



REPORT PD-2014-010

TO: Mayor and Members of Council

FROM: Robert Kelly, Chief Building Official

DATE: September 23, 2014

SUBJECT: Release of Securities - Site Plan Control Agreement
2250820 Ontario Inc. - 311 Brock Rd South
File No: L04ONT

RECOMMENDATIONS

That Report PD-2014-010 regarding the release of securities – Site Plan Control Agreement – 2250820 Ontario Inc. – 311 Brock Rd South be received; and

That Council authorize the release of the securities in the amount of \$99,760.00.

DISCUSSION

Purpose

The subject property 311 Brock Road S, was redeveloped by 2250820 Ontario Inc. The site is located on the west side of Brock Rd S, South of McLean Rd. Attached as Schedule “A” to this report is a site location map. The lot has an area of approximately 0.29 hectares with approximately 61 m of frontage on Brock Rd S. Redevelopment under the Site Plan Agreement has been completed.

The applicant is requesting Council grant the release of securities held in the amount of:

- | | |
|------------------------|--------------------|
| • Site Servicing costs | \$87,000.00 |
| • Landscaping costs | \$ 7,000.00 |
| • Engineering review | \$ 3,760.00 |
| • Grading and drainage | <u>\$ 2,000.00</u> |
| | \$99,760.00 |

Background

The property is located in a site plan control area. The site plan control process was initiated in April 2011, with Township file number SPA 03/2011. The development

consisted of renovating an existing vacant commercial building and installing fuel pumps, a sewage system and paving. Council authorized execution of the site plan agreement at its meeting held on June 20, 2012. Building permits were issued in November 2012 and the work commenced. The completed operation is now known as the Ultramar service station.

Site Plan Control

The developer 2250820 Ontario Inc. has completed all of the required works.

The Township has received satisfactory certification and sign off for all the obligations of the site plan agreement from our consultants and the developer. The building permit for the renovation has been completed and closed. Township staff do not have any concerns with the release of securities that are currently held.

Financial Implications

All invoices related to this agreement have been paid.

Applicable Legislation and Requirements

Township of Puslinch Site Plan Control By-law 16/08

Attachments

Schedule A – Site Location Map

