



TOWN OF MINTO

DATE: October 13, 2017

REPORT TO: Mayor and Council

FROM: Bill White C.A.O. Clerk

SUBJECT: Clair Ridge Estates Request for Model Units

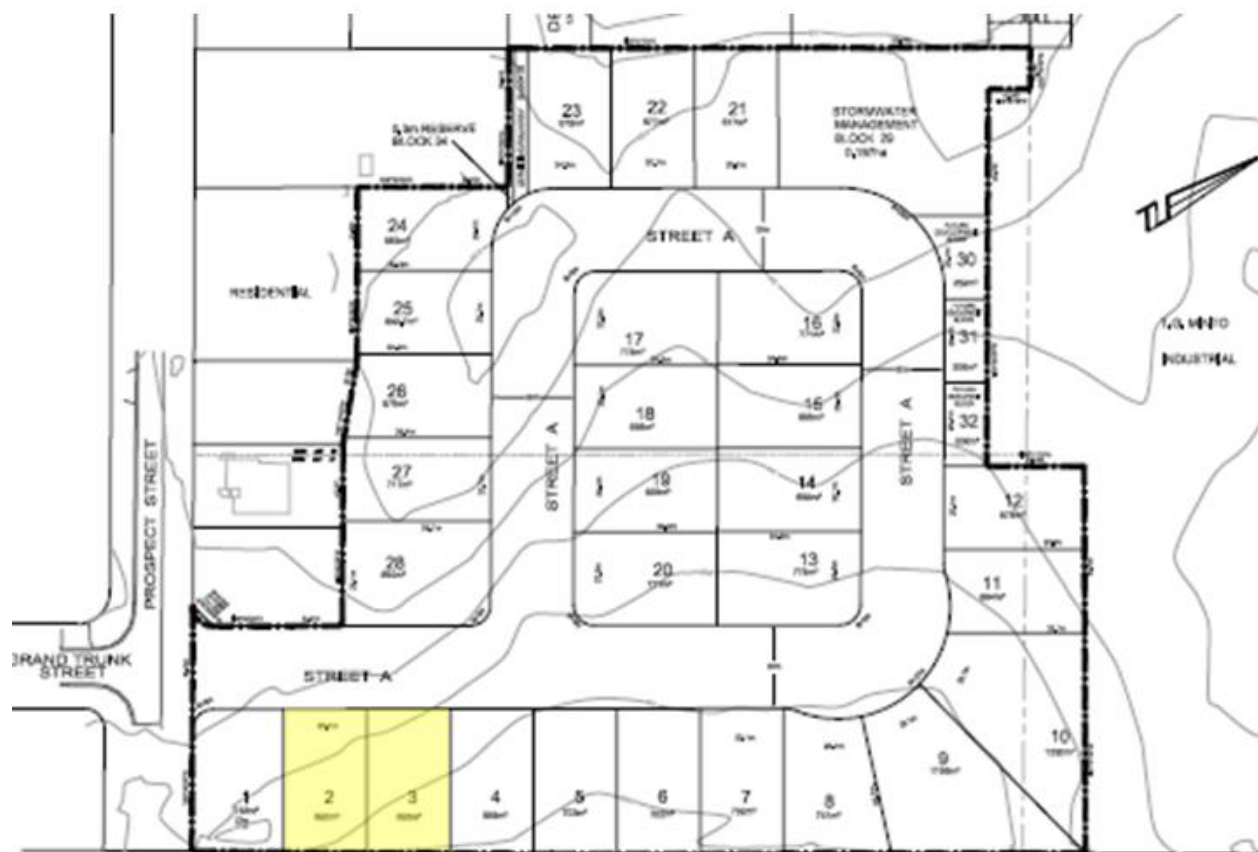
STRATEGIC PLAN:

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.

9.1 Establish and maintain streamlined planning approval processes that use innovative and cost effective tools to protect Town and public interest and ensure development proceeds quickly and affordably

BACKGROUND:

The Town received the attached request to permit two model units to be constructed on proposed Lots 2 and 3 in the Clair Ridge Estates subdivision shown below.



The Town is in the process of signing a subdivision agreement to provide for construction of services for the interior street within the development. The model homes allow the developer to start construction on committed units before the County issues final approval

to allow the subdivision plan to be registered on title to legally create the lots. This creates a situation where up to three homes are located on one lot except that model homes cannot be occupied until the lots are legally created.

The attached model home agreement allows for the homes to be built without full connection to services so they are not habitable. The Developer will need to make sure the homes comply with setbacks, grading and other requirements so that when the draft plan is registered they can become part of the subdivision and can be habitable. A security of \$5,000 per model unit would be retained to remove or relocate the model homes if the draft plan is not final by May 1, 2018.

COMMENTS:

Staff is satisfied the model home agreement protects the Town's interest. As an added measure of protection the Town should require the securities for Phase 1 of the subdivision to be provided to the Town before the model homes go ahead. This provides added protection to the Town that progress towards final plan registration will be made. The adjacent drawing confirms more detailed design on home location and servicing is completed by Triton Engineer. This should ensure model homes are situated to comply with zoning, provide proper drainage and allow for access to sewer and water when available.

FINANCIAL CONSIDERATIONS:

The Town's financial interests are protected by the Model Home Agreement and proposed subdivision agreement.

RECOMMENDATION:

That Council receives the C.A.O. Clerk's October 13 2017 report Clair Ridge Estates Request for Model Units and approves two model homes on the subdivision subject to the Developer signing a model home agreement in the form attached to the October 13 staff report and providing security in the amount of \$5,000 per unit, signing the subdivision agreement with the Town, and providing the security required by the subdivision agreement for Phase 1 prior to a conditional building permit being issued by the Chief Building Official for the Town.

Bill White C.A.O. Clerk

