

Date: August 5, 2020

Report To: Mayor & Council

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 a 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 construction of the commercial parking lot may not take place for 1-3 years

At the time the initial report was taken to PDEC, not all required deliverables for the Site Plan Agreement were prepared. However, in attempt to mitigate the project running into the fall season discussion was held regarding staging of the project. In the August 4, 2020 PDEC session it was recommended that the building permit for the primary structure be issued prior to finalizing the site plan agreement, and that the site plan agreement be finalized prior to constructing the parking lot.

Since August 4, 2020 draft required documents have been provided for review and will be taken to PDEC for a final recommendation.

Respectfully submitted



Cody Vangel, EIT
Chief Building Official & Municipal Planner

<p>Council approval of this report will agree with the recommendation of the Planning and Development Executive Committee such that the building permit for the remaining storage garage structure be issued prior to finalizing the site plan control agreement, and that the site plan control agreement be finalized prior to constructing the associated parking lot.</p>
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