



TOWN OF MINTO

DATE:

March 30, 2017

TO:

Mayor and Council

FROM:

Stacey Pennington, Building Inspector

SUBJECT:

Site Plan Approval, Tri-Coat Wood Finishing Ltd,
300 Minto Road, 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.

Provide strong community development policies and practices that support a family friendly environment, attract family oriented businesses, and enhance Minto as a welcoming, attractive, and safe location. Include resident and business testimonials supporting the family image in publications.

BACKGROUND

Andrew Bauman, owner/operator of Tri-Coat Wood Finishing Ltd proposes to build an 10,565 sf addition onto his current shop (approx. 6,000 sf) originally built in 2004. Clerks, Building and Public Works staff along with Triton Engineering met to review the site plan submitted with a preliminary proposal of the project.

The site plan shown in Appendix "A" outlines the following development details:

- The existing 600 sf steel clad building with the proposed addition totaling 10,565 sf to the North and East, accessible by the existing concrete loading dock.
- Existing accessory buildings are to be removed to accommodate the new addition.
- A new proposed gravel parking lot with 20 spaces to the rear of the building.
- Existing gravel parking at the front of the building is to remain
- Site grading is shown with swales along both the North and South property lines to maintain the existing drainage to the street, and to the rear of the property.

Staff Comments

Building

The Proposed site complies with the Zoning including building setback, lot coverage parking and other applicable zoning requirements.

Public Works

The current site is serviced by a 1" waterline from the 6" waterline on Minto Road. The sewage discharged is currently pumped out with a 2" force main running through a 4" pipe.

Future proposed servicing was not formally submitted. Based on preliminary discussions, the proposal is to abandon the current 1" waterline and bring in a new 6" waterline to the North West corner of the building; an existing valve is available for that connection.

Public works staff needs confirmation for the proposal for both water and sewer prior to the signing of a site plan agreement. The following information is needed:

- The size, location and elevation of the sewer line constructed into the building
- The size and location and elevation of the proposed sewer line construction.
- The size and location of the proposed water line.

Depending on development options to the north the Town may extend the waterline passed the Tri-coat driveway so that the service is available if a potential purchaser closes on the property.

Clerks

The proposal should include partial paving of the front parking area to the West and South of the current loading dock, or an alternative proposal as agreed upon by the applicant and the Town. Landscaping will be required. There is not much space in the front of the lot; some tree planting could occur on the rear portion of the property or to the east side of the proposed gravel parking.

FINANCIAL CONSIDERATIONS

The applicant has submitted the standard Site Plan Approval Fee and Deposit totaling \$3,600.

RECOMMENDATION:

In consideration of the report from the Building Inspector dated March 30, 2017, Council receives the report for information and approves the submitted site plan, prepared by Wilson Ford Surveying and Engineering, Project No. 8792, dated March 16, 2017 subject to the execution of a site plan agreement with the Town requiring, among other matters, confirmation of the use of the existing and proposed servicing, and the requirements for paving and landscaping for the subject property, and that Council consider a by-law in regular session authorizing the Mayor and Clerk to sign the site plan agreement once the landowner has signed.

Stacey Pennington
Building Inspector

APPENDIX "A"

