

TOWN OF FORT FRANCES

Planning & Development Executive Committee

AGENDA - September 3, 2019 at 8:30 AM

MEETING - Civic Centre - Committee Room

	Page
1. <u>Call to Order</u> Session #14	
2. <u>Disclosure of pecuniary interest and the general nature thereof</u>	
3. <u>Approval of Previous Committee Minutes</u>	
3.1 Approval of Previous Meeting Minutes.	2 - 3
4. <u>Non-agenda items identified to be considered later in this meeting, both in-camera and in open meeting.</u>	
5. <u>In-Camera</u>	
6. <u>Items Referred from Council</u>	
6.1 Letter of Concern from J. Brandli - Animal Control By-Law.	4 - 6
6.2 Letter from M. McFayden re: Request for rebate of Permit Fees.	7 - 32
6.3 Request from Belluz Concrete - Community Improvement Incentives.	33 - 34
7. <u>New Business</u>	
8. <u>Outstanding Items</u>	
9. <u>Information</u>	
10. <u>Non-agenda Items</u>	
11. <u>Adjourn / Next Meeting Date</u> Monday September 16th, 2019.	

TOWN OF FORT FRANCES

MINUTES

SESSION NO. #13

August 6, 2019

The meeting of Planning & Development Executive Committee of the Town of Fort Frances was held in the Civic Centre - Committee Room on August 6, 2019 from 8:30 a.m. to 9:12 a.m.

PRESENT: J. McTaggart - Chairperson, W. Brunetta - Councillor, D. Judson - Councillor, Mayor J. Caul (ex-officio)

ALSO PRESENT: D. Brown, CAO, E. Slomke, Clerk/Interim Municipal Planner/Acting Committee Secretary, C. Vangel, CBO/Municipal Planner

1. Call to Order

Session #13

2. Disclosure of pecuniary interest and the general nature thereof

Councillor McTaggart disclosed an interest in Item 7.5.

3. Approval of Previous Committee Minutes

3.1 Approval of Previous Meeting Minutes.
Approved as presented.

4. Non-agenda items identified to be considered later in this meeting, both in-camera and in open meeting - None.

5. In-Camera - None.

6. Items Referred from Council

6.1 Request letter from J. McEvoy & J. Tovey re: Overheight Fence Request at 927 Frenette Avenue.
- the Committee recommends denial of this request.

7. New Business

7.1 Site Plan Control - 821 McIrvine Road (UNFC Daycare).
- the Committee recommends 821 McIrvine Road be designated as a Site Plan Control area and further that an agreement be developed and approved by by-law at an upcoming meeting of Council.

7.2 Site Plan Control - 1530 King's Highway (Belluz Concrete & Rentals).
- the Committee recommends 1530 King's Highway be designated as a Site Plan Control area and further that an agreement be developed and approved by by-law at an upcoming meeting of Council.

7.3 Site Plan Control - 528 Second Street East (Robert Moore School/RRDSB).
- the Committee recommends that an amending agreement be developed and approved by by-law at an upcoming meeting of Council.

7.4 Site Plan Control - 810 King's Highway (Borderland Hotel Inc. - o/a Fort Frances Super 8).
- the Committee recommends that an amending agreement be developed and approved by by-law at an upcoming meeting of Council.

7.5 Application for Condominium - 201 Minnie Avenue.

Councillor McTaggart disclosed an interest in this matter. He did not speak to the matter nor vote on it. Councillor Judson assumed Chair responsibilities for this agenda item.

- the Committee recommends approval of a 'Draft' Plan of Condominium, authorize exemption under the Condominium Act and further that the Application for Condominium fees be waived, leaving the development with legal costs only.

8. Outstanding Items

- 8.1 Letter from D. Dickson re: 556 Webster Avenue.
 - the Committee recommends amendments to expand the scope of second units (with certain restrictions) as permitted within the Town of Fort Frances which require amendments to the Official Plan and Zoning By-law.
- 8.2 Letter from D. Cuthbertson re: Scott Street Concerns.
 - A brief update was provided. The Committee recommends that this matter be removed from this agenda as an outstanding item. Mr. Cuthbertson will be sent appropriate correspondence.

9. Information

- 9.1 OPP New Animal Abuse Reporting Number.

1-833-9ANIMAL (1-833-926-4625).
- 9.2 Zoning By-Law Amendment & Removal of H for 1408 Eighth Street East (Church of the Holy Spirit).
 - the Committee supports this matter moving forward and will accept the recommendation from the Committee of Adjustment meeting on August 7th.

10. Non-agenda Items - None.

11. Adjourn / Next Meeting Date
Tuesday September 3rd, 2019 at 8:30 a.m.

Executive Committee Chair

Secretary, Planning & Development Executive Committee

August 1, 2019

Dear Mayor and Members of Council,

First of all, I would like to make certain that it is understood that my letter is not requesting any changes to the Animal Control By-Law. My letter is simply requesting accountability and that said By-Law be fully enforced.

Everyone should feel comfortable and at ease when walking down any sidewalk in the Town of Fort Frances. In my personal opinion, this is, unfortunately, not the case due to the fact that our two full time By-Law Enforcement Officers and the CAO, who supervises the Municipal Law (By-Law) Enforcement Department, are neglecting their duties by refusing to enforce established By-Laws. The TOFF By-Laws are clearly written rules that are required to be followed by all Citizens. When By-Law Enforcement Officers deem the enforcement of established By-Laws to be at their "discretion", I, personally, find that to be abhorrent and believe they are circumventing justice, failing to do their job and endangering the safety of the public. Further, I would think that the Town of Fort Frances could possibly be held legally responsible and deemed negligent in a case where a vicious dog, having been already documented as biting someone, attacks another person.

