



## TOWN OF MINTO

DATE: February 14, 2018

REPORT TO: Mayor and Council

FROM: Terry Kuipers, C.B.O

SUBJECT: Wraithaven Homes Request for Model Unit

### STRATEGIC PLAN:

Ensure growth and development in Clifford, Palmerston and Harriston makes cost effective and efficient use of municipal services, and development in rural and urban areas is well planned, reflects community interests, is attractive in design and layout, and is consistent with applicable County and Provincial Policies.

9.1 Establish and maintain streamlined planning approval processes that use innovative and cost effective tools to protect Town and public interest and ensure development proceeds quickly and affordably

### BACKGROUND:

The Town received a request to permit the construction of one model unit to be constructed on lot 10 within the Creekbank Meadows Subdivision in the former Town of Palmerston.



The Town has a signed subdivision agreement with the developer, and retains the securities outlined within the agreement. The developer is close to final Subdivision Approval, and has

installed the base of the road and services to the 38 units within phase 1. Connections to the Sanitary and Water mains on Main Street East have not been completed to date, due to the time of year. The proposal is to connect to these mains once the frost is out of the ground. The timing of this is favourable to the Town, as it allows for a better quality of road repair opposed to attempting the connections in the winter month.

The construction of model homes allow the developer to start construction on committed units or for marketing/advertising purposes before the County issues final approval to allow the subdivision plan to be registered on title to legally create the lots. Based on the draft agreement, this creates a situation where up to two homes are located on one lot except that model homes cannot be occupied as a dwelling unit until the lots are legally created.

The attached model home agreement allows for the homes to be built without full connection to services so they are not habitable. The Developer will need to make sure the homes comply with setbacks, grading and other requirements so that when the draft plan is registered they can become part of the subdivision and can be habitable. A security of \$5,000 per model unit would be retained to remove or relocate the model homes if the draft plan is not final by July 1, 2018.

#### **COMMENTS:**

Staff is satisfied the model home agreement protects the Town's interest. As an added measure of protection, the Town holds the securities for Phase 1 of the subdivision which will help ensure that progress towards final plan registration is made. As part of the Building Permit application, the Builder is required to submit a site/grading plan completed by an engineer or surveyor which will demonstrate the proposed model home will comply with the setback requirements on when the lots are legally established. Prior to release of the deposit and issuance of a final Building Permit, the agreement contains provisions requiring the Builder hire a surveyor to verify the location of the model on the newly created lot.

#### **FINANCIAL CONSIDERATIONS:**

The Town's financial interests are protected by the Model Home Agreement and proposed subdivision agreement.

#### **RECOMMENDATION:**

That Council receives the Chief Building Official's report dated February 14, 2018 report Wraithaven Homes Request For Model Unit and approves one model home on the subdivision subject to the Builder signing a model home agreement in the form attached to this report and providing security in the amount of \$5,000 per unit prior to a conditional building permit being issued by the Chief Building Official for the Town.

Terry Kuipers, C.B.O