

## TOWN OF MINTO

DATE:

October 20, 2016

**TO:**

Mayor and Council

**FROM:**

Stacey Pennington, Building Inspector

**SUBJECT:**

Site Plan Approval, Minto Rural Health Centre,  
500 White's Road

## STRATEGIC PLAN

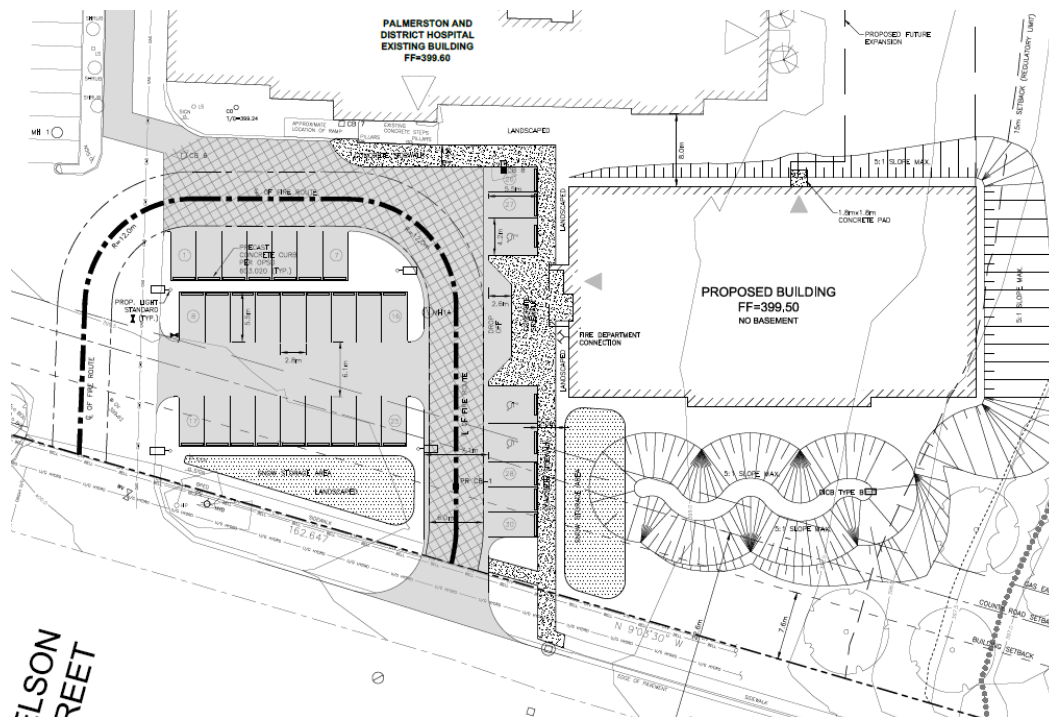
Ensure growth and development in Clifford, Palmerston and Harriston makes cost effective and efficient use of municipal services, and development in rural and urban areas is well planned, reflects community interests, is attractive in design and layout, and is consistent with applicable County and Provincial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

Support Minto-Mapleton Health Care Professional Recruitment initiatives to help the local medical community recruit and retain Doctors, Nurse Practitioners and other medical personnel.

## BACKGROUND

North Wellington Health Care recently constructed a new one story medical office building on the Palmerston hospital property for the Minto Rural Health Centre. Town staff and Triton Engineering met in January 2015 to review a preliminary site plan and requested additional grading/drainage information, lighting plan, and parking calculations. Issues at that time included snow storage space, storm water drain under the proposed building, fire protection and separation of the existing sanitary sewer lateral from the existing building. All issues were address prior to the signing of the site plan agreement on July 29<sup>th</sup> 2015.