Town of Fort Frances Animal Control By-Law, By-Law No. 50-17, last modified January 17, 2018, states the following:

"5.2 Where a By-Law Enforcement Officer or Police Officer is informed upon receipt of complaint, and is satisfied that a dog, cat or animal has attacked, bitten a person or animal or has been threatening or aggressive towards a person or animal without being provoked, and has further been provided with satisfactory evidence as to the name and address of the owner of the dog, cat or animal that the By-Law Enforcement Officer or Police Officer shall serve notice on the owner of the dog, cat or animal that the dog, cat or animal is deemed to be a vicious dog, cat or animal and requiring the owner to comply with any or all of the requirements set out in Section 5.4 and 5.5."

The Town of Fort Frances Animal Control By-Law further states:

"5.4 Every owner of a vicious dog, cat or animal shall at all times when the vicious dog, cat or animal is not in the owner's dwelling unit, but otherwise within the boundaries of the owner's premises, ensure that: (a) the vicious dog, cat or animal is muzzled so to prevent it from biting a person or animal; (b) the vicious dog, cat or animal is securely leashed on a leash which does not allow it to go beyond the Lot Line of the owner's lands; or (c) the vicious dog, cat or animal is confined within a secure structure in a good state of repair so as to prevent escape; and (d) a warning sign stating 'beware of dog' is posted in a conspicuous place so as to be visible from the road.

5.5 Every owner of a vicious dog, cat or animal shall at all times when the vicious dog, cat or animal is not within the boundaries of the owner's premises; (a) keep the vicious dog, cat or animal under effective control of a responsible person on a leash held by the person; and (b) keep the vicious dog, cat or animal muzzled."

A woman I know was attacked and bitten by a very large dog while walking down the sidewalk on the 200 block of Second Street East. The mammoth dog, weighing an easy 120 lbs, broke free from its inadequate leash and violently attacked her. She sustained a gash of over 5 cm on her leg; spent over 6 hours in Emergency to have it attended to, got a tetanus shot and had to take 875 mg of antibiotics daily for 10 days because of this vicious attack. The Hospital reported the attack to officials.

After an investigation, By-Law Enforcement chose to circumvent all of Section 5 of the Animal Control By-Law by:

- ignoring their own definition that: “vicious dog” – means a dog that has attacked or bitten a person, dog, cat or animal as determined by the By-Law Enforcement Officer in accordance with Section 5.1”;
- choosing to not deem the dog as vicious;
- asking the owners to muzzle the dog and ensure it was properly/securely restrained for only 10 days;
- not requiring the owners to properly post “beware of dog” signage in a conspicuous place as to be visible from the road;
- demonstrating an inept and indifferent attitude towards the issue by failing to do anything to ensure the safety of anyone walking down the sidewalk.

Nowhere in the By-Law do I see anything about “asking” owners of a vicious dog to comply. What I see are the words “shall” and “requiring the owner to comply” which, in my opinion, means “do it” or charges will be laid. Nowhere in the By-Law do I see that By-Law Enforcement Officers may use their discretion to enforce the By-Law. What I see are requirements to be enforced that are written in simple English. I would hope that the Town did not write this By-Law to simply put words on paper or to fulfill some Municipal requirement. I would hope that this By-Law was written to actually ensure the safety of Citizens.

The Town of Fort Frances website states,

“When by-laws are not followed the By-Law Officers take appropriate actions such as laying charges under the provisions of the Town By-Laws.”

I, respectfully, request that our By-Law Enforcement Officers actually do the job they are entrusted, and paid for, to do and enforce the established Animal Control By-Law. There is no discretion! Rules/consequences are rules/consequences! It’s that simple! I find it to be both perplexing and outrageous that there would appear to be more repercussions to property owners that water their lawn on the wrong day than there are for property owners with a dog who has bitten someone walking down the sidewalk.

What will it take for the required rules/consequences of the Animal Control By-Law to be properly administered and enforced by our By-Law Enforcement Officers? Will it take a person being mauled, permanently disfigured or, possibly, killed by what is defined as a “vicious” dog? If that is what it takes, we are living in very troubling times.

Sincerely,

J.A. Brandli
420 Keating Avenue
Fort Frances, ON

Administration & Finance Division
Planning & Development Division
Phone: 807-274-5323
Fax: 807-274-8479

Mailing Address for All Divisions:
Civic Centre
320 Portage Avenue
Fort Frances, ON
P9A 3P9



Operations & Facilities Division
Phone: 807-274-9893
Fax: 807-274-7360

Community Services Division
Phone 807-274-4561
Fax: 807-274-3799

email: town@fortfrances.com
www.fort-frances.com

August 13, 2019

Ms. Jackie A. Brandli
420 Keating Avenue
Fort Frances, Ontario
P9A 3K7

Dear Ms. Brandli:

At their meeting Monday, August 12, 2019, Council referred the letter of concern from J.A. Brandli re: Enforcement of the Town of Fort Frances Animal Control By-Law to the Planning and Development Executive Committee for recommendation.

By copy of this letter, your request has been referred as directed.

Please direct any questions you may have to P. Briere, By-law Enforcement Officer / Secretary to Planning & Development Executive Committee, at 274-5323, ext 1218.

