



## TOWN OF MINTO

DATE:

May 11 2016

TO:

Mayor and Council

FROM:

Stacey Pennington, Building Assistant

Supported by Bill White, CAO Clerk

SUBJECT:

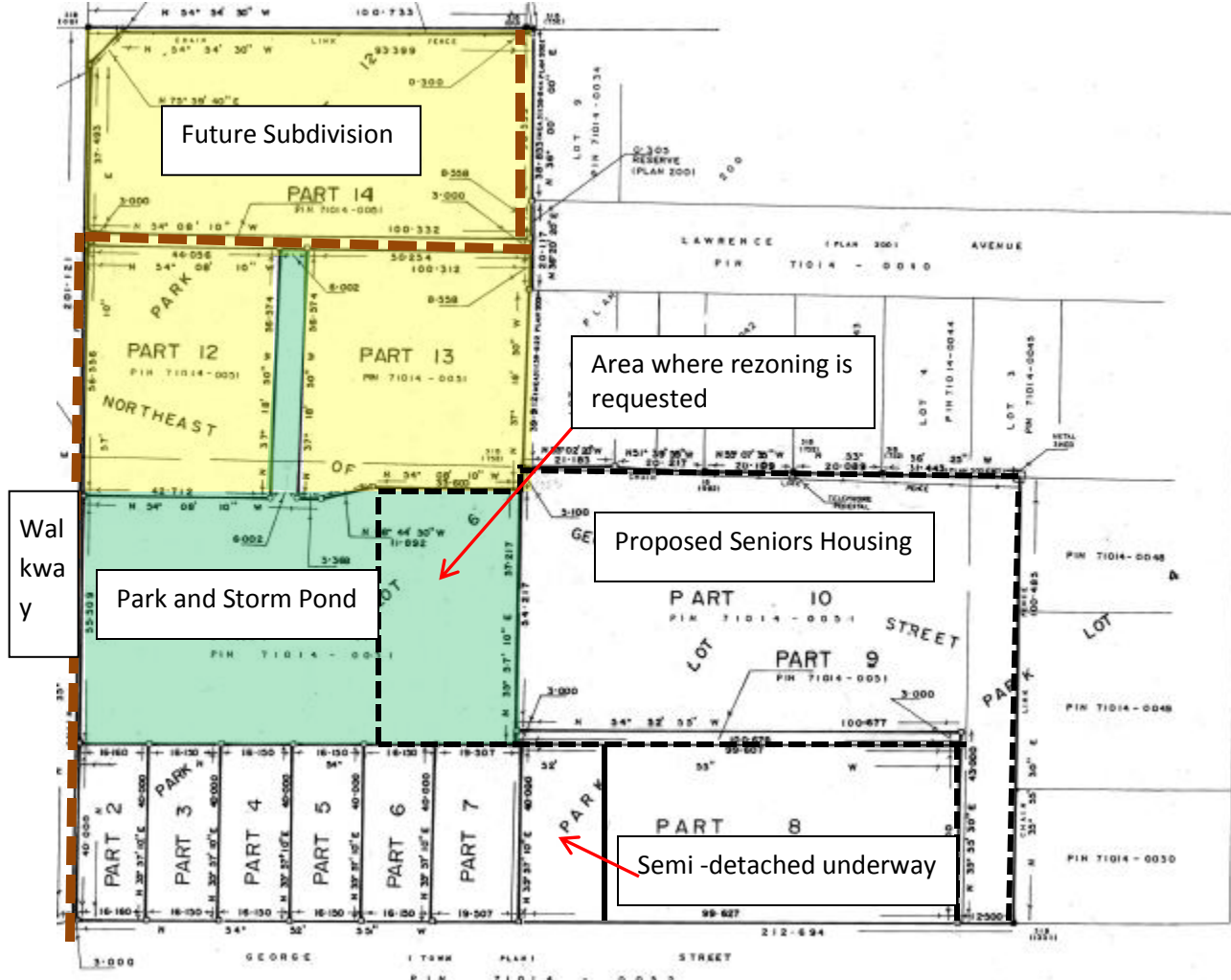
Site Plan Approval Metzger,  
24 George Street N, Harriston

### 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.

### BACKGROUND

Metzger Heating and Metzger Electric, own the former Harriston Senior School property in the Harriston, legally described as Parts 8 & 9, Part Park Lots 4 & 5 RP 61R20210.



The applicant proposed to include part of the Town owned land originally retained for a stormwater pond and park in their senior's housing development.

Site plan approval is requested to assess Council's position on the idea of including these additional lands in the proposed cluster of senior's town houses. The development would consist of 3 fourplexes, 3 triplexes and one semidetached dwelling, totaling 23 units. The original proposal had 19 units on the original Part 10.

## COMMENTS

Town staff met to review the application. The following comments were received:

### Public Works

- The 6" waterline and 8' sanitary sewer are appropriate for the development.
- Detailed storm water management annaylis is yet to be submitted.

