

Date: July 5, 2017

Report To: Mayor & Council

From: Tyson Dennis, Chief Building Official/Municipal Planner

Re: **Sovereign Asset Management 850 Kings HWY Great Canadian Oil
Change Site Plan Control Agreement**

The application for Site Plan Control was submitted to the Planning and Development department November 16, 2016. The applicant and the Planning department have been working with Antech Design and Engineering Group (ADEG) to complete a Site Plan Control Agreement.

The original plan for the project included an oil change bay as well as a carwash. The carwash has been dropped from the plans and the building will only be an oil change bay.

ADEG submitted a report with the Site Plan Control Application which describes the action that will be taken regarding storm water management. The Operations and Facilities Department has signed off on the report for storm water management. The installation of new water and sewer services will be completed at the owners cost. The Fire Department has gone over the plan and is satisfied with the proposed development. The Zoning By-Law states regulations on parking lot completion, proper buffer strips from adjacent properties as well as site triangle distances.

The Draft Site Plan Control Agreement includes the following requirements:

- Requirements of Site Plan layout as submitted to the Planning and Development Department
- Storm water management as submitted and approved by the Operations and Facilities Department.
- All zoning requirements to be completed as per Zoning By-Law 03/14
- All legal and registration costs will be covered by Sovereign Asset Management for Site Plan Control Agreement.
- The Town will collect a 5% proponent of construction costs. The proponent 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 completed.

It is the recommendation of the Planning and Development Executive Committee as well as the Chief Building Official/Municipal Planner to issue a building permit for the proposed Great Canadian Oil Change, located at 850 King's Hwy, and enter into an agreement with Sovereign Asset Management for a Site Plan Control Agreement with the above conditions. The Site Plan Control Agreement will be registered on title, once approved by Council.

Respectfully submitted,

Original Signed By

Tyson Dennis

Chief Building Official/Municipal Planner

Council approval of this report will: allow Sovereign Asset Management to be issued a building permit for a Great Canadian Oil Change at 850 King's Hwy, by the Planning and Development Department as well as enter into a Site Plan Control Agreement.