

**Town of Fort Frances  
Administrative Report**

**TO:** Mayor & Council  
**FROM:** Cody Vangel, Chief Building Official & Municipal Planner  
**SUBJECT:** SPC02-2020: Site Plan Control – 814 Scott Street  
**DATE:** April 25, 2022

**Issue:**

Consideration of application for site plan control regarding development of 18-unit residential apartment building located at 814 Scott Street.

**Strategic Impact:**

11. Undertake residential development

**Options/Alternatives:**

1. Approve application for site plan control and enter into site plan control agreement; or
2. Do not require site plan control agreement

**Administrative Recommendation:**

THAT the application for site plan control and the associated documents be approved;  
AND THAT the authorizing by-law come forward at a future meeting of Council;  
AND FURTHER THAT the Mayor and Clerk be authorized to execute the site plan control agreement documents on behalf of the corporation.

**History:**

In 2020, the property owners (Friesen Five Inc. o/a Newfort Developments) of 814 Scott Street successfully rezoned the property from General Commercial to Residential Type Two, as well as amended the Official Plan designation for the property from an Employment Area to a Living Area.

Administration worked with the property owners to finalize a site plan control agreement for the development through the fall of 2020, with an anticipated build scheduled for the summer of 2021. With the ongoing global pandemic, border closures and significant material price hikes, the applicants decided to put the project on hold in 2021. This led to the rescindment of the existing site plan agreement and authorizing by-law.

With the plan for the project remaining the same, the applicant is looking to initiate the project once again for 2022, and as part of this, initiate the site plan control agreement that was rescinded.

**Analysis:**

Administration has included with this report all applicable documents that were required for the site plan agreement in 2020. The same documents including the draft agreement will form the basis of the agreement. Similar to the initial agreement, administration will seek a \$75,000.00 letter of credit (or hold) against the project to ensure that it is completed in conformance with all associated documents, specification and aspects of the effective agreement.

**Consultation:**

- Consultation completed in 2020 on the project

**Supporting Document / Financial Documents:**

- Site plan control application
- Site Plan
- Site servicing and stormwater management plan
- Draft agreement