



TOWN OF MINTO

DATE: June 15, 2017
TO: Mayor and Council
FROM: Stacey Pennington, Building Inspector
SUBJECT: Site Plan Approval, Felix Weber,
111 Frank Lambier Court, 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

Felix and Bernice Weber, owner/operator of the proposed industrial building plan to build a 850.6 sq m (9,156 sf) on-site. The proposal would allow for division of the building into a three units. 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:

- A new loading space with proposed retaining wall, and catch basin draining to the Minto Road roadside ditch
- A new proposed gravel parking lot with 13 spaces (1 barrier free) at the front of the building complete with sidewalk and entrances for the future proposal of 3 units.
- Outdoor screened garbage storage to the north of the loading space.
- Site grading is shown with surface drainage to existing catch basin at the rear of the property, a swale along the east side directing drainage to Frank Lambier Court; and surface drainage to the ditch along Minto Road.
- Proposed water and sewer service locations complete with existing valves at the property line
- Lighting is proposed as flood lights on the building.
- A 2’ planting strip along the west property line.

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.

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.

Clerks

The proposal should include partial paving of the front parking area to the South and East of the building, or an alternative proposal as agreed upon by the applicant and the Town.

Landscaping details will be confirmed. Some tree planting is required within the proposed planting strip or at an alternative location as provided for in the Town's Tree Planting policy.

FINANCIAL CONSIDERATIONS

The standard Site Plan Approval Fee and Deposit totaling \$3,600 will apply.

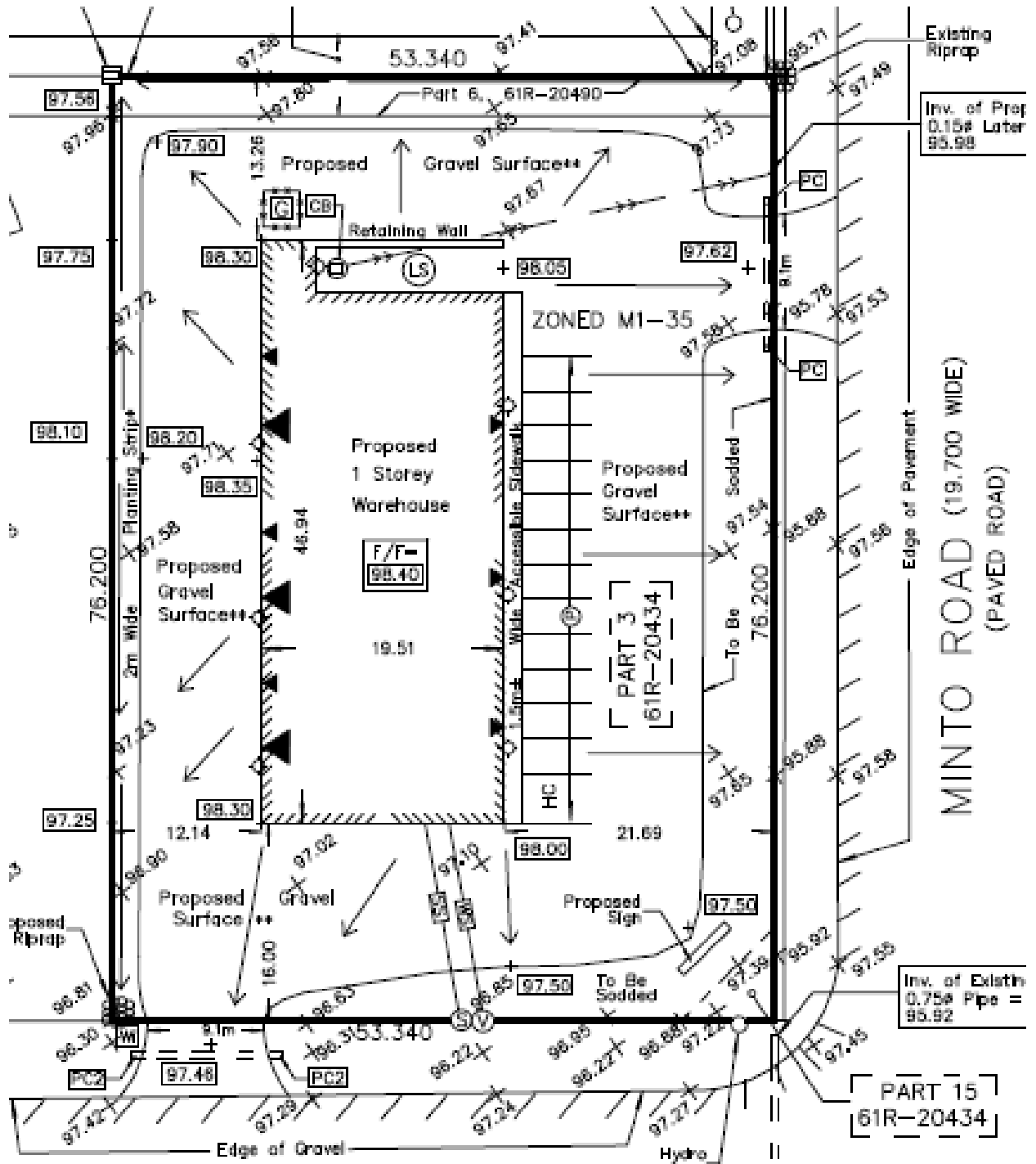
RECOMMENDATION:

Council receives the report from the Building Inspector dated June 14, 2017 and approves the submitted site plan, prepared by J Don MacMillan Limited, for J A Devries Construction Inc, Project Number 17-1693SP submitted June 6, 2017 subject to the execution of a site plan agreement with the Town requiring, among other matters, confirmation the proposed use will be serviced according to the requirements of the Town, paving of the parking area (in whole or in part) and final landscaping details being approved by the Town including boulevard tree planting according to the Town's Tree Planting Policy.

AND further, that Council considers 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"



NK LAMBIER COURT (20.000 WIDE)

(VEL ROAD) (Opened By By-law No. 2015-27)