

Date: October 13, 2020

Report To: Mayor & Council

From: Cody Vangel, Chief Building Official & Municipal Planner

Re: 814 Scott Street – Site Plan Control Agreement (SPC02-2020)

Friesen Five Inc. has been working closely with administration to facilitate the development of a three-storey 18-unit apartment complex at 814 Scott Street. The proposed structure will have an approximate footprint of 490m² with supplemental parking of approximately 700m², situated on approximately 2080m² property. Given the lot coverage it will be important that a storm water management plan be developed for the project.

Earlier this year the developer successfully rezoned the property and amended the official plan in preparation for the development. The developer is currently in the process of demolishing the existing facility in preparation for the new project.

Attached with this report are the draft construction drawings which include the stormwater management plan. These drawings have been submitted to the internal divisions within the Town to collect comment and feedback. The final stamped drawings will come at a future date upon collection of remaining data and comments. These drawings may be subject to change upon final engineer approval.

Earlier this year a report was brought through PDEC and Council to determine if Site Plan Control would be required, and it was subsequently voted to enact the agreement. A draft copy of the agreement has been included with this report. This agreement may be subject to change upon final solicitor review.

The Planning and Development Executive Committee considered this matter at their October 5, 2020 session with recommendation to authorize a by-law to be passed to designate 814 Scott Street as a site plan control area and subsequently authorize the entering of the Site Plan Agreement and to allow Mayor and Clerk execute said agreement on behalf of the Corporation of the Town of Fort Frances.

Respectfully submitted



Cody Vangel
Chief Building Official & Municipal Planner

Council approval of this report will agree to the recommendation of the Planning and Development Executive Committee to pass a by-law to designate the development at 814 Scott Street as a Site Plan Control Area, and to authorize the Mayor and Clerk to execute the site plan control agreement on behalf of the Corporation of the Town of Fort Frances.