

Date: July 29, 2020

Report To: Planning & Development Executive Committee

From: Cody Vangel, Chief Building Official & Municipal Planner

Re: SPC06-2019 – Site Plan Control - 737 Scott Street

The Rainy River District Social Services Administration Board (RRDSSAB) is constructing a 28' by 48' storage garage with future plans to construct 12-stall parking lot at 737 Scott Street. The proposed development is intended to provide storage and parking support for the Ambulance Station which is situated directly across the street at 801 Scott Street.

In the fall of 2019, a building permit was issued to construct the foundation of the structure in attempt to get ahead of the cold weather, while the remaining site plan agreement works were finalized. The contractor was unable to beat the weather and construction ceased over the winter. The contractor has recently resumed works on the foundation and will be seeking the remaining permitting for the primary structure soon. It should be noted that the formal site plan control application and payment were submitted in July 2020.

In recent discussions with the applicant the following was made aware:

- The stormwater management plan is underway though not finalized at this time
- The construction of the commercial parking lot may not take place for 1-3 years

A draft of the site plan agreement has been attached with this report.

Historically, one of the key components to site plan control agreements is controlling stormwater from developments. Given that a stormwater management plan is still to come, the Planning and Development Executive Committee may wish to consider the following options:

1. Not to recommend approval of the site plan application until the appropriate stormwater management plan is submitted inclusive of the parking lot.
2. If the parking lot is removed from the current scope of work the committee may recommend the site plan agreement be configured around the storage garage construction, and that the applicant make future application to amend the site plan agreement with proper documentation on the parking lot including stormwater management plan.
3. That the storage garage is not subject to site plan control, and that the formal application take place when preparing for construction of the parking lot.

Respectfully submitted



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Chief Building Official & Municipal Planner