Yours very truly,

ADMINISTRATION & FINANCE DIVISION

Elizabeth (Lisa) Slomke, Clerk

ES/kl

c.c. Planning and Development Executive Committee
P. Briere, By-Law Enforcement Officer/Committee Secretary



Date: August 29th, 2019

Report To: Planning & Development Executive Committee

From: Cody Vangel, CBO Trainee/Municipal Planner

Re: McFayden Request Rebate for Building Permit Fees

On July 24, 2019 Administration received a letter from Merle McFayden requesting reimbursement for building permit fees as part of the Residential Revitalization Grant program. In 2017, McFayden had three (3) building permits against his property at 715 Third Street West; 2017-062, 2017-094, 2017-114.

In order to qualify for the Residential Revitalization Grant there are numerous requirements to satisfy in order to be eligible. Two key requirements are that the project cost must be deemed to be \$25,000.00 or greater as shown on building permit, and the grant application must be complete and submitted prior to construction. In addition to these, the remaining requirements are outlined on the application form and in the Community Improvement Plan.

Building Permit 2017-062 to construct a new 28' by 28' accessory building indicated on the building permit application that the project was \$25,000.00 or greater. However, no Residential Revitalization Grant application was ever submitted or approved for this building permit.

Building Permit 2017-094 to install toilet and sink in accessory building indicated on the building permit that the project value was \$1,000.00. Given the cost of this project, it would not be eligible for the Residential Revitalization Grant.

Building Permit 2017-114 to construct 16' by 26' addition to dwelling indicated a project cost of \$60,000.00 on the building permit. In the letter, McFayden claims to have received an unannounced amount of money for the Residential Revitalization Grant pertaining to building permit 2017-114.

With this stated, after review of the letter submitted by McFayden, the following is recommended:

For building permit 2017-062 no Residential Revitalization Grant monies be provided as there was no grant application submitted prior to construction.

For building permit 2017-094 no Residential Revitalization Grant monies be provided as the project cost described in the building permit was not greater than \$25,000.00.

For building permit 2017-114 no additional Residential Revitalization Grant monies be provided as the compensation has already been granted for the building permit fee and tipping fees.

Respectfully submitted,

Original Signed By:

Cody Vangel, EIT
CBO Trainee/Municipal Planner



To Clerk of Town of Fort Frances -

July 23, 2019

Please find an explanation of my application for
Building Permit #S 2017-094 & 2017-062

of July 24, 2017 & Sept 13, 2017 that was denied

We were not informed of possible rate of Permit fees
for above Building Permits until after the third permit
2017-114, Oct 27/17 at which time the Building Inspector
Mr. Tyson Dennis said he would take care of it. After numerous
phone calls & messages to Mr. Dennis he comes to house
with papers etc & my wife, Kathleen signs. Again after many
phone calls & messages he informs me all is done & cheque will
be issued.

Received cheque for only permit # 2017-114 I called
Mr. Dennis & ~~was~~ ^{was} told he no longer works for town of Fort Frances
& was referred to acting Inspector Mr. Rob. After a # of conversations
Mr. Rob informed me that procedure of application for Permits
was not followed. I met with the clerk & a phone call later
I was told the same & that an appeal letter to you, the Clerk,
explaining my side was next step.

I believe the procedure was not followed with us
and that the town be responsible for actions, or lack of,
by past employees should be considered in this appeal.

Thank you for any consideration you may give
us in this appeal

Yours truly,


MERLE MCFAYDEN
715 3RD ST. W. 2740101

Administration & Finance Division
Planning & Development Division
Phone: 807-274-5323
Fax: 807-274-8479

Mailing Address for All Divisions:
Civic Centre
320 Portage Avenue
Fort Frances, ON
P9A 3P9



Operations & Facilities Division
Phone: 807-274-9893
Fax: 807-274-7360

Community Services Division
Phone 807-274-4561
Fax: 807-274-3799

email: town@fortfrances.com
www.fort-frances.com

August 13, 2019

Mr. Merle McFayden
715 Third Street West
Fort Frances, Ontario
P9A 3B5

Dear Sir:

At their meeting Monday, August 12, 2019, Council referred the request from M. McFayden re: Building Permit Rebate to the Planning and Development Executive Committee for recommendation.

By copy of this letter, your request has been referred as directed.

Please direct any questions you may have C. Vengel, Planning and Development Division, at 274-5323, ext 1216.

Yours very truly,

ADMINISTRATION & FINANCE DIVISION

A handwritten signature in black ink, appearing to read 'Elomke'.

Elizabeth (Lisa) Slomke, Clerk

ES/kl

c.c. Planning and Development Executive Committee
P. Briere, By-Law Enforcement Officer/Committee Secretary
C. Vengel, Planning & Development Division

BUILDING PERMIT

Town of Fort Frances

Phone: 807-274-5323 Fax: 807-274-8479

By-Law No. 10/94 as amended

Building Code Act S.O. 2006, c 19 s.8.-(1)

Permit #
2017-062

Roll #
59-12-010-004-08700-
0000

Owner: MERLE KATHLEEN MCFAYDEN
Owner Address: _____
Project Location: 715 THIRD ST W
Type of Construction: New Accessory Building

Contractor: BROCK HERBERT,
Contractor's Address: 410 Crowe Avenue
Main Permitted Use of Building: Single Family Dwelling
PT BLOCK B SM193 RR33 PT 7;PCL BLK B-
Legal Description: 11 Zone: R1 Side: South
Building Width: 28' Building Length: 28' Building Ht: 12.88'
Setbacks: Front NA Left 5 Right 5+ Rear 10'
Estimated Cost: \$0

Description of Work:
Construct New 2828 Accessory Building

Permit Fee	\$329.98
Plumbing Inspection Fee	\$0
Finished Grade Level Fee	\$112.67
HST	\$14.65
Total Fees Payable	\$457.30

THIS PERMIT IS SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS

The person to whom this permit has been issued shall notify the office of the Chief Building Official at least one business day in advance and request inspection of the stages specified below.

