From:	Rene Larson
To:	Cody Vangel
Cc:	Caryn Myers; carynmyers@remax.net; SYNCOR CONTRACTING LIMITED (don@syncorcontracting.ca)
Subject:	[External] Vacant Lands NELSON STREET, Town of Fort Frances - Owner: Syncor Contracting Limited; Request for Release of Site Plan Control Agreement registered as RD31539
Date:	Thursday, August 20, 2020 2:16:50 PM
Attachments:	RD31539 Instrument_Statement__61.pdf RD31539.pdf 20200820 SPCA SCHEDULE 1 DRAWING.pdf 20200820 PIN MAP & TITLE PINs.pdf

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Dear Cody

Further to my recent telephone discussion regarding the above, I am now writing to formally request that the Town of Fort Frances release the Site Plan Control Agreement registered as RD31539 against the vacant lands described as PINs 56018-0199 and 56018-2279 (known municipally as 619-627 Nelson Street although currently vacant).

This Site Plan Control Agreement (SPCA) registered as RD31539 was for purposes of the development of a 5 townhouse complex known municipally as 629, 631,633, 635 & 637 Nelson Street, which has been completed. Schedule 3 to this SPCA refers to a Letter of Credit for $25,000, and we ask that you confirm that this Letter of Credit has been released or is expired now that the project has been completed in accordance with this SPCA.

I have attached separately a copy of the Schedule 1 drawings and point out that the lands which we are asking to be released are indeed shown as "Future Development". Paragraph 3. (a) of the SPCA refers to the development/construction of 1 new 5 unit residential townhouse complex.

It is respectfully submitted that Syncor has completed all obligations pursuant to the SPCA with regard to the completion of the 5 unit residential townhouse complex. In this respect it would be possible to remove the SPCA against all lands. However, should the Town wish that the SPCA remain registered against the townhouse complex, that is why Syncor is requesting only a partial discharge/removal of the SPCA

against the two PINs described above.

Syncor has looked into its future activities and does not foresee that it will be able to develop the vacant lands into a second 5 unit residential townhouse complex as had been originally contemplated. Therefore it has put the property up for sale, and has received an acceptable Offer to Purchase and entered into an Agreement of Purchase and Sale with a buyer named CDF INVESTMENTS LTD. scheduled to close on October 13, 2020. I have a deadline of October 6, 2020 to have the SPCA removed against the two PINs described above, and am respectfully requesting an early advice from the Town that the removal is approved in principle. I will then draft such further documents as are necessary, including the land registration documents. I am of course most willing to work together with your municipal solicitor.
Thank you
Rene

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