



TOWN OF MINTO

DATE: March 01, 2018

REPORT TO: Mayor and Council

FROM: Terry Kuipers, C.B.O

SUBJECT: Wrighthaven Homes Request for Model Unit – Lot 22

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:

Council will recall that on the February 20, 2018 a resolution was passed authorizing staff to enter into a Model Home Agreement with Wrighthaven Homes to allow for the construction of a Model Home on Lot 10 shown in yellow below

Due to the higher than anticipated interest in the subdivision, the Building has requested an additional Model Home on Lot 22 within the Creekbank Meadows Subdivision in Palmerston shown in red on the map.

The Town policy allows for up to 4 Model Homes to be constructed on a subdivision of the size Creekbank Meadows. Staff's suggestion to the Builder was to request up to 4 Model Homes in total, to avoid construction delays, as well as to reduce the amount of times returning to Council with the same request.

The Town has a signed subdivision agreement with the developer, and retains the securities outlined within the agreement. The developer is close to final Subdivision Approval, and has installed the



base of the road and services to the 38 units within phase 1. Connections to the Sanitary and Water mains on Main Street East have not been completed to date, due to the time of year. The proposal is to connect to these mains once the frost is out of the ground. The timing of this is favourable to the Town, as it allows for a better quality of road repair opposed to attempting the connections in the winter month.

The construction of model homes allow the developer to start construction on committed units or for marketing/advertising purposes before the County issues final approval to allow the subdivision plan to be registered on title to legally create the lots. Based on the previous agreement and this draft agreement, this creates a situation where up to five homes are located on one lot except that model homes cannot be occupied as a dwelling unit until the lots are legally created.

The attached model home agreement allows for the homes to be built without full 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. 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 July 1, 2018.

COMMENTS:

Staff is satisfied the model home agreement protects the Town's interest. As an added measure of protection, the Town holds the securities for Phase 1 of the subdivision. This provides added protection to the Town that progress towards final plan registration will be made. As part of the Building Permit submission, the Builder is required to submit a site/grading plan completed by an engineer or surveyor which will demonstrate the proposed model home will comply with the setback requirements on when the lots are legally established. Prior to the release of the deposit and issuance of the final Building Permit, the agreement contains provisions requiring the Builder a surveyor verify the location of the model on the newly created lot.

FINANCIAL CONSIDERATIONS:

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

RECOMMENDATION:

That Council receives the Chief Building Official's report dated March 01, 2018 report Wraithaven Homes Request For Model Unit – Lot 22 and approves up to 3 additional model homes on the subdivision subject to the Builder signing a model home agreement in the form attached to this report and providing security in the amount of \$5,000 per unit prior to a conditional building permit being issued by the Chief Building Official for the Town.

Terry Kuipers, C.B.O