



Date: May 3, 2018

Report To: Planning and Development Executive Committee

From: Tyson Dennis, Chief Building Official/Municipal Planner

Re: **Sewer and Water installation rate for consideration into Community Improvement Plan**

At the April 23<sup>rd</sup>, 2018 Council meeting a resolution was passed for Report No. 4 from T. Rob, Manager of Operations and Facilities to approve the recommendation of Administration that the Operations and Facilities Division continue to charge time and materials for the installation of sewer and water services. That being the most fair and equitable method and refer the matter of installation to the Planning and Development Executive Committee for a program to be considered of inclusion for sewer and water rate into the Community Improvement Plan.

When considering the installation of sewer and water for a replacement into a property, the Planning and Development division considers the Residential Renovation and Rebuild Grant a great opportunity for the public to receive rebates for improvement to property value. The Revitalization Grant has certain criteria to be met to allow for application. The criteria needed to apply includes:

PROGRAM REQUIREMENTS:

- For the full the property must be residential, the value of the renovation must be \$25,000.00 as determined by a building permit
- The property must be located on existing water and sewer services.
- Landfill cost rebates are eligible for the demolition on a residential property if the intent is to rebuild within two years, the application can be approved at the time that a building permit is issued.

The Revitalization Grant has a listing of Services Eligible for Rebate which are listed but not limited to:

Services Eligible for Rebate:

- Tipping fees
- Grade set fee
- Fees for services connect
- Driveway crossing approach/entrance fees
- Printing of maps as may be required
- Some application fees for a:
  - Minor Variance
  - Consent

- Agreements such as
  - Easement
  - Encroachment
  - Other as may be required
- Building Permit Fees:
  - Construction
  - Renovation
  - Alteration
  - Repair
  - Demolition
  - Plumbing

An area for improvement for the Revitalization Grant would be to list the installation of water and sewer as an eligible rebate for the program. It is now accepted as a rebate option but not listed in the application.

The Revitalization Grant has been available for residents of Fort Frances since 2012. The average applications received per year has been *six* applications. The average completion of those accepted applications is only *three per year*. In early 2018, Economic Development Executive Committee and the Planning and Development Division reviewed the Revitalization Grant and made slight changes making the application shorter and easier to apply for. The brochure was updated, and the hope was for a better number of applicants and completed grants. With the 2018 building season now underway, more applications have been given out, but it is still too early in the year to determine if grants will be completed.

The Community Improvement Plan was last modified and adopted in 2008 by the Town of Fort Frances Council. The Revitalization Grant is part of the Town's CIP and with some additional information provided in the application, may increase the number of grant applications if sewer and water installation is listed as a potential rebate.

Administration would like to revise the Residential Revitalization Grant application list sewer and water installation to be included in the rebate eligibility, for part of the \$2000.00 rebate. Residence of the Town must complete an application for the grant and obtain a building permit for the sewer and water installation.

Please review the statistics for the Revitalization Grant since 2012 and discuss with Administration the pros and cons cited for adding sewer and water installation costs to the Community Improvement Plans, Residential Revitalization Grant rebate eligibility.

Respectfully submitted by,

Tyson Dennis Chief Building Official and Municipal Planner.