



## TOWN OF MINTO

**DATE:** October 13, 2017

**REPORT TO:** Mayor and Council

**FROM:** Bill White C.A.O. Clerk

**SUBJECT:** Minto Road Lift Station Palmerston Industrial Park

### STRATEGIC PLAN:

4.3 Ensure there is sufficient serviced/serviceable land for a variety of uses in Minto's three urban areas, and maintain a supply of municipally owned serviced industrial land for sale to business in accordance with Town policies

11.0 Maintain and enhance infrastructure to protect public health and safety, prevent property damage, maintain high quality of life, and effectively manage financial resources to ensure Minto is an attractive and viable community for family living and business investment.

### BACKGROUND:

In 2008 a Class Environmental Assessment was completed for the Palmerston Industrial Park. It provided for servicing Minto Road and a westerly roadway (now Frank Lambier Court) for future industrial development. Over the years the Town had attracted some business to the Industrial Park, but more recently interest peaked as smaller lots became available when the Town serviced Frank Lambier Court.

In 2016 the Town's 14 acre certified site was approved by the Province and has been marketed extensively through their program. A certified site is a "shovel" ready property upon which a private investor could safely rely that approvals would be streamlined and available. The map shows the lands and recent transactions in the Palmerston Industrial Park.

All the lots on Frank Lambier Court are now sold with development underway on two of the remaining four sites, and projects



pending very soon on the Devries and Habermehl lots. The Weale project is on-going, Shrimp Canada is nearing submission and Krosinski Enterprises has closed on their three acre medicinal cannabis site. The Tri-coat addition is close to completion.

By next spring only a few small lots on Noble Road, property at the north end of Minto Road and the certified site will be available for development. The Town has interest in these properties and could bring forward development proposals this fall. As a result Council will need to make an important infrastructure decision sooner than originally anticipated.

#### **COMMENTS:**

Council initiated secondary planning programs in Clifford and Palmerston in response to growth pressures being experienced in these areas. The Clifford secondary plan is needed given infrastructure improvements on Elora Street, but in Palmerston the need for a secondary plan relates to the current urban boundary, the need for industrial lands and future lots needed to meet residential growth targets.

Provincial legislation approved in July 2017 dramatically increased the planning approvals process for urban boundary expansions. Council was advised earlier this year that expanding the urban boundary in Palmerston can only occur through a comprehensive review during the County's five year official plan review. That means no urban boundary expansion is expected until 2019-20. The secondary planning process for Palmerston will tie into that County five year review.

It is now important that the lift station on Minto Road become a project for consideration in 2018-2019. The lift station is needed to service potential lots at the north end of Minto Road, the Shrimp Canada first right of refusal lands, and the Krosinski first right of refusal parcel. The lift station will be located so it can be expanded, if needed, to service lands east and west of Minto Road once added to the urban boundary of Palmerston. Council's direction is requested so Triton Engineering can start detailed design work for the lift station. If Council wants to proceed to construction in 2018 or 2019, the project is "shovel ready", and if design starts now, work could begin later next fall of 2018.

#### **FINANCIAL CONSIDERATIONS:**

Decisions on constructing the lift station will be part of 2018 budget deliberations. Council could phase in funding with design in 2018 and construction in 2019. The project may be eligible for Provincial infrastructure programs which will be investigated by staff.

#### **RECOMMENDATION:**

That Council receives the C.A.O. Clerk's October 13, 2017 report Minto Road Lift Station Palmerston Industrial Park and authorizes Triton Engineering to begin detailed design with a view to bringing the project forward for consideration at the 2018 budget.

Bill White C.A.O. Clerk