



The proposed site layout incorporates the following:

- A single paved entrance to Noble Family Road; subject to final details a culvert installation may not be required as the area is high and grades split at this location
- 24 lined parking spaced including, one accessible parking space and one loading area is proposed as required by zoning

- Front building entrance accessed by 2.0 metre wide sidewalk with unloading area for accessible vehicles
- Proposed site complies with the Industrial Zone including building setback, lot coverage parking and other applicable zoning requirements.
- Sanitary sewer and water connections to the lot line were provided at the time of constructing Noble Family Road; owner to specify the size of connections to be installed and insulated as per Town standards
- In previous plans for the industrial park minimal landscaping has been required by Council; under the Town Tree Planting Policy a landscaped strip around the perimeter of the site between parking area and the lot lines should be planted with a mixture of autumn blaze maples, honey locusts or spruce which are recommended species used



COMMENTS

The information supplied on the site plan is sufficient to issue a conditional approval pending final servicing, grading and drainage, lighting and landscaping details. Paving part of front parking area and entrance with some landscaping around the site periphery will present the property well to the public street without adding significant cost. Paving could be linked to within two years of the Town paving Noble Family Road.

FINANCIAL CONSIDERATIONS

Site plan agreements confirm construction to occur according to final approved drawing. Security for industrial projects has normally been the application deposit of \$2,850.

RECOMMENDATION:

In consideration of the C.A.O. Clerk's September 14, 2018 report Council approves the Site Plan entitled J & J Metzger prepared by Triton Engineering for property on Noble Family Road Palmerston Industrial Park subject to a final site plan providing grading, drainage, servicing, and landscaping details being submitted for approval by Town staff, including paving of the entrance part of the front parking area between the building and the street, and that the final site plan is included in the development agreement pertaining to the lands.

Bill White, C.A.O. Clerk