



TOWN OF MINTO

DATE: September 24, 2018
REPORT TO: Mayor & Council
FROM: Bill White C.A.O. Clerk
SUBJECT: Extension Request Shrimp Canada

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.

BACKGROUND:

September 20, 2018 the request below was received from Ranjan Pradhan from Shrimp Canada requesting an extension to September 19, 2019 respecting the covenant on his land sale that require him to obtain a building permit for a structure covering 15% of the lot within one year of the closing of the lot sale. The transaction closed July 10, 2017.

From: Ranjan Pradhan <ranjanpradhan22@gmail.com> Sent: Thu 20/09/2018 12:20 PM
To: Bill White
Cc: Ranjan Pradhan; Belinda Wick; Terry Kuipers
Subject: Extension of construction at 340 Minto Rd, Shrimp Canada

Dear Bill,

Due to unavoidable circumstances, we could not initiate any construction on the land at 340 Minto Road, Palmerston for Shrimp Canada.

We have made significant amount of down payment to the builder, and are committed to proceed with the construction. However we are hoping to have some clarity for the time line on possible supply lines of waste water and fresh water to the site so as to avoid any unnecessary expenses for facilitating alternate arrangements for our purpose.

We hope to be able to initiate the work by summer of 2019 and therefore, may we seek an extension of our permit and all other necessary approvals till September of 2019?

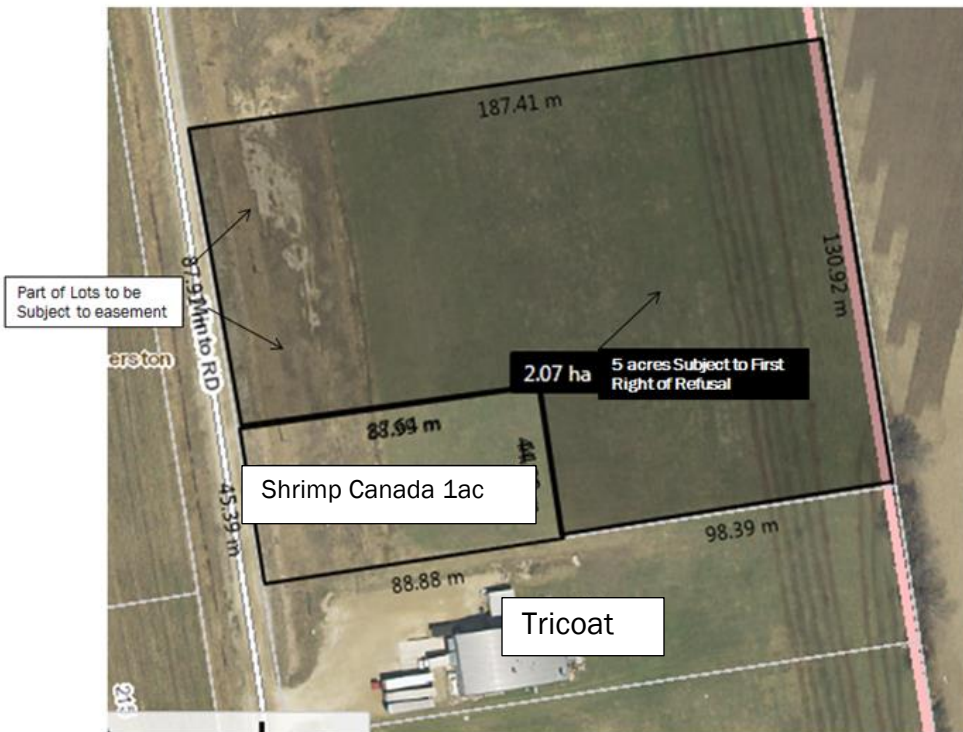
I also would like to understand about any requirements for an entry permit to proceed for installing a culvert at the site.