### Fire

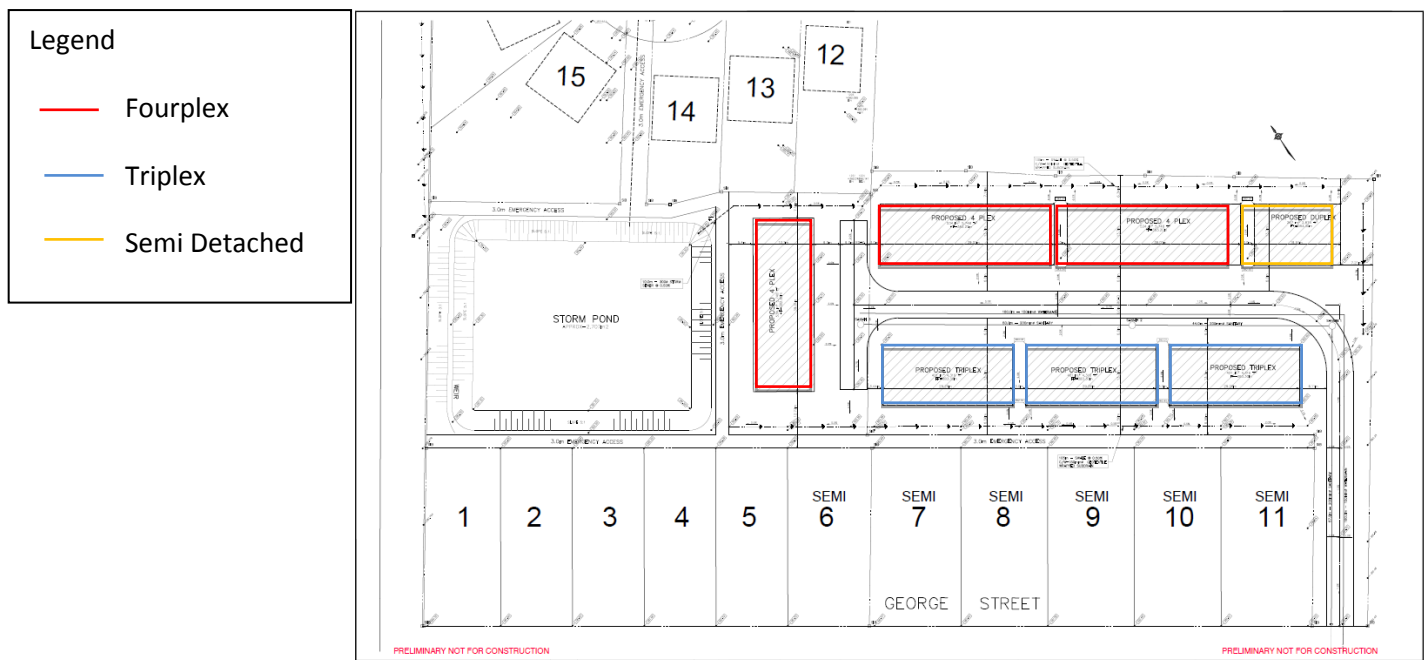
There is no hydrant located on the plan. At least one is required. It is suggested to located the hydrant on the inside of the hammerhead on the west corner. This would keep the number of hydrants to one, which is ideal for the unlooped water service.

### Building/Zoning

A zoning by-law amendment application has been submitted to rezone the subject lands. The town owned portion will have to be rezoned from OS – Open Space to a site specific R2 zoning or an R3 zoning to allow for the development. There will be relief sought as outlined in the table below:

Section	Description	Required	Proposed
13.2.2.4	Rear Yard Setback	7.6m (24.9 ft.)	5.64m (18.51 ft.)
13.2.2.9 (a)	Distance between building faces	18.3m (60.0 ft.)	18.0m (59.06 ft.)
13.2.2.9 (c)	Distance between building sides	9.1m (31.0 ft.)	3.0m (9.84 ft.)

A public meeting on the proposed zoning is set for Tuesday June 7. The proposed site plan is shown below.



The layout of the original senior school was worked out over several months following public meetings, discussions with the developer and technical review. If this change is considered it is important the combined park and storm pond be sufficient to support the development.

The size of the open space is greater than what might be acquired in a traditional subdivision (5% of the total land area), and the school to the north also functions as open space for the neighbourhood. The senior's townhouse layout is more efficient with units at the end of the private roadway, but this could also be accomplished by removing some of the units, and constructing a shorter length of road.

### **FINANCIAL CONSIDERATIONS**

The proposed owner has submitted a site plan application with the required fees and deposit. There has been no discussion on a price for the land transfer. If Council agrees to the transfer, and zoning is approved, a site plan agreement will be needed to confirm construction occurs according to the final approved drawing.

### **RECOMMENDATION:**

That Council receive the report from the Building Assistant dated May 11, 2016 regarding Site Plan Approval Metzger, 24 George Street N, Harriston, that Council provide direction in relation to the proposal for the acquisition of Town owned originally slated for a stormwater park and pond, and that site plan approval for the design prepared by Triton Engineering dated May 2016 be conditional upon the following:

1. Final grading, drainage, servicing, sidewalk and landscaping details being submitted for approval by Town staff reflecting the final land boundaries and applicable zoning for the subject lands once decided by Council; and
2. Execution of a site plan agreement pertaining to the revised drawings, land boundaries (if changed) and zoning (if amended) to the satisfaction of the Town.

Stacey Pennington  
Building Assistant

Supported By:  
Bill White  
CAO/Clerk