



## TOWN OF MINTO

DATE:

September 1, 2016

REPORT TO:

Mayor and Council

FROM:

Bill White, CAO

SUBJECT:

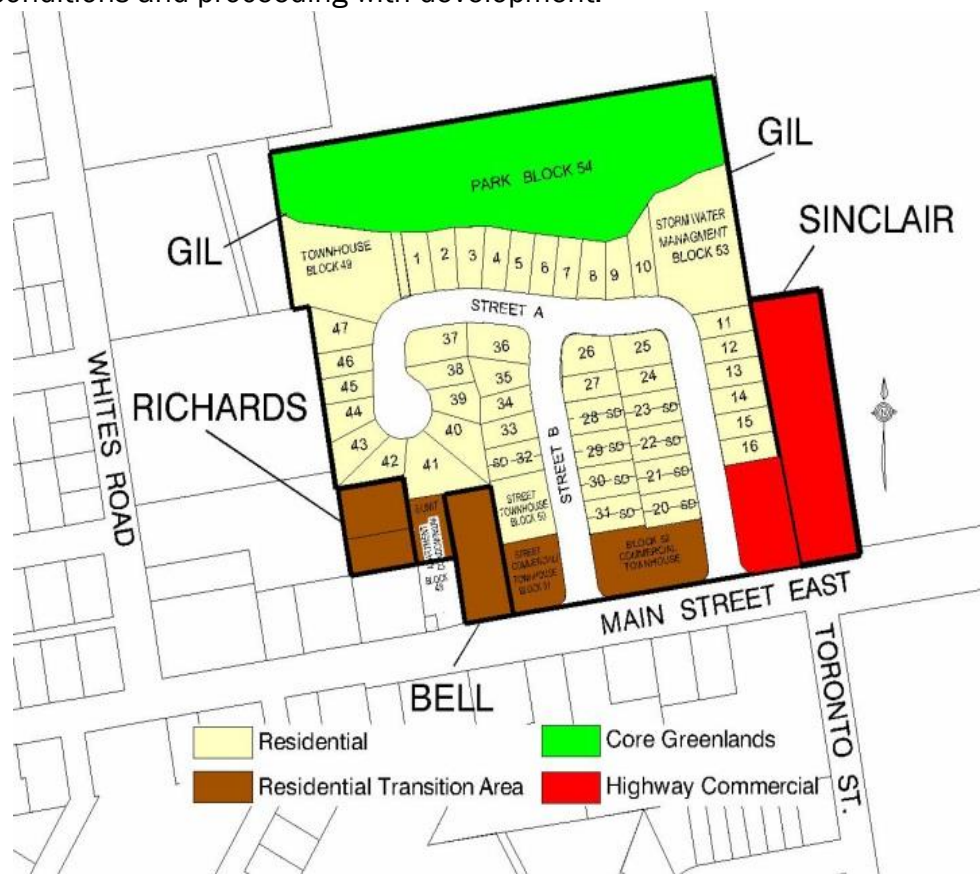
Draft Plan Extension 23T-1003, Harj Gill, Main Street, Palmerston

### 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:

Wellington County draft plan approval for Harj Gill's Subdivision north of Main Street east of White's Street Palmerston should be extended so that the developer can work toward fulfilling conditions and proceeding with development.



The subdivision consists of 47 single and semi-detached lots, and four blocks of higher density residential, residential-commercial and highway commercial. A six unit apartment building is under construct southwest of the subdivision.

The draft plan approval expires in January 2017 unless the County approves an extension. A draft plan approval applies to an overall subdivision layout and includes a series of

conditions to be met before construction proceeds. Conditions require the developer's engineer design and install road, services and drainage infrastructure to the Town's satisfaction, and meet all other zoning, parkland or other financial requirements that apply.

**COMMENTS:**

The County ensures conditions are met before any lot in the subdivision is created. The main Town requirement is to sign a subdivision agreement with the developer to ensure the site can be servicing according to approved engineering standards. Council considers the developer's engineering drawings when they come forward. In this case Triton Engineering may choose to work with this developer since they were a previous client on this project before becoming the Town's consultant.

Extending the draft plan approval for five years gives the developer time to prepare engineering drawings, determine phasing and proceed as market and financing allows. Town interests are protected by draft plan conditions already in place. The Town has allocated certain sewage capacity to this subdivision and this should not be impacted so long as the project moves forward in the near future.

**FINANCIAL CONSIDERATION:**

The Town's financial position is protected by draft plan approval conditions and a subdivision agreement to be signed requiring the developer to post security on required servicing work and meet Town engineering standards.

**RECOMMENDATION:**

THAT Council receives the C.A.O. Clerk's report dated September 1, 2016 regarding Draft Plan Extension 23T-1003, Harj Gill, Main Street, Palmerston and approves the extension.

Bill White, C.A.O. Clerk