



Date: November 15, 2018

Report To: Planning and Development Executive Committee

From: Tyson Dennis, Chief Building Official/Municipal Planner

Re: Site Plan Control Agreement for 335 Scott Street Parking Lot Expansion

The Planning and Development Department received plans from Wade Friesen of “Good Day Wholesalers (Crozier) Ltd”, which own the Sleepy Owl Motel (325 Scott Street) and 335 Scott Street, to demolish and expand parking at 335 Scott Street.

335 Scott Street will be demolished and transitioned into parking area for The Sleep Owl Motel. The properties will be deemed as a single property once demolition is complete. The Planning and Development Department has been working with the Operations and Facilities Division to determine the ground water flow design and demolition plans with Wade Friesen.

The Site Plan Control Agreement has specific conditions of paving timelines, storm water flows and demolition completion. Wade has completed submission for a demolition plan, storm water flow plan and paving plan. The demolition of the building is scheduled for late 2018 and completion of the paving is set for November 1, 2019 at the latest.

A holding or letter of credit of 5% will be collected by the Town of Fort Frances and returned once the agreement is fulfilled and warranty times have passed.

It is the recommendation of the Planning and Development Department to enter into a Site Plan Control Agreement with “Good Day Wholesalers (Crozier) Ltd” and have the 335 Scott Street building demolished and repurpose the land into parking for the Sleepy Owl Motel. By accepting the recommendation the agreement will go to Council for final approval.

Originally Signed

Tyson Dennis
Chief Building Official and Municipal Planner