

9 October 2019

REPORT TO: Mayor & Council

FROM: Elizabeth (Lisa) Slomke, Town Clerk

SUBJECT: Erin Crescent Subdivision & Sale of Town Lands Policy 6.2

## **BACKGROUND**

As the Huffman Subdivision lot sales were winding down, I had maintained an ongoing list of interested parties. Many of those asked to be moved across to my Erin Crescent list as they were still looking for residential building lots within the boundaries of the Town of Fort Frances. Since that time, several others have also indicated their interest. These people receive periodic e-mails from me when there is something to advise them of respecting the development of residential building lots.

As part of the 2019 budget process, Council approved Phase 1 of the development of Erin Crescent. This will include the installation of water and sewer services to the property line of the 27 lots.

Phase 2 is scheduled to take place in 2020 and will include installation of various utilities (i.e. hydro, natural gas, cable, telephone, etc.). Subsequently, Phase 3 will be undertaken in 2021 and will finish the project with curbing and paving.

## **NEXT STEPS**

In order to keep this project moving along, one of the outstanding tasks is the development of a pre-approved 'Agreement of Purchase and Sale'. This item, once approved by Council will enable the Mayor and Clerk to execute APS's for individual lots as long as the purchasers have agreed to the predetermined conditions which may include:

- Five building seasons to obtain a building permit (same as Huffman)
- Establish a minimum deposit (i.e. a percent of purchase price or flat amount)
- Set a minimum square footage for the dwelling (this was removed from Huffman conditions)
- Consider whether someone could purchase two lots and deem them in order to build one large single family dwelling or a townhouse (keep in mind at present the 27 lots in Erin Crescent are zoned R1 and a townhouse would require R2)

- Easements must be obtained in order to service utilities and appropriate wording would be included in the Agreement of Purchase and Sale

Once all costs have been collected respecting the development of Erin Crescent, a separate report will follow which will require direction from Council in order to establish lot prices. Costs outstanding to date include utility installation costs (i.e. Fort Frances Power Corporation, Bell Canada, TbayTel, etc.) and surveying costs. To date, lot costs presented have included estimated costs for these services based on Huffman court development. In the past lot prices have been established using a combination of true costs and market consideration.

The ultimate goal in moving the project forward is to increase the residential tax base.

## **RECOMMENDATION**

That Council provide direction as to what conditions they wish to establish for inclusion in a pre-approved Agreement of Purchase and Sale.

<p><b>Council approval of this report</b> will agree to the recommendation of Administration to establish conditions of sale to be included in a pre-approved Agreement of Purchase and Sale.</p>
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