



TOWN OF MINTO

DATE:

August 2, 2018

REPORT TO:

Mayor and Council

FROM:

Michelle Brown, Building Assistant

SUBJECT:

Site Plan Approval 2380681 Ontario Limited,

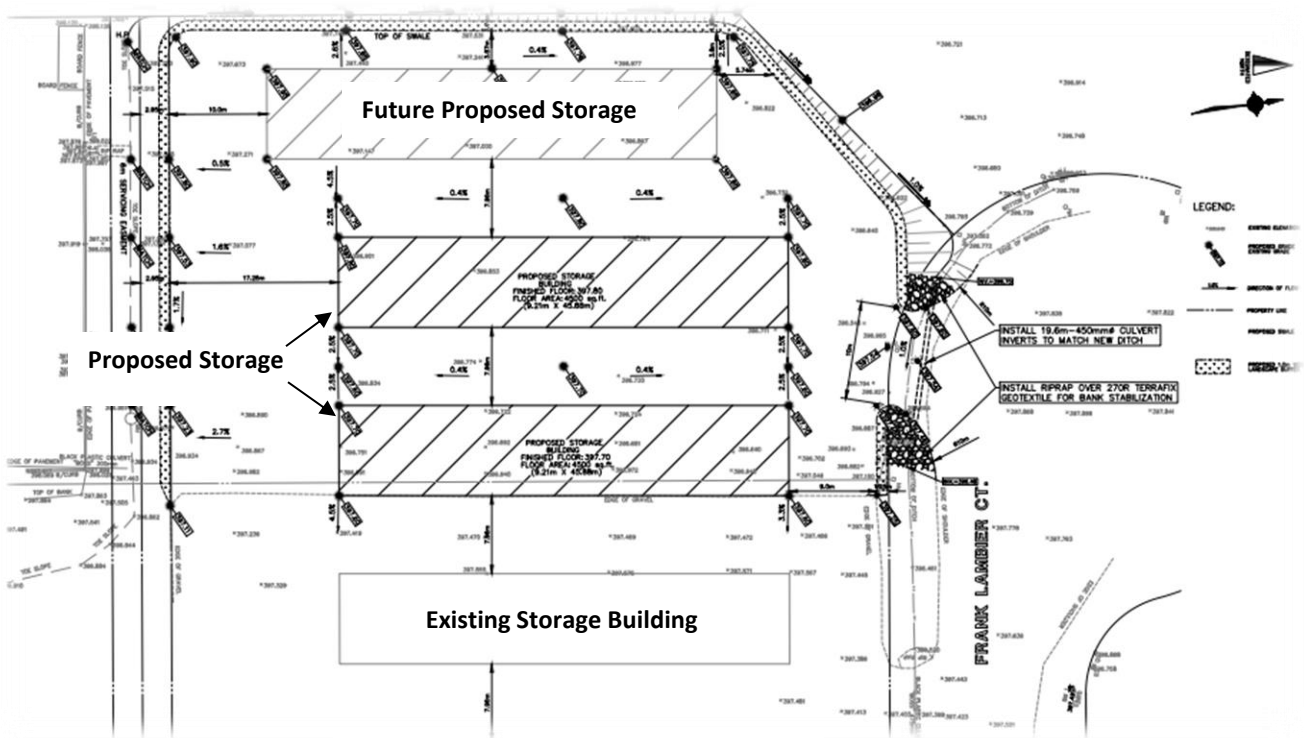
STRATEGIC PLAN

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.

Promote environmentally friendly development through subdivision and site plan control such as naturalized stormwater management, low maintenance landscaping using native species, and energy and water preservation techniques that enhance design and improve the cosmetics of the community.

BACKGROUND

2380681 Ontario Limited, owner/operator of Minto Self Storage proposes to build two mini storage buildings with an additional future mini storage building on property municipally known as 55 Minto Road, Palmerston. The additional buildings are in line with the existing storage building with a total of (4,500 sq f) each. 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 proposal is as follows:



- Two additional 418 square metre (4,500 sq. foot) mini storage buildings to be constructed initially, followed by an additional mini storage building in the future.
- The site is zoned M1-42 which is an industrial commercial zone and complies with the Zoning including building setback, lot coverage parking and other applicable zoning requirements.
- Existing surface water run-off is managed on site with a series of swales flowing to the Frank Lambier CT. ditch and shared drainage easement with abutting Tim Horton's lands
- Mini storage buildings do not require connections to sanitary sewer or water

COMMENTS

Town Building, Public Works and Clerk's Department reviewed the site plan at the regular development meeting and the plan has been revised with staff comments. Overall the site plan submission includes sufficient detail to permit approval subject to the execution of a site plan agreement with the Town.

FINANCIAL CONSIDERATIONS

Security for the development agreement is included in the \$3,600 site plan application fee.

RECOMMENDATION:

That Council receives the Building Assistant's report dated August 2nd, 2018 regarding site plan approval for 2380681 Ontario Limited to construct two additional mini storage buildings. subject to execution of a site plan agreement with the Town requiring, among other matters, the apron must be paved with a year, and completion of the work within two years. Servicing, grading and drainage, and similar being provided to the satisfaction of the Town prior to issuance of a building permit.

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.

Michelle Brown, Building Assistant