

 <p>DRYDEN</p> <p>The Corporation of The City of Dryden</p>	<p>STAFF REPORT</p>	<p>For Administration Use Only:</p> <p>Meeting Date: COW April 12, 2021</p> <p>Open [X] Closed []</p> <p>Approved for Agenda: [CAO]</p> <p>Report No. BP-2021-06</p>
<p>Date Submitted:</p>	<p>March 31, 2021</p>	
<p>Title:</p>	<p>Site Plan Agreement – Kenora District Services Board at 51 Colonization Avenue, Dryden Ontario</p>	
<p>Prepared by:</p>	<p>Pamela Skillen, Chief Building Official</p>	
<p>Department:</p>	<p>Building and Planning</p>	

Recommendation:

That Council endorse the Site Plan Agreement made between The Kenora District Services Board and The Corporation of the City of Dryden for site plan control of 51 Colonization Avenue, 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 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.

An irrevocable Letter of Credit is in process and will be accepted as a requirement of the Site Plan Control Agreement for the value of \$225,000 that guarantees implementation of grading, paving, servicing and landscape works shown on the

submitted and approved plans. The security value of \$225,000 based on the value of works will be provided before a building permit will be issued.

This site plan has been circulated through the site plan control Group 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 and proof of registration shall be provided to the Acting City Clerk.

Financial Implications:

Registration of the Site Plan Agreement is the applicant's responsibility.

Current Budget Allocation:

Site Plan Control Fee received of \$1,000.00

Account #: 490-3557

Attachments (Reference Material):

Site Plan Agreement

Dryden EMS Site Services and Landscape Plans #A101, 102 and 103

EMS Mechanical and Electrical servicing Plans #19-153-M01, M02 and 19-029-E01