An excerpt from the original site plan is shown below:



At the April 21<sup>st</sup>, 2015 Council meeting, the following motion was passed:

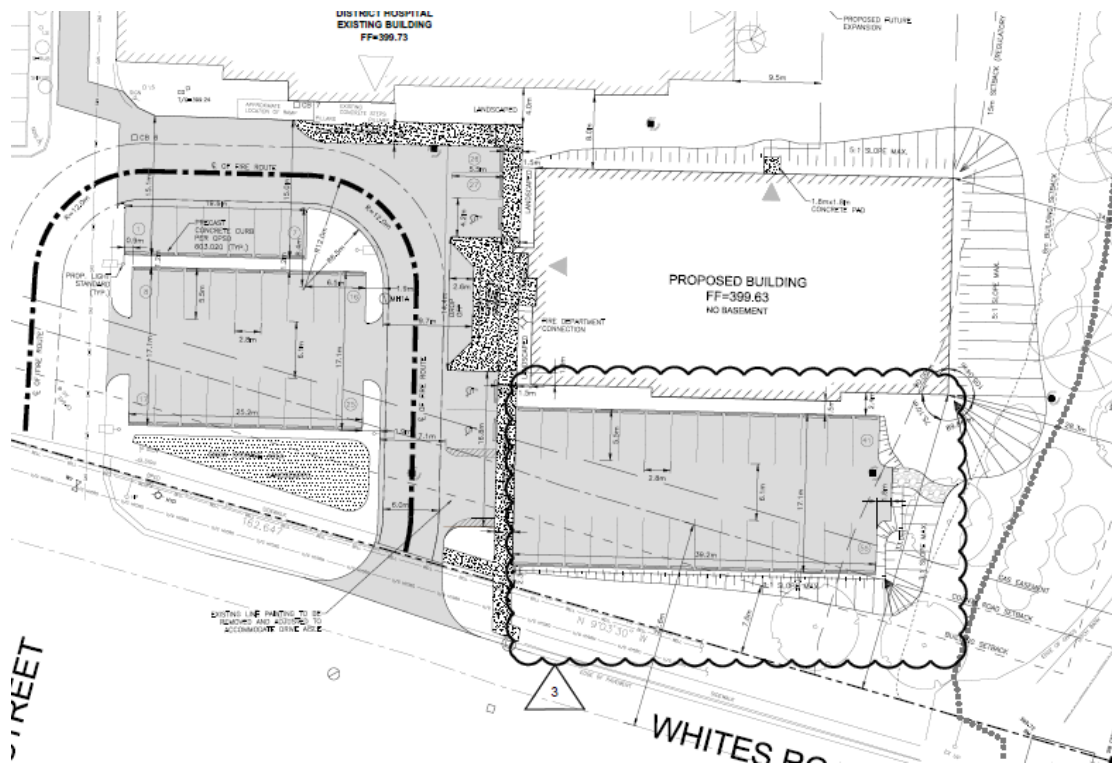
**MOTION: COW-107-15**

Moved by: M. Colwell; Seconded by: D. Turton

THAT Council receive the Minto Rural Health Centre Site Plan report from the Clerk's Assistant and C.A.O. Clerk dated April 21, 2015, Council approves the following plans for the Minto Rural Health Centre, 500 White's Road:

- a) C2-1 Site Plan issued for Review April 10, 2015, prepared by E.A. Wiersma, Walterfedy
- b) L1-1 Landscaping Plan & Planting Details prepared by MHBC Planning, Urban Design & Landscape Architecture dated April 10, 2015;
- c) C3-1 Site Servicing & Grading Plan prepared by Walter Fedy last revised April 10, 2015. Subject to the execution of a Site Plan Agreement with the Town requiring, among other matters, confirming water lateral size, providing additional detail on the concrete storm sewer under the building, measures in place to protect the sanitary lateral from the proposed building, and the potential additional parking beyond zoning requirements.

Re-submitted plans dated August 24, 2016, includes an additional parking lot with 28 spaces at the front of the building as shown below.



**COMMENTS**

Town of Minto Staff and Chris Clark at Triton Engineering have reviewed the revised drawings and newly submitted storm water management brief. Comments back to Walter Fedy include but are not limited to:

- Storm Water Management
- Decreased snow storage in relation to quantity, location and roadside visibility
- Proposed light of the new parking area, and
- Encroachment on the required setback from Wellington Road 5

Pending a satisfactory response in relation to these comments, staff will move forward to amend the site plan agreement to reflect these changes.

**RECOMMENDATION:**

THAT Council receives the report from the Building Inspector dated October 20, 2016, regarding Site Plan Approval, Minto Rural Health Centre, 500 White's Road and approves the amended site plan subject to the requirements outlined in the staff report being met.

Stacey Pennington  
Building Inspector