

<i>The Town of Fort Frances</i>	SECTION OPERATIONS AND FACILITIES
<u>DEVELOPMENT FILL</u> <u>POLICY</u>	REVISED February 2003
Resolution No.	Supercedes Resolution No.
Policy Number 4.12	PAGE 1 of 2

1. POLICY STATEMENT

The Town of Fort Frances may make fill available to developers in order to facilitate a deal.

2. EFFECTIVE DATE

This policy comes into effect on February 18, 2003 and cancels and supercedes all previous Development Fill policies.

3. GUIDELINES

- A. The developer has a bona fide plan, via letter of intent.
- B. The developer has a definite construction start date. For example, the spring of the current year.
- C. The project will directly impact the economic base of Fort Frances, such as significant taxes or employment creation.
- D. The developer agrees to move fill on site, at his / her own expense, and to agree with Public Works delivery time and will only be moved according to Public Works time frames.
- E. The fill is made available on an 'as is' basis and the developer will accept the environment liability for the fill.
- F. The developer commits to maintaining an orderly and neat site following construction.
- G. If few jobs are to be created and / or the tax assessment is low, then the project must be significant effect on the local economy as a whole i.e. numerous businesses must benefit from the project being provided the fill.
- H. The fill will be sold at a rate of \$35.00 plus taxes per load to commercial / industrial developers who are developing land purchased from the Town, or a private sector developer, if they are committed to building within one year. The amount of fill should generally be limited to a maximum of 20 truckloads. This price is to be reviewed annually.

- I. As with all industrial / commercial lost now being sold by the Town of Fort Frances, the surplus fill is to be used to bring lots to within 6" of grade, grade being the height of the centre of the road.
- J. The fill available in any given year will be determined using a consultative process between Parks and Cemeteries, Public Works, and the Rainy River Future Development Corporation.
- K. Should the development not take place or the land sold, the developer will pay for the fill at a predetermined fair market value, which will be mutually agreed upon prior to the delivery of any fill. The developer will sign a contract with the Town outlining this rate and the time period for development to occur prior to being charged.