

Date: September 28, 2018

Report To: Planning and Development Executive Committee

From: Tyson Dennis, Chief Building Official/Municipal Planner

Re: **Amendment to Site Plan Control Agreement for 810-840 King's Highway**

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On June 23, 2008, Council approved a Site Plan Control Agreement for 810-840 King's Highway with Borderland Hotel INC. The agreement was for the local Super 8 Hotel and Boston Pizza to have shared sites, parking and maintenance requirements.

The Super 8 Hotel is applying for a 24-room addition to the rear (North Side) of the building. Attached to this report is a preliminary site plan showing the addition. The original site plan control agreement By-Law NO. 41/08 will have to be amended to show changes to the site agreement.

The amended Site Plan Control Agreement will include the following:

- Application fees are paid for the amendment for Site Plan Control
- Requirements of Site Plan layout as submitted to the Planning and Development Department during the application process
- Storm water management as submitted and approved by the Operations and Facilities Department
- All legal and registration costs will be covered by Borderland Hotel INC. for Site Plan Control Agreement
- The Town will collect a letter of credit, cash or cheque of worth 5% of construction costs as represented on the Building Permit. The holding will be released when the Planning and Development Department of the Town of Fort Frances is satisfied with the work completed on the project and all conditions of the Site Plan Control Agreement are final

It is the recommendation of the Planning and Development Department to issue a building permit for the proposed 24-room addition on the existing Super 8 Hotel and amend the original Site Plan Control Agreement with Borderland Hotel INC.

Respectfully submitted,

Original Signed By

Tyson Dennis

Chief Building Official/Municipal Planner

**Planning and Development Executive Committees approval of this report will:** recommend to Council the Borderland Hotel INC. amend the Site Plan Control Agreement listed as By-Law NO. 41/08 with the Town of Fort Frances. The Planning and Development will work with Borderland Hotel INC. to finalize the application, receive the holding costs of the amendments for the project and issue building permit to allow for foundation work to begin in the 2019 building season.