



STAFF REPORT

Meeting Date: July 12, 2021

Title: Site Plan Control -Kenora District Services Board for 285 Arthur Street, Dryden Ontario

Prepared By: Pamela Skillen, Chief Building Official

Department: Building and Planning

Report Number: Building & Planning-2021-01

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 285 Arthur Street, Dryden, Ontario and agree to bring forth to the July 26th 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.

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.

June 30, 2021

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 \$414,500 that guarantees implementation of grading, paving, servicing and landscape works shown on the submitted and approved plans. The security value of \$414,500 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 generally approved as shown. Some recommended servicing and site plan changes to the existing plan set as presented with this staff report is ongoing and will be finalized before a decision by Council is rendered.

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 amended 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 – in process of signature by KDSB
19029-Site Plan-IFSPC_r1 2021-06-28 Rev 3 plan set