We look forward to your valuable support and guidance,

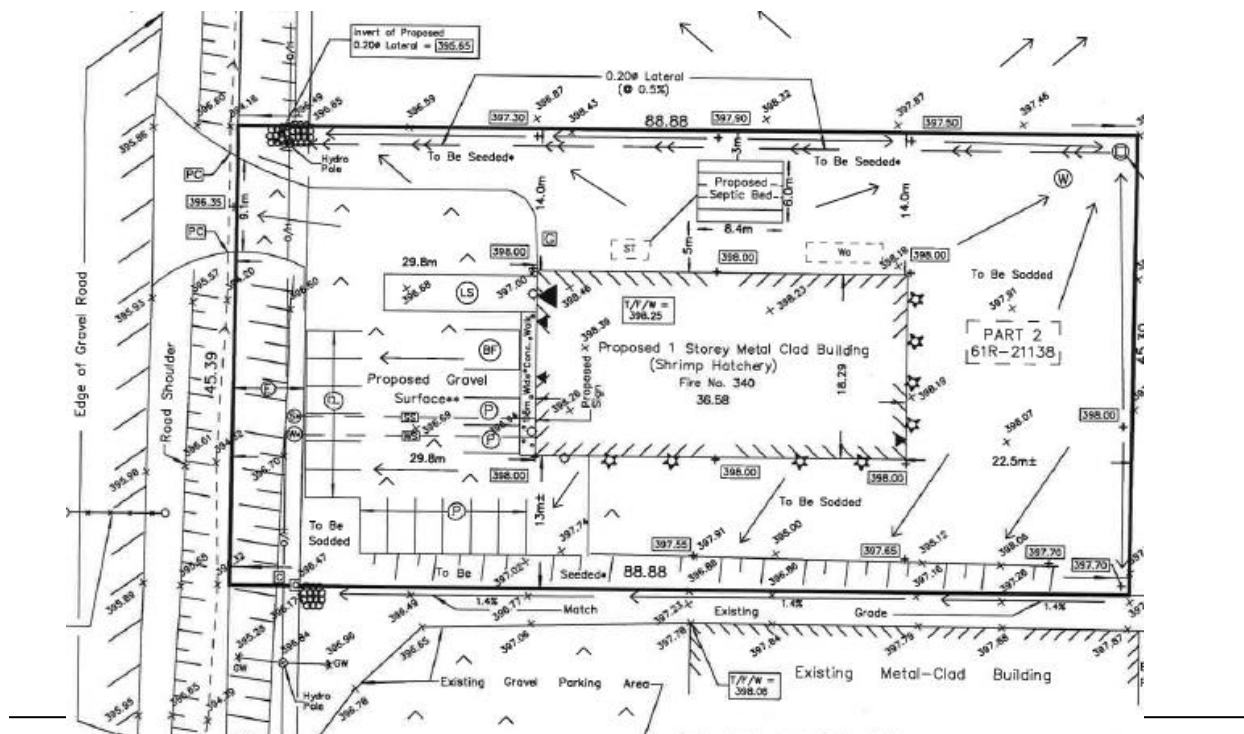
Best regards,
Ranjan Pradhan
Shrimp Canada

Shrimp Canada also had an option to switch lots before July 18, 2018 which was not exercised. As this option was not exercised prior to July 18, 2018 it is not recommended this date be re-considered. Shrimp Canada's purchase also has a covenant to complete the building by July 10, 2019 which is two years after the purchase.

First right of refusal on the abutting lands as shown in the drawing below is to July 10, 2019:



One option to extend municipal serviced including roadway into the future development lands in the West Palmerston Secondary Plan could include part of the “first right of refusal lands”. The Town will need to consider this as lift station engineering drawings are completed and before considering sale of the lands under first right of refusal. Council approved the site plan shown below at the April 18, 2018 meeting.



A site plan agreement was signed requiring the work to be completed July 3, 2020. It is not recommended the completion date in the site plan agreement change.

COMMENTS:

Shrimp Canada worked to start construction since Council approved the site plan in April. Mr. Pradhan made regular contact with the Business & Economic Development Manager and Chief Building Official who assisted him with the building process. The site plan approved by Council was for development of a lot on private services with future connection to water and sewer when available. The lot was purchased at the Town's un-serviced rate.

At 2019 budget deliberations in the New Year Council will make a determination on water and sewer extension into this section of Minto Road. Council will recall a sewage lift station is needed due to building elevations in the area. Water could be made available earlier if it were beneficial to the project subject to budget considerations.

FINANCIAL CONSIDERATIONS:

If the project ends up proceeding with connection to municipal sewer and water part of the cost of connecting should include payment of an additional \$5,000 for serviced land even though the new going rate for industrial land is \$35,000 per acre.

RECOMMENDATION:

That Council receives the September 24, 2018 report from the C.A.O. Clerk regarding the extension request from Shrimp Canada and approves an extension to the covenant for First Right of Refusal and the covenant for obtaining a building permit to September 19, 2019 only, and that the completion date for the building under the covenant be changed from July 10, 2019 to the same completion date as is in the site plan agreement being July 2, 2020.

Bill White
C.A.O. Clerk