: 905-478-4282 Fax: 905-478-2808
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recommended by the Traffic Studies and approved by Regional staff, the entrance to this site will eventually be signalized and the sub-grade works for these signals are to be completed with Phase 1. The installation of signals will not result in any financial burden to the Region as these works will be completed solely at the developer's expense. It is our position that, given the fact that signals will be required with Phase 2 of this development and that traffic signals will improve the level of service and public safety on this portion of Leslie Street, it is both reasonable and appropriate to permit installation of the traffic signals in advance of technical warrants being met.

Please accept this letter and the enclosed documentation as our formal request for Regional approval of immediate construction and operation of a signalized entrance at the Princess Auto facility.

Yours truly,



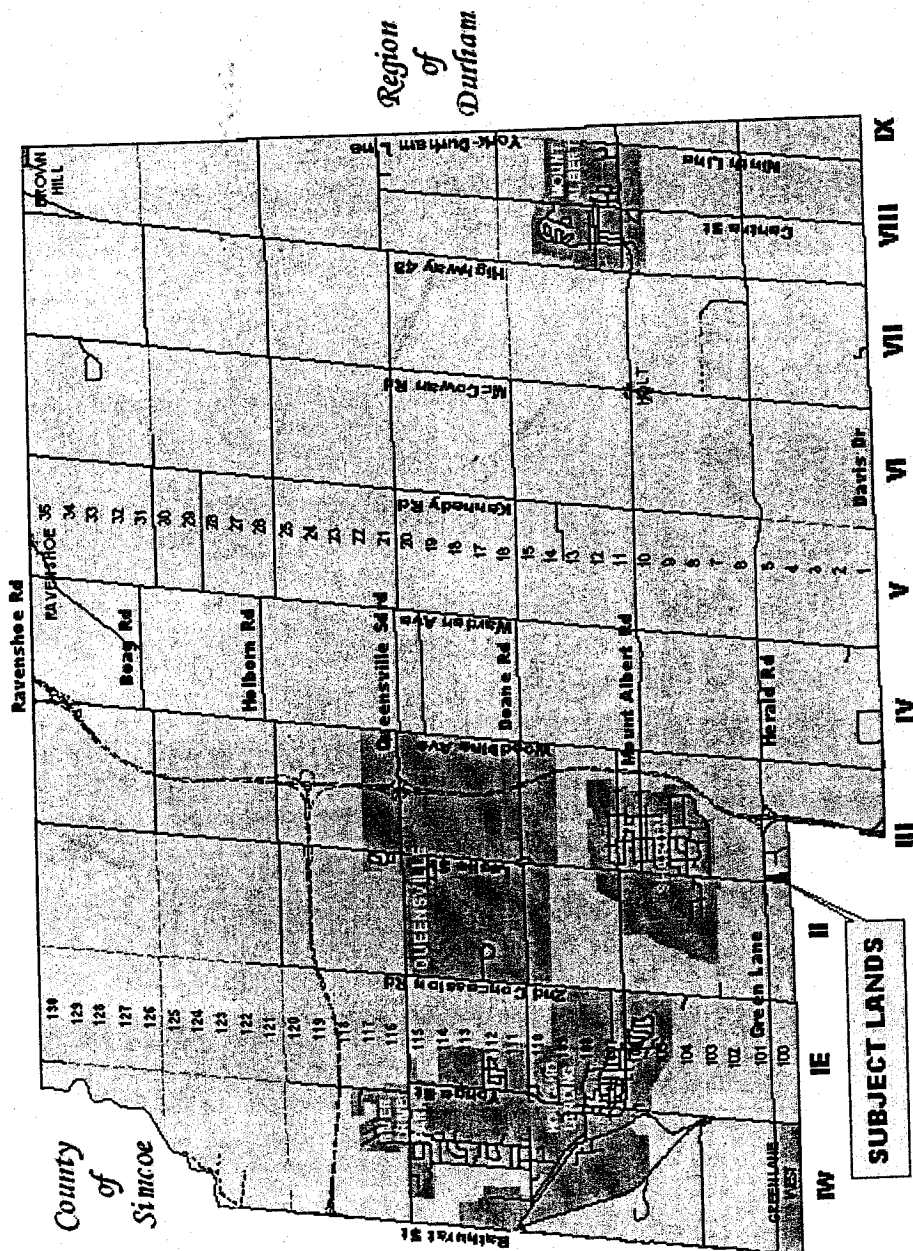
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Encl.

- c.c. - Mayor and Council
- T. Webster, Chief Administrative Officer
- D. Sinclair, General Manager, Development and Legal Services
- W. Hunt, General Manager, Community Programs and Infrastructure

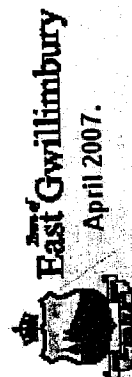
Town of Georgina



Town of Newmarket

Site Plan Application
 Sorbuild Developments Corp. (Princess Auto)
 South-East Quadrant of Leslie Street & Green Lane
 Part of Lot 5, Concession 3
 [File: SPA: 06.10]