- ** Commencement of construction.
- ** Footings & Foundations (Concrete, Masonry, PWF).
 - (i) all formwork and installation of any required reinforcement prior to placement of concrete.
 - (ii) completion of foundation dampproofing and subsurface drainage prior to backfilling.
- ** Completion of structural framing for each storey
- ** Readiness for inspection and testing of:-
 - (i) building sewers and drains.
 - (ii) drainage, waste and venting systems.
- ** Completion of insulation and vapour barriers prior to installation of interior finishes
- ** Completion of interior ventilation, air conditioning and air contaminant extraction systems.
- ** Substantial completion of all required fire separations and closures, and all fire protection systems including but not limited to; fire alarms, smoke alarms, emergency lighting, stand pipe and sprinkler systems.

This permit does not include permission to dig, tunnel or bore into or under any part of a street, nor to occupy or obstruct any street, sidewalk or other municipal property. To obtain permission to occupy the street or sidewalk during construction, present this permit at the office of the Manager of Operations and Facilities, Public Works Division.

This permit is granted on the express condition of full compliance with the provisions of the Building Code Act, S.O. 2006, c 19, s.8-(1), and regulations made thereunder and of any By-Law or any amendment thereto of the municipality which in part or in whole regulates the structural requirements, the erection, alteration, location, use etcetera, of buildings, unless otherwise specifically so provided for and approval of in writing by the Chief Building Official. This permit is subject to revocation pursuant to subsection 8.-(10) of the Building Code Act.

No person shall occupy, use or permit to be occupied any building or part thereof newly erected or installed prior to notifying the Chief Building Official of the intent to occupy and obtaining an Occupancy Permit, ref; OBC Div. C, Part 1, subsec. 1.3.3.

PERMIT RECEIVED BY

PERMIT ISSUED BY Chief Building Official

July 24, 2017
Date Issued

Application for a Permit to Construct or Demolish

This form is authorized under subsection 8(1.1) of the Building Code Act.

For use by Principal Authority

Application number:	Permit number (if different):
Date received:	Roll number:

Application submitted to: _____
(Name of municipality, upper-tier municipality, board of health or conservation authority)

A. Project information

Building number, street name 715 3RD ST. WEST		Unit number	Lot/con.
Municipality FORT FRANCES	Postal code	Plan number/other description	
Project value est. \$ 25000.00 +		Area of work (m ²)	

B. Applicant

Applicant is: ☐ Owner or ☐ Authorized agent of owner

Last name MCFAYDEN	First name MERLE	Corporation or partnership	
Street address		Unit number	Lot/con.
Municipality NESTOR FALLS	Postal code P0X 1K0	Province ONT.	E-mail
Telephone number (807) 484 2337	Fax () -	Cell number ()	

C. Owner (if different from applicant)

Last name MCFAYDEN	First name KATHLEEN	Corporation or partnership	
Street address		Unit number	Lot/con.
Municipality SAME	Postal code	Province	E-mail
Telephone number ()	Fax ()	Cell number ()	

D. Builder (optional)

Last name HERBERT	First name BROCK	Corporation or partnership (if applicable)	
Street address 410 CROWE AVE		Unit number	Lot/con.
Municipality FORT FRANCES	Postal code	Province ONT.	E-mail
Telephone number (807) 274 9386	Fax ()	Cell number ()	

E. Purpose of application

- ☒ New construction ☐ Addition to an existing building ☐ Alteration/repair ☐ Demolition ☐ Conditional Permit

Proposed use of building GARAGE	Current use of building
------------------------------------	-------------------------

Description of proposed work PROPOSED - 28'x28'
--

F. Tarion Warranty Corporation (Ontario New Home Warranty Program)

- i. Is proposed construction for a new home as defined in the Ontario New Home Warranties Plan Act? If no, go to section G. ☐ Yes ☒ No
- ii. Is registration required under the Ontario New Home Warranties Plan Act? ☐ Yes ☒ No
- iii. If yes to (ii) provide registration number(s): _____



