

REPORT



To: Mayor and Council

From: Faye Flatt, Municipal Planner

Date: 7 October 2013

Re: 1000 King's Highway – Canadian Tire – Site Plan Control Agreement
Certificate of Final Acceptance/Release of Security

In 2003 Canadian Tire demolished and reconstructed its building at 1000 King's Hwy. The development was subject to Site Plan Control and a standard agreement, including security filed to ensure compliance.

The building was completed within a reasonable period of time but because of deficiencies in the site works, the agreement remained open and the security filed was not reduced. In April of 2012, the project was considered sufficiently complete that the security was reduced and the Certificate of Final Completion issued. This triggered the one-year maintenance period with a holdback of \$75000 to ensure no deficiencies in infrastructure or service works.

Earlier this year staff conducted an on-site inspection and found deficiencies. The property owner was notified and a recent inspection showed only very minor issues to be resolved. The local contractor has assured me that these issues will be completed before the next Council meeting at the latest.

Based on the foregoing, it appears that the Town is in a position to authorize the issuance of the Certificate of Final Acceptance and release the balance of security. If approved, staff will confirm all issues are completed before any funds are dispersed.

RECOMMENDATION:

It is recommended that this project be recognized as complete, that the Certificate of Final Acceptance be issued and that the balance of security be released. The Planning and Development Executive Committee at its meeting October 7th, supported this recommendation.

Respectfully submitted,

F. Flatt, AMCT, ACST, CPT

COUNCIL APPROVAL OF THIS REPORT WILL: Recognize the completion of the development at 1000 King's Highway; authorize the issuance of the Certificate of Final Acceptance by the Environmental Superintendent on behalf of the Town of Fort Frances; and authorize the release of the balance of security held by Letters of Credit for this project.

