



TOWN OF MINTO

MEETING DATE: September 3, 2024
REPORT TO: Mayor Turton and Council
SERVICE AREA: Economic Development
SUBJECT: EC DEV 2024 – 014 Grant in Lieu of Application Fees - C01 - 10211974 Canada Ltd.

RECOMMENDATIONS:

THAT the Council of the Town of Minto hereby receives report EC DEV 2024 – 014 Grant in Lieu of Application Fees - C01 - 10211974 Canada Ltd., prepared by the Director of Economic and Community Development, for information purposes;

AND FURTHER THAT the Council of the Town of Minto approves Grant in Lieu of Application Fees -C01 – 10211974 Canada Ltd. for \$5,000.

BACKGROUND:

The Grant in Lieu of Application Fees was added to the Minto CIP program that was approved in 2015. The goal with adding this into the CIP program was to provide a financial incentive to promote private sector investment and redevelopment, to encourage the revitalization of vacant, underutilized and/or contaminated properties and buildings in Minto's three urban areas and to provide specific incentives that the Town may approve for significant industrial, commercial, residential or institutional redevelopments that further municipal urban design, servicing, environmental and other economic development interests.

The Grant in Lieu of Application fees is a rebate program that is equal to all or part of normal fees for Planning Act applications (re-zoning or minor variance), fees for agreements or waiving conditions of severance or subdivision, engineering or planning consulting fees or building permits.

This is the first application for a Grant in Lieu of Application Fees.

The 2024 CIP budget is \$50,000. To-date eight (8) applications have been approved totaling \$8,040.48

COMMENTS:

85 Elora St. N. Clifford is the former Van Eyl Property. It is currently owned by Waleed Shami (10211974 Canada Ltd.). Town and County Staff met with the Development Team in February 2022 for preliminary discussions on the proposed development of this site. The property is in the process of being severed to include two commercial properties fronting onto Elora St. N. (Highway 9) providing much needed highway commercial space in Minto.

The remainder of the property is proposed residential and will include the construction of 28 single detached residential units, 12 semi-detached residential units, and 30 cluster townhouse units distributed across three blocks, resulting in a total of 80 new residential units.

The net residential density of 24.24 units per hectare optimizes land use while maintaining a blend of housing types that cater to diverse family structures.



The proposed project meets several of the objectives of the Town's CIP including:

- Create affordable housing in a range of occupancies
- Improve energy efficiency or reduce water and sewer needs
- Enhance urban design on and around the subject lands and adjacent public spaces as well as linkages to parks, trails, core areas and other focal points.
- Improve property standards

The variety of housing types ensures that the development meets the needs of different demographics, from young families to retirees. A portion of the development will be allocated to affordable housing, addressing the growing need for accessible living options within the community. This commitment to affordability enhances social inclusion and supports the long-term resilience of the community.

The front of this property and the incorporation of commercial spaces near the development not only will bring new business but new employment opportunities.

By exceeding the greenfield development density standard, this project supports sustainable community growth, ensuring that it makes efficient use of the land and infrastructure.

Additionally, the development will incorporate renewable energy solutions, such as solar panels, to reduce the environmental footprint and promote sustainable living.

This is a significant development for a community the size of Clifford and it will help increase the population density, which will support the viability of community services and amenities leading to an improved quality of life for Clifford residents.

This project if approved would also qualify for the County of Wellington Study grants which would assist the developer in completing two of the many studies required by the Town.

The next Economic Development and Planning Committee (EDPC) meeting date is September 5, 2024, and to maintain efficiency and decrease red tape and unnecessary delays this application was reviewed and approved by the Committee via email on August 20, 2024.

FINANCIAL CONSIDERATION:

The Grant in Lieu of Application Fees is a rebate that is equal to all or part of the normal fees for planning and building applications. The Town of Minto charges a \$10,000 deposit and a \$5,000 administration fee for a plan of sub-division. The \$10,000 deposit covers costs that the Town pays to engineers and other outside agencies and any remaining funds are provided back to the applicant, therefore this rebate would total \$5,000.

If this grant is approved, \$36,959.52 will remain in the CIP budget for 2024.

STRATEGIC PLAN:

GOAL 3: Strong Vibrant Economy

Progressively support our local businesses while leveraging Minto's competitive advantages to attract new economic investment.

PREPARED BY: Belinda Wick-Graham, Director, Economic & Community Development

RECOMMENDED BY: Gregg Furtney, CAO