



TOWN OF MINTO

DATE: December 1, 2016
TO: Mayor and Council
FROM: Stacey Pennington Building Inspector
SUBJECT: Site Plan Approval, JW Bauman
190 John St N

STRATEGIC PLAN

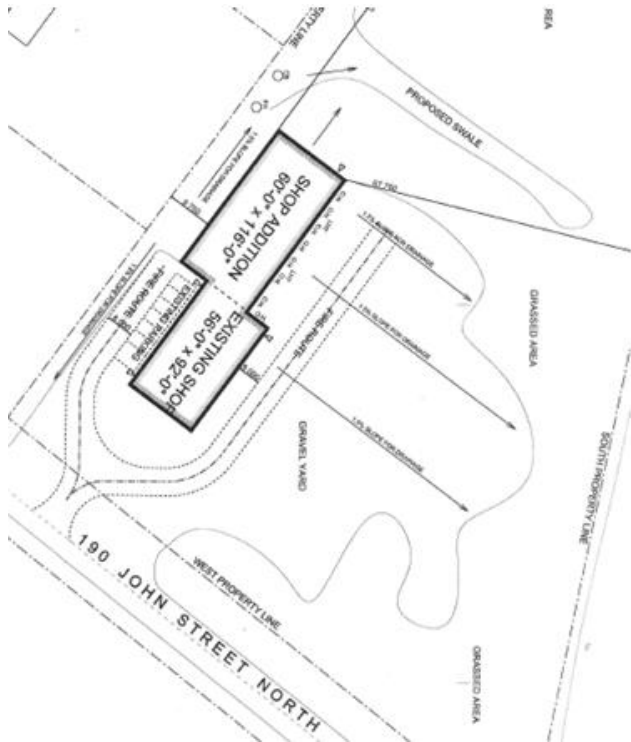
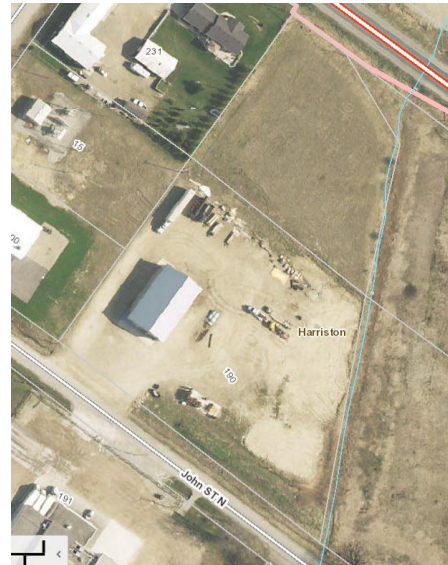
Ensure growth and development in Clifford, Palmerston and Harriston makes cost effective and efficient use of municipal services, and development in rural and urban areas is well planned, reflects community interests, is attractive in design and layout, and is consistent with applicable County and Provincial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

BACKGROUND

JW Bauman Limited, operating as Countryside Concrete currently owns 190 John Street North, Harriston. The existing lands consist of a 5152 SF Shop, with an extensive gravel yard, and grassed area, as shown in the aerial photo to the right.

Owner/Operator Warren Bauman has submitted a building permit application to construct a 6960 SF shop addition on the North Side of the existing building. The attached site plan was submitted on the basis of the Building Permit.

This application triggers the opportunity for the Town to implement the Site Plan Approval process.



COMMENTS

Staff has reviewed the site plan and offers preliminary comments as follows:

-The C.A.O. Clerk recommends the revised site plan provide for paving the entrance and part of the parking lot as well as some tree planting on-site consistent with new developments in the area. The applicant has agreed to this request.

-The Building Department advises the proposed layout conforms to required zoning including provision of parking and required setbacks etc.

-Public Works advises that site grading shall be confirmed to existing swales and catch basins in the area

Council could require a site plan agreement be signed confirming the paving, landscaping and drainage requirements. As an alternative a revised site plan could be submitted to staff addressing these requirements before a building permit is issued.

FINANCIAL CONSIDERATIONS

The applicant has paid all fees in relation to the site plan approval application.

RECOMMENDATION:

In consideration of the report from the Building Inspector dated December 1st 2016, Council approves the following plan for JW Bauman, 190 John Street N:

- a) S1 Site Plan issued November 4th 2016, Drawn by D. Bauman, Star Blueprints and stamped by Waddell Engineering Ltd November 18th 2016
subject to final details regarding site grading and drainage, paved parking and landscaping being provided to the satisfaction of the Town staff prior to the issuance of a building permit.

Stacey Pennington
Building Inspector

ATTACHMENTS:

S1 Site Plan Issued November 4th 2016, Drawn by D. Bauman, Star Blueprints and stamped by Waddell Engineering Ltd November 18th 2016

