

Tim Hortons site plan approved for Markdale

(by Don Crosby)

A site plan for a Tim Hortons for Markdale was recently given approval by Grey Highlands council at a special council meeting on August 27.

The building will be located at the south entrance to Markdale on Toronto Street (Hwy 10).

The building will go between the existing Foodland grocery store and Dairy Daughter gas bar. An

existing motel on the lot will be demolished to make way for the new building.

Plans are to construct the 2,400-sq. ft. eatery close to Toronto Street, with the drive through on the northeast side of the building. Two "stacking lanes" will bring traffic up to the service window.

The plan calls for one entrance into the property and two exits - one for north-bound and one for

south bound traffic.

However, vehicles coming in from Toronto Street will have to cross the parking lot to get into the stacking lanes. The parking lot has more than the 13 spaces required by the municipal act.

The top of the parking lot on the east side will be used for snow storage in the winter.

A suggestion by Grey County planning department for a cross walk

in front of Grey Gables was turned down. Greg Boyd of Clare Avenue Designs, argued MTO would never agree at this time.

Instead, he said, a traffic light up the road at the proposed new Sobeys Foodland superstre at the corner of Toronto Street and Victoria St. would be adequate for now.

"Let's get the traffic light first then work on the cross walk," Boyd said.

In a presentation to council, Jim Batchelor argued the current site plan could cause much traffic congestion. He suggested moving the building 20 feet away north.

He also noted the painted yellow directing traffic in and out of the parking lot would be visible in summer but get lost in the winter when they are covered with snow. Deputy-mayor Stewart Halliday agreed and suggested some sort of raised form better able to be seen all year round.

Jim Halliday questioned the need for two stacked lanes and was told that it's more efficient and would take up less space in the parking lot.

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Councillor Terry Mokriy suggested moving the building a bit further north, with enough room for traffic coming in between the lot-line with the gas bar to the south, and the Tim Horton's building. This he said would create the stacking lanes behind the building that would turn left and come down in front of the building without having to cross the parking lot.

But that, said Hanna, would create parking spaces between the building and Toronto Street, which he said wasn't consistent with the new aesthetic look that Tim Horton wants.

He told council modern planning calls for new Tim Hortons to be located as close to the road as possible so the building is visible rather than parked cars to the public along Toronto Street.

The plan calls for two pedestrian walkways on the site for foot traffic within

the parking lot and to the neighbouring Foodland grocery store next door to the north, which will remain during construction and until after the new Sobeys Foodland superstore up the street is completed.

The building will then be re-purposed with new tenants, Boyd said. He noted that Maverick owns the properties on which the Tim Hortons is to be located as well as the current Foodland.

There will also be space

for bicycle racks, outdoor eating and a patio fence along with landscaping and fully enclosed garbage storage area.

CAO Rob Adams stressed the importance of the site plan agreement as a sign that the municipality is open for business and eager to engage with developers.

"It indicates rigorous review was done by staff. It was approved within four

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months of application by the developer," said Adams. "Usually it takes them about a year for approval."

Adams said he thinks it speaks highly of the staff who made this project a priority.

"Now it's up to the Tim Hortons. "We don't build the buildings, Tim Hortons does that," Boyd said.

He expects that will happen as soon as he can get a building permit. The first step will be demolition of the existing motel to make way for the Tim Hortons.

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