



## **STAFF REPORT**

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**Meeting Date: January 9, 2023**

**Title: Site Plan Amendment – Kenora District Services Board at 285 Arthur Street, Dryden, Ontario**

**Prepared By: Pam Skillen**

**Department:** Building and Planning

**Report Number: Building & Planning-2023-002**

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### **Recommendation:**

**That Council endorse the Amendment to the Site Plan Agreement made between The Kenora District Services Board and The Corporation of the City of Dryden for and additional entry to property through site plan control of 285 Arthur Street, Dryden, Ontario and hereby agree to bring forth to the January 23<sup>rd</sup> Regular Council for approval.**

### **Background:**

The City of Dryden has a Site Plan Control By-law that designates the entire city as a site plan control area. Site plan agreements reached between the Municipality and the developer/owner are registered on title and are a prerequisite to the application for a Building Permit.

On July 26, 2021, the Kenora District Services Board (KDSB) entered into a Site Plan Agreement under By-law No. 2021-66 with the City of Dryden. This agreement has been registered on title. An application for an amendment has been made by Kenora District Services Board (KDSB) to add a second ingress/egress off Arthur Street into their development.

**Discussion:**

Site Plan approval is administered by the Building and Planning Department pursuant to Section 41 of the Planning Act. Additionally, minor variances or other planning matters can be identified during this process. The Chief Building Official can exercise Council's

powers and authority given under the Planning Act in conjunction with the City of Dryden's Site Plan Control Policy to approve plans and drawings, to impose conditions and to require agreements.

As per policy, a security deposit has been received and accepted as a requirement of the original Site Plan Control Agreement for the value of \$225,000 to guarantee implementation of grading, paving, servicing and landscape works shown on the submitted and approved plans. An additional value is not being requested in respect of the amended agreement.

This site plan has been circulated through the Site Plan Control Group composed of Building and Planning, Public Works and Fire Services and is generally approved as shown.

Once approved by Council, the signed amended agreement shall be registered on title and proof of registration shall be provided to the City Clerk.

**Financial Implications:**

**Current Budget Allocation:** Site Plan Control Fee received of \$350.00

**Account #:** 490-3557

**Attachments (Reference Material):**

Original Site Plan Agreement

Amended Site Plan Agreement – in process of signature by KDSB

Original Plan Set 19029-Site Plan-IFSPC\_r1 2021-06-28 Rev 3

Amended plan 19029-Site Plan C-02R 2022-05-27 additional entrance PCN5 revised