



**TOWN OF MINTO**

**DATE:** June 2 2016  
**TO:** Mayor and Council  
**FROM:** Stacey Pennington, Building Inspector  
**SUBJECT:** Site Plan Approval Molenaar,  
16 Ann Street N Clifford

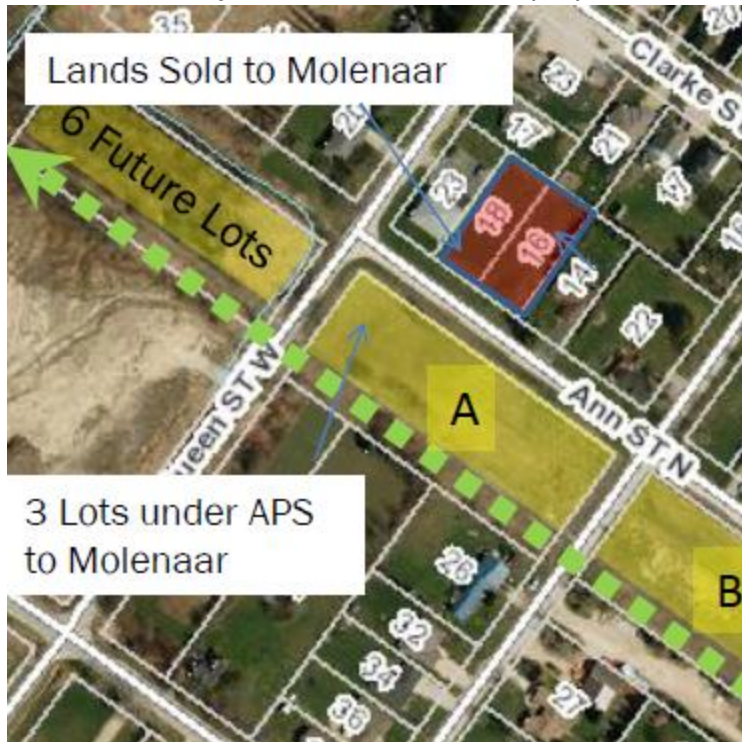
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**STRATEGIC PLAN**

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**

Last year Rick Molenaar purchased lands known as 18 Ann Street in Clifford from the Town, and built a fourplex on-site based on a site agreement dated May 27, 2015. Earlier this year he closed on adjacent Lot 16 and now proposes to construct a similar project next door.



Site plan approval is required to proceed with construction of the second fourplex on the property. The applicant has submitted all documents required for the issuance of a building permit for the subject property. The building permit will be issued pending the signing of a second site plan agreement. That agreement will contain terms similar to what applied on the Lot 16. The completion date has been kept as June 1, 2017.

**COMMENTS**

Town staff met to review the application, and the following comments were received.

***Building***

The storm drain noted on the south side of the property must be constructed as a French drain to ensure proper grading and drainage. This 4" drain shall be connected to the municipal storm with an 8" connection. The sidewalk must be extended at the front of the building to allow access to the parking area. These requirements have been written into the site plan agreement.

The building location, parking and setbacks comply with the R3-4 zoning in place on the lands for some time.

### Public Works

The site was recently serviced with water and sanitary sewer services adequate for a fourplex. A storm sewer is available at the front of the lot. An entrance permit is required. There is a need for affordable rental housing in Minto. Staff met with the developer regarding his interest in building one family homes on lots on the other side of Ann Street. A revised agreement of purchase and sale agreement is being negotiated for three lots.

### FINANCIAL CONSIDERATIONS

The applicant has paid all fees in relation to the Site Plan Approval Application.

### RECOMMENDATION:

THAT Council receive the report from the Building Inspector dated June, 2 2016 regarding Site Plan approval for Rick Molenaar, 16 Ann St N Clifford and that Council considers passing a by-law in open session authorizing the Mayor and CAO Clerk to sign the site plan agreement.

Stacey Pennington  
Building Assistant