Building Department

TOWN OF FORT FRANCES
320 PORTAGE AVENUE
FORT FRANCES, ON
Phone: 807.274.5323

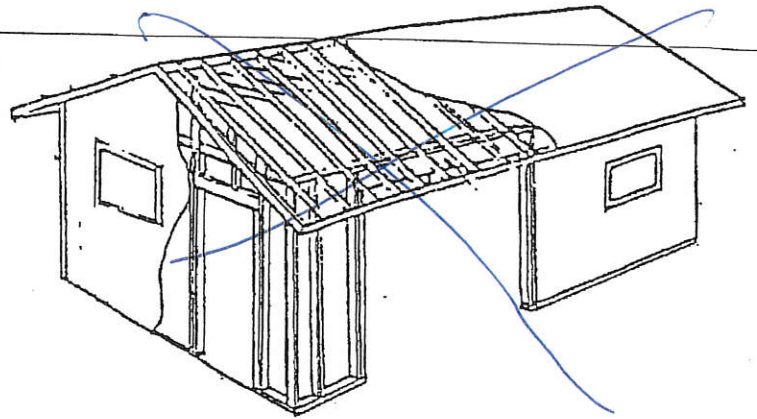
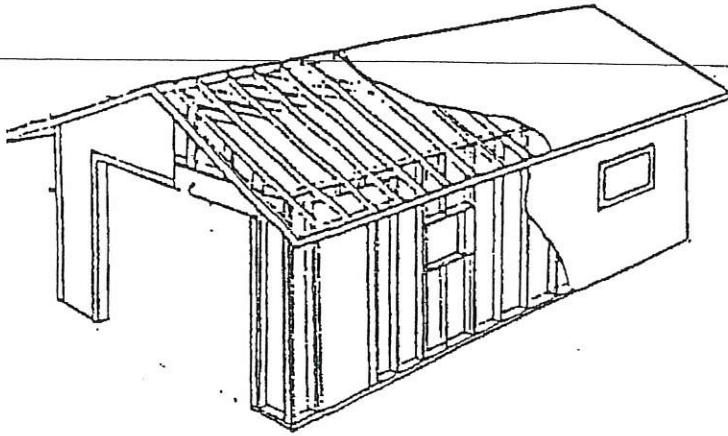


BUILDING PERMIT

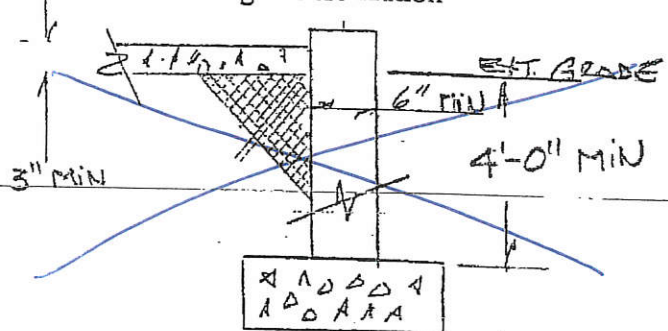
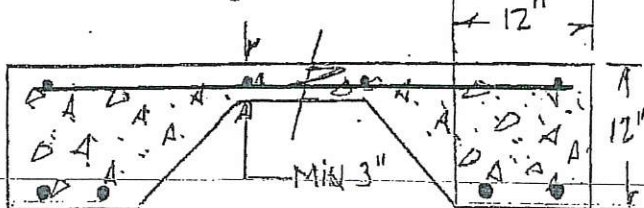
Municipality:	Fort Frances	Permit No:	2017062
Applicant Name:	Merel McFayden	Issued:	7/24/2017
Owner Name:	MERLE KATHLEEN MCFAYDEN	Work Description:	Construct New 2828 Accessory Building
Address:	715 STREET WEST		
	FORT FRANCES		
	ONTARIO		
	P9A 3B5		
Legal Description:	PT BLOCK B SM193 RR33 PT 7;PCL BLK B-11		
Location:	715 THIRD ST W		


Chief Building Official

**** THIS PERMIT TO BE POSTED IN A CONSPICUOUS LOCATION ****

Type "B" ☐

Below grade foundation



Slabs on ground shall be reinforced with a minimum of:-
 2# 15mm rebar in club footing
 #10 mm rebar @ 24"oc each way in slab
 (6"X 6" X 6/6 WWM may be substituted in slab area)

WIDTH 28 LENGTH 28.

EAVES 24"

HEIGHT; wall 8' peak 12.85'

SET BACKS; left 5 right 5 +

Front Na. rear St.

PITCH OF ROOF 4/12

walls; 2 X 4 @ 16" on centre
prefab trusses @ 24" on centre

OR

rafters 2 X _____ @ _____ " on centre with cross ties
with ceiling joists 2 X _____ " @ _____ " on centre

wall sheathing; 1/2" plywood or 7/16" OSB
roof sheathing; 1/2" plywood or 7/16" OSB

over head door width; 16

over head door lintel; $2 \times 2 \times 10$.

(Engineered beam may be required for supported lengths greater than 4.9 meters or door openings greater than 4.21 meters)

- Shall not be built closer to the front lot line than the minimum distance required by By-Law #03/14 as amended for the Principal Building on lot
- Shall not be built within 2m of the Principal Building and/or other Accessory Buildings
- If built on a corner lot, shall be located in the rear yard and not the exterior side yard adjacent to the flanking street
- Shall not be built closer to the street than the Principal Building on the lot
- Shall not be built closer than 1.5m to a lot line or 1.5m to a lane
- Shall not exceed 15% coverage of the total lot area
- Shall not be considered as an Accessory Building if attached to the Principal Building in any way
- May not be constructed prior to construction of the Principal Building

name; Merle McFayder.

address; _____

Permit #: 2017-002.

X 
(signature of owner/applicant)



715 3rd W

60'

25

House

36

6'

28

Garage

28

6'

25

26

I verify that this site plan, prepared by me or on my behalf, depicts accurately the size and location of all buildings and structures on the property to which this application relates, and understand that false or misleading information may result in a denial of the application without refund of fees paid.