APPENDIX 1





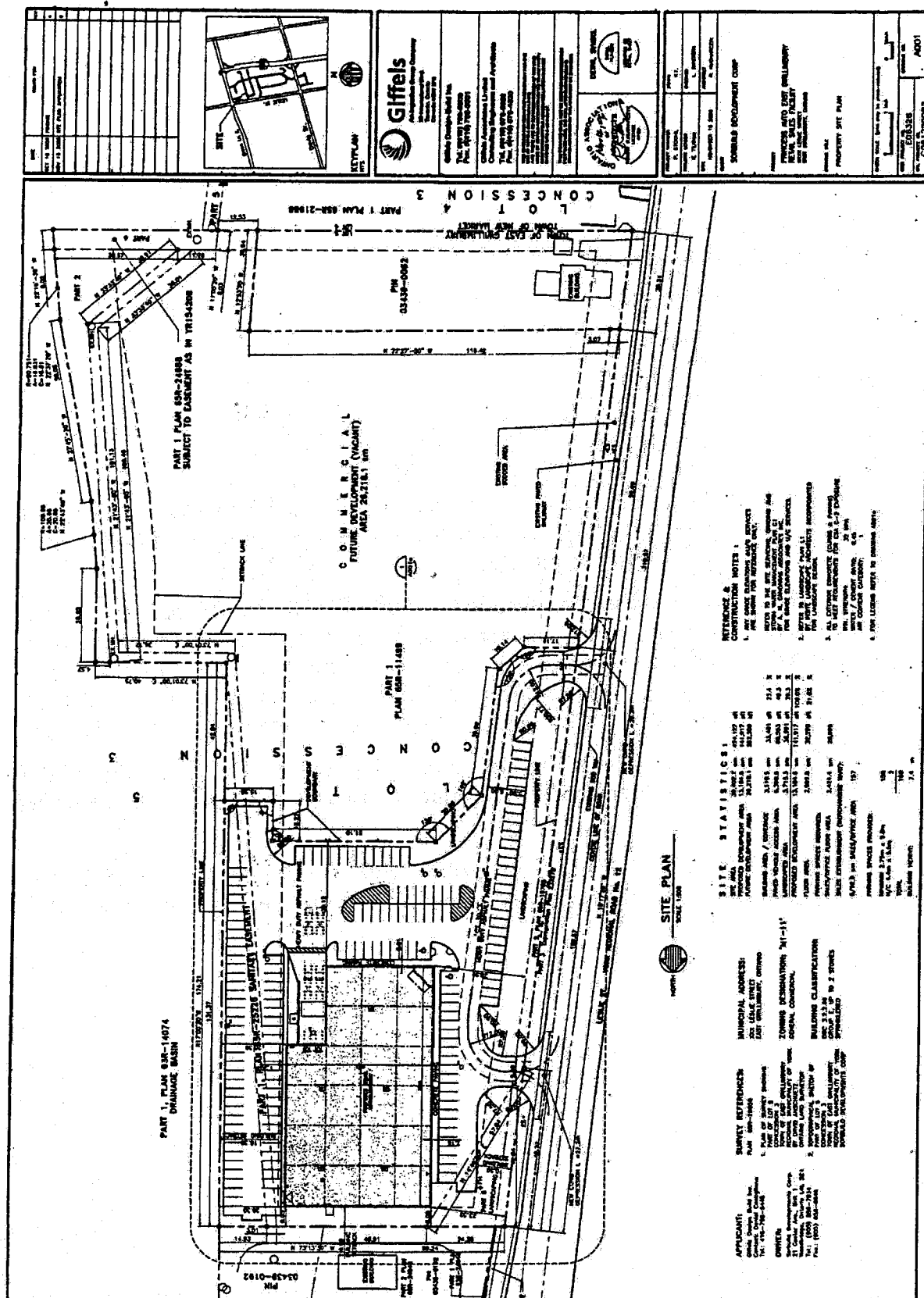
APPENDIX 2

Site Plan Application
 Sorbuild Developments Corp. (Princess Auto)
 South-East Quadrant of Leslie Street & Green Lane
 Part of Lot 5, Concession 3
 [File: SPA: 06.10]



Town of East Gwillimbury

April 2007





Town of
East Gwillimbury

Agenda Item # G.1.

Special Council - June 11, 2007

SC 2007- 216 DLS

SPECIAL COUNCIL

MOVED BY Maureen Johnston
"Councillor Johnston"

DATE June 11, 2007

SECONDED BY [Signature]

BE IT RESOLVED THAT Development and Legal Services, Planning Branch Report P2007-41, dated June 11th, 2007, regarding the proposed Site Plan submitted by Sorbuild Developments Corp. (Princess Auto) be received;

THAT the Site Plan Application [File: SPA.06.10], submitted by Sorbuild Developments Corp. (Princess Auto) be approved to authorize a conditional permit for foundation construction and that staff report back respecting matters raised by Council prior to construction proceeding beyond the foundation and delegate authority to the Chief Building Official to enter into agreement with a \$50,000 L/C to proceed with this agreement;

THAT Council pass a by-law authorizing the execution of the Site Plan Agreement with Sorbuild Developments Corp. (Princess Auto), a copy of which is attached as Appendix 6; and

FURTHER THAT Staff be directed to work with the proponent and the Region to ensure that a signalized intersection occur concurrently with the opening of Princess Auto.

CARRIED



DEFEATED



TIED (LOST)



James R. Young, Mayor