



STAFF REPORT

Meeting Date: June 12, 2023

Title: 520 Government Street Site Plan Control Agreement

Prepared By: Pam Skillen, Chief Building Official

Department: Building and Planning

Report Number: Building & Planning-2023-011

Recommendation:

That Council endorse the Site Plan Agreement made between McDonalds Restaurants of Canada Ltd and The Corporation of The City of Dryden 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/owner are registered on title and are a prerequisite to the application for a Building Permit.

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

A value of security has been received and accepted as a requirement of the Site Plan Control Agreement for the value of \$43,000, that guarantees implementation of grading, paving, servicing and landscape works shown on the submitted and approved plans. The security value of \$43,000 is calculated based on the value of site works and

together with the agreement must be fully executed and registered before a building permit will be issued.

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

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

Prior to release of any or all financial securities by the City, a site inspection shall be conducted by the Chief Building Official to ensure the works controlled by the agreement are in place.

Financial Implications:

Current Budget Allocation: Site Plan Control Fee \$1150.00

Account #: 490-3557

Attachments (Reference Material):

Site Plan Agreement – signed by Agent for McDonalds Restaurants
Site Services Plan
Topographic Survey