July 24/17
Date

Signature

BUILDING PERMIT
Town of Fort Frances
Phone: 807-274-5323 Fax: 807-274-8479



By-Law No. 10/94 as amended
Building Code Act S.O. 2006, c 19 s.8.-(1)

Permit #
2017-094

Roll #
59-12-010-004-08700-
0000

Owner: MERLE KATHLEEN MCFAYDEN
Owner Address: _____
Project Location: 715 THIRD ST W
Type of Construction: Install sewer and water in accessory building

Contractor: Merle McFayden
Contractor's Address: 715 Third Street W
Main Permitted Use of Building: Accessory Building
Legal Description: PT BLOCK B SM193 RR33 PT 7;PCL BLK B-11 Zone: R1 Side: _____
Building Width: NA Building Length: NA Building Ht: NA
Setbacks: Front NA Left NA Right NA Rear NA
Estimated Cost: \$1000.00

Description of Work:
Install Toilet and Sink in Accessory Building.

Permit Fee	\$0
Plumbing Inspection Fee	\$33.30
Finished Grade Level Fee	\$0
HST	\$0
Total Fees Payable	\$33.30

THIS PERMIT IS SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS

The person to whom this permit has been issued shall notify the office of the Chief Building Official at least one business day in advance and request inspection of the stages specified below.


- ** Commencement of construction.
- ** Footings & Foundations (Concrete, Masonry, PWF).
 - (i) all formwork and installation of any required reinforcement prior to placement of concrete.
 - (ii) completion of foundation dampproofing and subsurface drainage prior to backfilling.
- ** Completion of structural framing for each storey
- ** Readiness for inspection and testing of:-
 - (i) building sewers and drains.
 - (ii) drainage, waste and venting systems.
- ** Completion of insulation and vapour barriers prior to installation of interior finishes
- ** Completion of interior ventilation, air conditioning and air contaminant extraction systems.
- ** Substantial completion of all required fire separations and closures, and all fire protection systems including but not limited to; fire alarms, smoke alarms, emergency lighting, stand pipe and sprinkler systems.

This permit does not include permission to dig, tunnel or bore into or under any part of a street, nor to occupy or obstruct any street, sidewalk or other municipal property. To obtain permission to occupy the street or sidewalk during construction, present this permit at the office of the Manager of Operations and Facilities, Public Works Division.

This permit is granted on the express condition of full compliance with the provisions of the Building Code Act, S.O. 2006, c 19, s.8-(1), and regulations made thereunder and of any By-Law or any amendment thereto of the municipality which in part or in whole regulates the structural requirements, the erection, alteration, location, use etcetera, of buildings, unless otherwise specifically so provided for and approval of in writing by the Chief Building Official. This permit is subject to revocation pursuant to subsection 8.-(10) of the Building Code Act.

No person shall occupy, use or permit to be occupied any building or part thereof newly erected or installed prior to notifying the Chief Building Official of the intent to occupy and obtaining an Occupancy Permit, ref; OBC Div. C, Part 1, subsec. 1.3.3.


PERMIT RECEIVED BY


PERMIT ISSUED BY Chief Building Official

September 13, 2017
Date Issued

Application for Permit to Construct or Demolish

This form is authorized under the Building Code Sentence 2.4.1.1A.(2).

For use Principal Authority			
Application Number:		Permit Number (if different):	
2017-094		2017-094	
Date Received:		Roll Number:	
13-Sep-17		59-12-010-004-08700-0000	

Application submitted to: TOWN OF FORT FRANCES

A. Project Information			
Building Number, Street name			Unit #
715 THIRD ST W			Lot/Con
Municipality	Postal Code	Plan #/Other	
Fort Frances			
Project value est. \$		Area of work (sq.m)	
\$1,000.00		1	

B. Applicant			
Applicant is <input type="checkbox"/> Owner or <input checked="" type="checkbox"/> Authorized agent of owner			
Last Name	First name	Corporation or partnership	
Merle McFayden			
Street Address			Unit #
			Lot/Con
Municipality	Postal Code	Province	E-mail
Telephone number	Fax	Cell Number	
(807) 484-2337			

C. Owner (if different from applicant)			
Last Name	First name	Corporation or partnership	
MERLE KATHLEEN MCFAYDEN			
Street Address			Unit #
715 STREET WEST			Lot/Con
Municipality	Postal Code	Province	E-mail
FORT FRANCES	P9A 3B5	ONTARIO	
Telephone number	Fax	Cell Number	

D. Builder (optional)			
Last Name	First name	Corporation or partnership	
Street Address			Unit #
			Lot/Con
Municipality	Postal Code	Province	E-mail
Telephone number	Fax	Cell Number	

E. Purpose of application				
<input type="checkbox"/> New construction	<input type="checkbox"/> Addition to an existing building	<input checked="" type="checkbox"/> Alteration/repair	<input type="checkbox"/> Demolition	<input type="checkbox"/> Conditional

Proposed use of building	Current use of building
Accessory Use Building	Accessory Use Building
Description of proposed work	
Install Toilet and Sink in Accessory Building.	

E. Tarion Warranty Corporation (Ontario New Home Warranty Program)		
i.	Is proposed construction for a new home as defined in the <i>Ontario New Home Warranties Plan Act</i> ? If no, go to section G.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii.	Is registration required under the <i>Ontario New Home Warranties Plan Act</i> ?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii.	If yes to (ii) provide registration number(s):	

G. Required Schedules

- i. Attach Schedule 1 for each individual who reviews and takes responsibility for design activities.
- ii. Attach Schedule 2 where application is to construct on-site, install or repair a sewage system.

