

Date: June 22, 2019

Report To: Mayor & Council

From: Tyson Dennis, Chief Building Official/Municipal Planner

Re: **Residential Subdivision Development**

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In May of 2017 the process began to examine the opportunity for Residential Development within the Town limits of Fort Frances. As of May 11, 2017, there were four lots left in the Huffman Court Subdivision. As of June 16, 2017, there is only one lot left for sale.

The first step to having a successful strategy for the next residential development, is to provide Council, the Town divisions and the people of Fort Frances with factual information in an open and transparent process. Fort Frances is in a position with the local residential sales, residential development and upcoming work opportunities, where we must continue to move forward and plan for more people to see Fort Frances as a first choice to make family roots and settle for the long term. The development of new jobs, residential areas as well as commercial lots, will bring prosperity to Fort Frances. The Town has been successful with the Huffman Court subdivision and in order for the opportunity to continue, progression forward is imperative for more future development within the Town of Fort Frances. A stronger residential tax base allows the prospect for community services to continue for all residents.

The Planning and Development department submitted the information to the Town's Executive Committee's and asked for their feedback into the next residential development area. The Committee's submitted the following suggestions and support towards the next residential subdivision development.

1. In principal, Erin Crescent should be the location of the next residential development
2. When developing Erin Crescent, consideration be given to having multi-residential lots being developed
3. Have the Planning and Development department schedule a public information meeting to determine the demand for residential lots starting at \$60 000.00 and gain public reviews and suggestions on such a project
4. At this time, defer the project to the 2018 capital budget process unless the outcome of a planned public information meeting shows interest in residential development prior to 2018 budget process.

Upon approval by Council, the Planning and Development department will begin the process of organizing information and setting a date for a public meeting to gauge interest for another subdivision. This will allow the public to have a first look at the ideas and options for building in the next subdivision.

Respectfully submitted,

Original Signed By

Tyson Dennis  
Chief Building Official/Municipal Planner

**Council approval of this report will:** give direction to Administration to move forward with the four recommendations from the Town's Executive Committee's

1. Erin Crescent will be the location of the next residential development
2. When developing Erin Crescent, consideration be given to having multi-residential lots being developed
3. Have the Planning and Development department schedule a public information meeting to determine the demand for residential lots starting at \$60 000.00, gain public reviews and suggestions on the project
4. At this time, defer the project to the 2018 capital budget process unless the outcome of a planned public information meeting shows interest in residential development prior to 2018 budget process.