

Date: July 5, 2018

Report To: Mayor & Council

From: Tyson Dennis, Chief Building Official/Municipal Planner

Re: **Front and Minnie Residential Development Site Plan Control Agreement and Permit**

Council will recall the approval of selling surplus property at 201 Minnie Avenue. The owner has a proposal for a three and four unit-attached housing development on the property.

The application for Site Plan Control was submitted to the Planning and Development department June 26th, 2018. The building and planning department have been working with Dave Beazley and TBT Engineering on the proposal and Site Plan.

As a condition for Site Plan Control, the Town will collect a letter of credit, cash or cheque to satisfy conditions of this Site Plan Control Agreement. Past practices of the Town of Fort Frances have collected \$5 000.00 per dwelling unit as a holding until development is complete. All legal costs will be covered by the applicant for the completion of the Site Plan Control.

The developer will be applying for permits for both buildings for the 2018 building season. The buildings will be enclosed by mid-December of 2018.

On Tuesday July 3, 2018, 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 by TBT Engineering's Site Plan (attached to report)
- Development of a three unit and a four unit residential dwelling will be constructed in the 2018 building season
- Requirements of the Fort Frances Power Corporation for the installation of 200-amp services to each of the dwellings and the placement of a land transformer, will be completed as per FFPC user agreement.

- All legal and registration costs will be covered the applicant for the 201 Minnie development
- The Town will collect \$5000.00 per dwelling unit as a holding until development is complete. This 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 satisfied.

It is the recommendation of the Planning and Development Executive Committee on July 3, 2018, as well as the Administration to issue building permits for the proposed three and four unit dwellings at 201 Minnie Avenue once application for Building Permits are reviewed, and enter into site plan control agreement with the developer which will include the above conditions. The Site Plan Control Agreement will be registered on title, once completed by Administration.

Respectfully submitted,

Original Signed By

Tyson Dennis
Chief Building Official/Municipal Planner

Council approval of this report will: allow the developer at 201 Minnie to be issued building permits for a three and four unit residential development and to enter into a Site Plan Control Agreement with the conditions listed in the report to finalize the Site Plan Agreement with The Town of Fort Frances and further that the Mayor and Clerk be authorized to execute said agreement.