

Date: July 5, 2017

Report To: Mayor & Council

From: Tyson Dennis, Chief Building Official/Municipal Planner

Re: **Rainy River District Social Services Administrative Board 8-Plex
Apartment Building Site Plan Control Agreement**

On June 26, 2017, Council approved the deeming of 1300 Fifth Street and 1301 Elizabeth Street, which would allow the proposed building of an 8-Plex on the property of 1301 Elizabeth Street.

The application for Site Plan Control was submitted to the Planning and Development department April 27, 2017. The RRDSSAB and the Planning Department have been working with True Grit Engineering to complete a Site Plan Control Agreement.

On Tuesday July 3, 2017, the Planning and Development Executive Committee met and went over a report from the Planning Department, laying out the requirements for the Site Plan Control Agreement which has been drafted.

The Draft Site Plan Control Agreement includes the following requirements:

- Requirements of Site Plan layout as submitted to the Planning and Development Department
- Storm water management as submitted and approved by the Operations and Facilities Department. There will be no increased storm water flow towards Fifth Street during extreme weather events and additional storm water will be diverted using swales and landscape design towards Elizabeth Street where storm water catch basins are located.
- Section 3.25 of the Zoning By-Law will be enforced with a six foot fence being built around the adjacent properties to the proposed 8-plex. The fence will be a buffer strip to all residential properties that abut RRDSSAB property. The fence will be built and maintained at RRDSSAB costs.
- All legal and registration costs will be covered by RRDSSAB for Site Plan Control Agreement.
- The Town will collect a 5% proponent of construction costs. The proponent will be released when the Planning and Development Department of the Town of Fort

Frances is satisfied with the work completed on the project and all conditions of the Site Plan Control Agreement are completed.

It is the recommendation of the Planning and Development Executive Committee as well as the Chief Building Official/Municipal Planner to issue a building permit for the proposed 8-Plex apartment building, located at 1301 Elizabeth Street, and enter into agreement with Rainy River District Social Services Administrative Board with a Site Plan Control Agreement with the above conditions. The Site Plan Control Agreement will be registered on title, once approved by Council.

Respectfully submitted,

Original Signed By

Tyson Dennis
Chief Building Official/Municipal Planner

Council approval of this report will: allow the Rainy River District Social Services Administrative Board to be issued a building permit for an 8-Plex apartment building at 1301 Elizabeth Street by the Planning and Development Department as well as enter into a Site Plan Control Agreement.