



Date: June 29, 2018

Report To: Planning and Development Executive Committee

From: Tyson Dennis, Chief Building Official/Municipal Planner

**Re: Front and Minnie Residential Development Site Plan Control Agreement**

Planning and Development Executive Committee members will recall Council passing the approval of selling surplus property at 201 Minnie Avenue. The owner has a proposal for a three and four unit-attached housing development on the property.

The application for Site Plan Control was submitted to the Planning and Development department June 26<sup>th</sup>, 2018. The building and planning department have been working with Dave Beazley and TBT Engineering on the proposal and Site Plan.

I have copies of the application and site plan for review by the Planning and Development Executive Committee. The fire department has gone over the application and is satisfied. The Fort Frances Power Corp has no concerns with the development as they have been working with the developer on the electrical layout.

As a condition for Site Plan Control, the Town will collect a letter of credit, cash or cheque to satisfy conditions of this Site Plan Control Agreement. Past practices of the Town of Fort Frances have collected \$5 000.00 per dwelling unit as a holding until development is complete. All legal costs will be covered by the developer. This will be recommended by Administration for the development at 201 Minnie.

The developer will be applying for permits for both buildings for the 2018 building season. The buildings will be enclosed by mid-December of 2018.

It is the recommendation of the Planning and Development department to issue building permits for the proposed three and four unit attached dwellings and enter into site plan control agreement with the developer. These conditions will be entered into an agreement and registered on title, once approved by Council. Building permits will be awarded once final structural plans are complete and satisfy requirements of the Ontario Building Code.

Originally Signed

Tyson Dennis  
Chief Building Official and Municipal Planner