

35 Sandford Fleming Drive – Medatech Engineering

Development Committee comments for July 26th, 2018

Proposal: Construction of a 372 sq. m. addition on the north side of the existing 697 sq. m. building (Medatech Engineering). An amendment to the existing Site Plan agreement is required.

Official Plan Designation: Industrial Park

Zoning: Industrial Park (M5) – permits Business office, Manufacturing, processing, assembly, or fabrication plant, and Warehouse

Zoning

1. The building addition complies with the relevant minimum yards setbacks (required: rear 7.5m, interior side 6.0m - provided: rear 26.8m, interior sides 12.2m and 12.8m respectively)
2. General Provision 5.13 titled Bicycle Space Requirements requires four (4) spaces. These should be appropriately located for their users (e.g., near employee entrance).
3. The 4 additional parking stalls required for the additional floor area should be reconfigured/relocated to ensure a minimum 6 metre drive aisle is maintained to the rear of the property (i.e. west side of existing building and addition).
4. Additional equipment and bollards should be shown, where appropriate (e.g. backup generators, bollards for gas and hydro metres).
5. Landscaping could be 'fixed up' where necessary, e.g., adjacent to front of existing building.

Standard Site Plan Requirements

6. Show snow storage areas and ensure no conflicts with landscaping.
7. All final drawings and plans (including colour copies of building elevations) to be submitted digitally along with 5 sets of the paper hard copies. Planning Services requires the building elevations as coloured renderings in digital format to prepare the Town staff PowerPoint presentation. All final plans are required one week prior to the Staff Report being presented to the Development & Operations Services standing committee.
8. A rectangular space for the "APPROVED" stamp is to be added to the bottom right hand corner of each drawing (dimension 3.5 in x 2 in.)
9. Applicant is to provide the name(s) of who(m) has the Authority to bind the Corporation (or the Owner) as well as their title (if any) for preparation of the Agreement.
10. If there is, or will be, a mortgage on the property the applicant will provide the necessary information including the signing official name and title, any mortgagee, the mortgage amount and the registration numbers for preparation of the Agreement. Mortgagee will need to sign the Agreement and agree to postpone their registered mortgage in priority to the Town's Agreement being first on title. We will also need any mortgagee contact information for the Agreement.

11. Applicant will provide a Letter of Credit or cash for **100%** of site works and landscaping once the updated cost estimates have been approved by the Town. The submission of securities is required prior to Agreement being forwarded to Council for authorization. The owner is to advise if this project is this going to be phased, and if so, do they want to phase the posting of securities? No reduction of any securities will be granted until such time as the road widening has been conveyed to the Town.
12. The applicant will provide proof of an insurance policy in the amount of **\$5,000,000.00** naming the Corporation of the Town of Collingwood as insured so as to indemnify the Town. Submission of insurance is required prior to Agreement being forwarded to Council for authorization.
13. Applicant shall pay a **\$5,000.00** deposit fee to be applied to the legal and administrative costs for the preparation of the Agreement. This deposit is required prior to Agreement being forwarded to Council for authorization. The unspent balance of this deposit is returned once the file is closed.
14. Applicant will have to pay **2% cash-in-lieu of parkland dedication** on the value of the land, if land is not to be conveyed, prior to issuance of the building permit.
15. The applicant shall pay a Public Works & Engineering Department administration fee (non refundable) that will be **3%** of the total for the site works (site works & landscaping combined) cost estimates.
16. The Applicant is responsible to provide written clearance from external agencies that all concerns and issues have been cleared.
17. The applicant is responsible to pay any additional costs and expenses regarding this application that shall be determined by staff of Town.