

Date: April 4, 2017

Report To: Mayor & Council

From: Tyson Dennis, Chief Building Official/Municipal Planner

Re: **Requirement for Site Plan Agreement for RRDSSAB development**

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The properties located at 1301 Elizabeth Street East and 1300 Fifth Street East, are owned by the Rainy River Distract Social Services Administration Board. The organization has submitted plans for a new apartment complex to be constructed on these existing properties. The land is zoned properly to accommodate such development. At this time these two properties are in the process of becoming one property through deeming.

The Town's Official Plan states in Section 5.7.1 "...all types of development or redevelopment shall be subject to Site Plan Control provisions..." Section 5.7.3 and 5.7.4 list the requirements of evaluation during a Site Plan Agreement.

The proposed development is in an area with existing buildings and infrastructure. 1300 Fifth Street, has no storm water catch basins located near the property. The services for the proposed building will more than likely be delivered from the 1301 Elizabeth location. Conditions of construction for parking, storm water management, grading of land, exterior lighting and fencing are some of the conditions which can be implemented during the application of a Site Plan Agreement prior to issuance of a Building Permit. The Site Plan Agreement will stipulate any conditions which need to be completed during the project.

During the Planning and Development Session #26 on April 3, 2017, the Committee recommended to have the RRDSSAB to apply for a Site Plan Agreement for the future development at 1300 Fifth Street and 1301 Elizabeth Street.

As Chief Building Official and Municipal Planner, I am recommending the Town Council to approved the need for RRDSSAB to apply for a Site Plan Agreement to ensure that the needed planning and design requirements are completed during the construction of the proposed apartment complex.

Respectfully submitted,

Original Signed By

Tyson Dennis  
Chief Building Official/Municipal Planner

**Council approval of this report will:** direct the Rainy River District Social Services Board to apply for a Site Plan Agreement to the Town of Fort Frances for the future development of an apartment complex located at 1300 Fifth Street and 1301 Elizabeth Street East.