H. Completeness and compliance with applicable law

- i. This application meets all the requirements of clauses 1.3.1.3 (5) (a) to (d) of Division C of the Building Code (the application is made in the correct form and by the owner or authorized agent, all applicable fields have been completed on the application and required schedules, and all required schedules are submitted). ☐ Yes ☐ No

Payment has been made of all fees that are required, under the applicable by-law, resolution or regulation made under clause 7(1)(c) of the Building Code Act, 1992, to be paid when the application is made. ☐ Yes ☐ No
- ii. This application is accompanied by the plans and specifications prescribed by the applicable by-law, resolution or regulation made under clause 7(1)(b) of the Building Code Act, 1992. ☐ Yes ☐ No
- iii. This application is accompanied by the information and documents prescribed by the applicable bylaw, resolution or regulation made under clause 7(1)(b) of the Building Code Act, 1992 which enable the chief building official to determine whether the proposed building, construction or demolition will contravene any applicable law. ☐ Yes ☐ No
- iv. The proposed building, construction or demolition will not contravene any applicable law. ☐ Yes ☐ No

I. Declaration of applicant

I, MERLE McFAYDEN (print name) _____, certify that:

- 1. The information contained in this application, attached schedules, attached plans and specifications, and other attached documentation is true to the best of my knowledge.
- 2. I have authority to bind the corporation or partnership (if applicable).

Sept 13/17
Date

[Signature]
Signature of applicant

Personal information contained in this form and schedules is collected under the authority of subsection 8(1.1) of the Building Code Act, 1992, and will be used in the administration and enforcement of the Building Code Act, 1992. Questions about the collection of personal information may be addressed to: a) the Chief Building Official of the municipality or upper-tier municipality to which this application is being made, or, b) the inspector having the powers and duties of a chief building official in relation to sewage systems or plumbing for an upper-tier municipality, board of health or conservation authority to whom this application is made, or, c) Director, Building and Development Branch, Ministry of Municipal Affairs and Housing 777 Bay St., 2nd Floor. Toronto, M5G 2E5 (416) 585-6666.



Building Department

TOWN OF FORT FRANCES
320 PORTAGE AVENUE
FORT FRANCES, ON
Phone: 807.274.5323



BUILDING PERMIT

Municipality:	Fort Frances	Permit No:	2017094
Applicant Name:	Merle McFayden	Issued:	9/13/2017
Owner Name:	MERLE KATHLEEN MCFAYDEN	Work Description:	Install Toilet and Sink in Accessory Building.
Address:	715 STREET WEST		
	FORT FRANCES		
	ONTARIO		
	P9A 3B5		
Legal Description:	PT BLOCK B SM193 RR33 PT 7;PCL BLK B-11		
Location:	715 THIRD ST W		


Chief Building Official

**** THIS PERMIT TO BE POSTED IN A CONSPICUOUS LOCATION ****

BUILDING PERMIT

Town of Fort Frances

Phone: 807-274-5323 Fax: 807-274-8479



By-Law No. 10/94 as amended
Building Code Act S.O. 2006, c 19 s.8.-(1)

Permit #
2017-114

Roll #
59-12-010-004-08700-
0000

Owner: MERLE KATHLEEN MCFAYDEN
Owner Address: _____
Project Location: 715 THIRD ST W
Type of Construction: Addition to Dwelling

Contractor: Gerald Weiringa, True Line Construction
Contractor's Address: Emo Ontario
Main Permitted Use of Building: Single Family Dwelling
Legal Description: PT BLOCK B SM193 RR33 PT 7;PCL BLK B-11 Zone: R1 Side: East
Building Width: 26 Building Length: 16 Building Ht: 17
Setbacks: Front 25 Left NA Right 9 Rear 25+
Estimated Cost: \$60 000.00

Description of Work:
Addition to dwelling. 16x26 foot addition. East Side of home.

Permit Fee	\$680.65
Plumbing Inspection Fee	\$0
Finished Grade Level Fee	\$0
HST	\$0
Total Fees Payable	\$680.65

THIS PERMIT IS SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS

The person to whom this permit has been issued shall notify the office of the Chief Building Official at least one business day in advance and request inspection of the stages specified below.

- ** Commencement of construction.
- ** Footings & Foundations (Concrete, Masonry, PWF).
 - (i) all formwork and installation of any required reinforcement prior to placement of concrete.
 - (ii) completion of foundation dampproofing and subsurface drainage prior to backfilling.
- ** Completion of structural framing for each storey
- ** Readiness for inspection and testing of:-
 - (i) building sewers and drains.
 - (ii) drainage, waste and venting systems.
- ** Completion of insulation and vapour barriers prior to installation of interior finishes
- ** Completion of interior ventilation, air conditioning and air contaminant extraction systems.
- ** Substantial completion of all required fire separations and closures, and all fire protection systems including but not limited to; fire alarms, smoke alarms, emergency lighting, stand pipe and sprinkler systems.

This permit does not include permission to dig, tunnel or bore into or under any part of a street, nor to occupy or obstruct any street, sidewalk or other municipal property. To obtain permission to occupy the street or sidewalk during construction, present this permit at the office of the Manager of Operations and Facilities, Public Works Division.

This permit is granted on the express condition of full compliance with the provisions of the Building Code Act, S.O. 2006, c 19, s.8-(1), and regulations made thereunder and of any By-Law or any amendment thereto of the municipality which in part or in whole regulates the structural requirements, the erection, alteration, location, use etcetera, of buildings, unless otherwise specifically so provided for and approval of in writing by the Chief Building Official. This permit is subject to revocation pursuant to subsection 8.-(10) of the Building Code Act.

No person shall occupy, use or permit to be occupied any building or part thereof newly erected or installed prior to notifying the Chief Building Official of the intent to occupy and obtaining an Occupancy Permit, ref; OBC Div. C, Part 1, subsec. 1.3.3.

