



STAFF REPORT

Meeting Date: December 9, 2024

Title: Site Plan Agreement Amendment – McDonalds Restaurants of Canada Ltd. 520 Government Street

Prepared By: Pam Skillen, Chief Building Official

Department: Building and Planning

Report Number: Building & Planning-2024-028

Recommendation:

That Council endorse the Amendment to the Site Plan Agreement made between McDonalds Restaurants of Canada Ltd. and The Corporation of the City of Dryden for the extension of the construction start date by a period of one (1) year to June 26, 2025 for site plan control of 520 Government Street, Dryden, Ontario.

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 are registered on title and are a prerequisite to the application for a Building Permit.

On June 26, 2023 McDonalds Restaurants Canada Ltd. entered into a Site Plan Agreement #2023-31 with the City of Dryden.

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.

A cash deposit was received and accepted as a requirement of the original Site Plan Control Agreement for the value of \$43,000 to guarantee implementation of grading, paving, servicing and landscape works shown on the submitted and approved plans. This value is still held in trust for the development.

Tendering and sourcing a contractor along with the cost of material contributed to delays in moving forward with the development. The project has been revised and re-submitted for consideration.

The amended site plan has been circulated through the Site Plan Review Group which is composed of Building and Planning, Public Works and Fire Services with no comment or concerns noted and is approved as shown. Also received and reviewed is a full geotechnical report, however not included with the staff report.

This amendment is requesting an extension to the construction start date to one (1) year beyond the date of June 2024, listed within the original approved agreement. The proposed building expansion is reduced in scope however the proposed site alterations remain similar to the original proposal.

Once the amendment is approved by Council, the signed agreement shall be re-registered on title and proof of registration shall be provided to the City.

Financial Implications:

Re-registration of the amended Site Plan Agreement is the applicant's responsibility.

Current Budget Allocation:

Site Plan Control Amendment Fee received of \$550.00

Account #: 490-3557

Attachments (Reference Material):

Original Staff Report
Original Approved By-law 2023-31
Original Executed Site Plan Agreement
New Amended Site Plan Agreement – signed by McDonalds Restaurants of Canada Ltd.
Site Plan, Elevations and Proposed Changes
Topographic Survey