



TOWN OF MINTO

DATE:

August 2nd, 2018

TO:

Mayor and Council

FROM:

Michelle Brown, Building Assistant

SUBJECT:

Site Plan Approval, J & A Devries,
141 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.

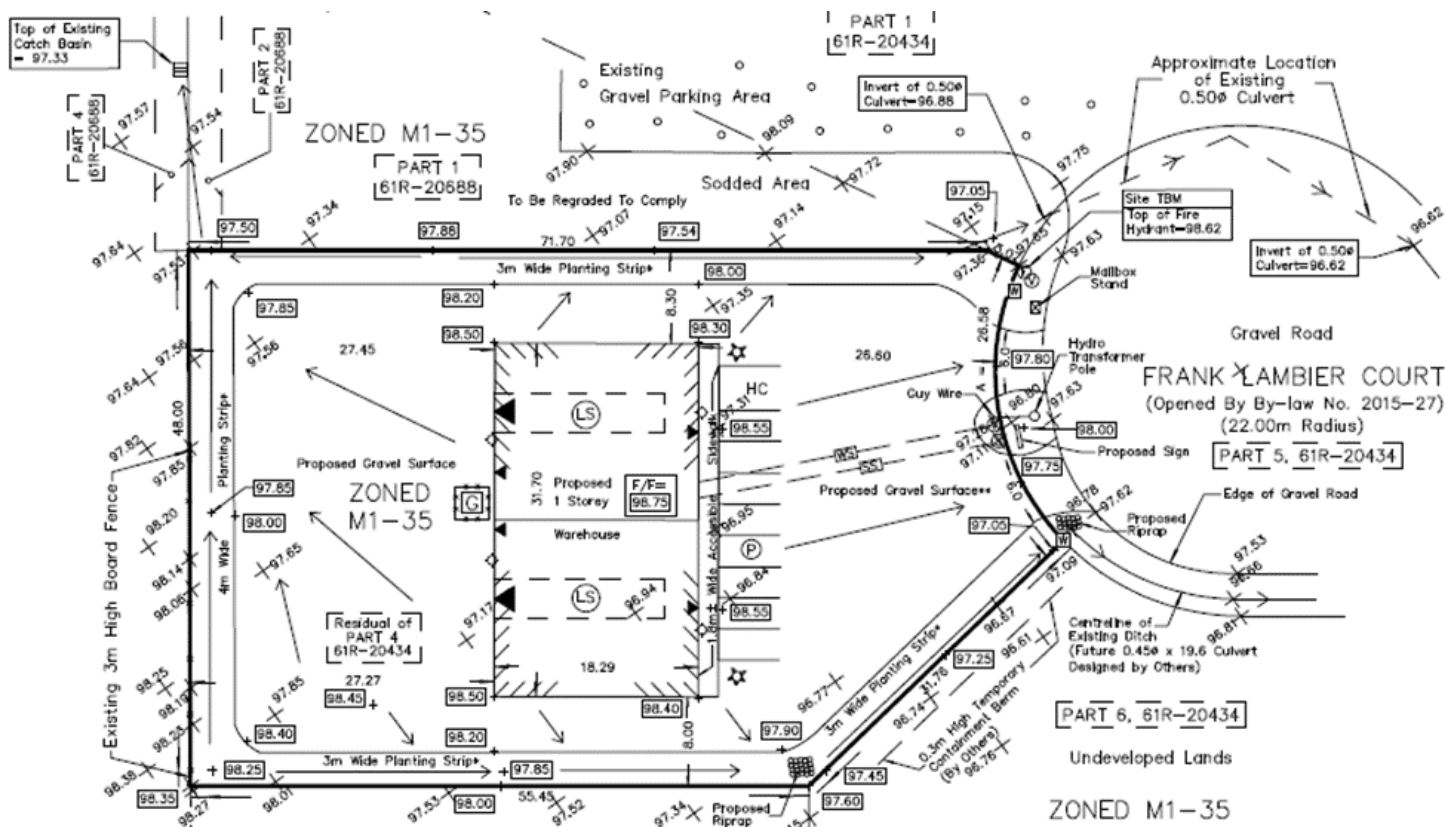
Provide strong community development policies and practices that support a family friendly environment, attract family oriented businesses, and enhance Minto as a welcoming, attractive, and safe location. Include resident and business testimonials supporting the family image in publications.

BACKGROUND

J & A Devries Construction, owner/operator of the proposed industrial building, plans to build a 579.7 sq m (6240 sq ft) structure at 141 Frank Lambier Court. Council will recall that this is one of the parcels in the Palmerston Industrial Park that the Town sold to Mr. Devries in 2017. 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 outlines the following development details:

- The proposed 6240 sf building;
- The property is zoned M1-35 which is an industrial commercial zone and complies with the zoning including building setbacks, lot coverage parking and other applicable zoning requirements;
- Paved parking lot and entrance with 9 parking spaces (1 barrier free) at the front of the building complete with sidewalk and entrances to Warehouse (being paved once Frank Lambier CRT is paved);
- Outdoor screened garbage storage at the rear of the building.
- Site grading is shown with the rear surface drainage conveyed via a swale to existing northwest drainage easement at the corner of the property;
- Swale along the side property lines directing drainage to Frank Lambier Court road side ditch;
- Proposed water and sanitary service connections at the property line;
- Lighting is proposed as flood lights on the building; and,
- A 3 m wide planting strip along the entire property line, with a 4m wide at the rear.



COMMENTS

Town Building, Public Works and Clerk's Department reviewed the site plan at the regular development meeting and the plan has been revised to address staff's comments. The developer must work together with the abutting properties to ensure that all drainage and site servicing complies with existing properties. 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 Planning Assistants report dated August 2, 2018 and approves Site Grading Plan prepared by J Don MacMillan Limited, for J&A Devries Construction Inc, subject to execution of a site plan agreement with the Town requiring, among other matters, completion of the work within two years, servicing, final grading and drainage, loading area, and similar being provided to the satisfaction of the Town.

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