PERMIT RECEIVED BY

PERMIT ISSUED BY Chief Building Official

October 27, 2017
Date Issued

Name: _____

Location: _____

Readiness to Construct Footings

Required: ☒ Yes

☐ No

Date: _____

Nov 7, 2017 2:30p

- Footings formed on unfrozen compacted material
- Footings 20x8 pinned into existing
- Contractor to put weepers & pit in
- Bar still to be tied prior to concrete
- EXISTING Piers to remain
- RIGID LWS TO BE INSTALLED AROUND FOOTING
- CONCRETE TO BE HEATED - TARPS ON SITE.

Footings & Foundations Prior to Backfill

Required: ☒ Yes

☐ No

Date: _____

Nov 19, 2017

- Foundation Framing OK
- Ground still thawed w/ clear stone around footing & w/ weeping tile per drawings
- Foam to be installed w/ light sand only as floor not poured in crawlspace
- Beam to be re-framed to bear on wall in existing window opening.

Substantial Completion of Structural Framing

Required: ☐ Yes

☐ No

Date: _____

HVAC & Plumbing Rough in

Required: ☐ Yes

☐ No

Date: _____

Schedule 1: Designer Information

Use one form for each individual who reviews and takes responsibility for design activities with respect to the project.

A. Project Information

Building number, street name		Unit no.	Lot/con.
Municipality Fort Frances, Ontario	Postal code	Plan number/ other description Merle McFaden - addition	

B. Individual who reviews and takes responsibility for design activities

Name Daniel Mack		Firm DGM Design	
Street address 787 Allan Road		Unit no.	Lot/con.
Municipality Emo	Postal code P0W 1E0	Province Ontario	E-mail dan.dgmdesign@gmail.com
Telephone number ()	Fax number ()	Cell number (204) 276-3815	

C. Design activities undertaken by individual identified in Section B. [Building Code Table 3.5.2.1. of Division C]

<input checked="" type="checkbox"/> House	<input type="checkbox"/> HVAC – House	<input type="checkbox"/> Building Structural
<input type="checkbox"/> Small Buildings	<input type="checkbox"/> Building Services	<input type="checkbox"/> Plumbing – House
<input type="checkbox"/> Large Buildings	<input type="checkbox"/> Detection, Lighting and Power	<input type="checkbox"/> Plumbing – All Buildings
<input type="checkbox"/> Complex Buildings	<input type="checkbox"/> Fire Protection	<input type="checkbox"/> On-site Sewage Systems

Description of designer's work
Design addition to existing house with crawl space.

D. Declaration of Designer

I **Daniel Mack** declare that (choose one as appropriate):
(print name)

☒ I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4. of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.
Individual BCIN: **102062**
Firm BCIN: **102602**

☐ I review and take responsibility for the design and am qualified in the appropriate category as an "other designer" under subsection 3.2.5. of Division C, of the Building Code.
Individual BCIN: _____
Basis for exemption from registration: _____

☐ The design work is exempt from the registration and qualification requirements of the Building Code.
Basis for exemption from registration and qualification: _____

I certify that:

- The information contained in this schedule is true to the best of my knowledge.
- I have submitted this application with the knowledge and consent of the firm.

Oct 24 2017 *[Signature]*
Date Signature of Designer

NOTE:

- For the purposes of this form, "individual" means the "person" referred to in Clause 3.2.4.7(1) d). of Division C, Article 3.2.5.1. of Division C, and all other persons who are exempt from qualification under Subsections 3.2.4. and 3.2.5. of Division C.
- Schedule 1 is not required to be completed by a holder of a license, temporary license, or a certificate of authorization, issued by the Ontario Association of Architects. Schedule 1 is also not required to be completed by a holder of a license to practise, a limited license to practise, or a certificate of authorization, issued by the Association of Professional Engineers of Ontario.

Energy Efficiency Design Summary: Prescriptive Method

(Building Code Part 9, Residential)

This form is used by a designer to demonstrate that the energy efficiency design of a house complies with the building code using the prescriptive method described in Subsection 3.1.1. of SB-12. This form is applicable where the ratio of gross area of windows/sidelights/skylights/glazing in doors and sliding glass doors to the gross area of peripheral walls is not more than 22%.

For use by Principal Authority	
Application No:	Model/Certification Number

A. Project Information

Building number, street name		Unit number	Lot/Con
Municipality Fort Frances	Postal code	Reg. Plan number / other description Addition	

B. Prescriptive Compliance [indicate the building code compliance package being employed in this house design]

SB-12 Prescriptive (input design package): Package: _____ Table: **3.1.1.11**

C. Project Design Conditions


Climatic Zone (SB-1):	Heating Equipment Efficiency	Space Heating Fuel Source
<input type="checkbox"/> Zone 1 (< 5000 degree days)	<input type="checkbox"/> ≥ 92% AFUE	<input checked="" type="checkbox"/> Gas <input type="checkbox"/> Propane <input type="checkbox"/> Solid Fuel
<input checked="" type="checkbox"/> Zone 2 (≥ 5000 degree days)	<input checked="" type="checkbox"/> ≥ 84% < 92% AFUE	<input type="checkbox"/> Oil <input type="checkbox"/> Electric <input type="checkbox"/> Earth Energy
Ratio of Windows, Skylights & Glass (W, S & G) to Wall Area		Other Building Characteristics
Area of walls = _____ m ² or 580 ft ²		<input type="checkbox"/> Log/Post&Beam <input type="checkbox"/> ICF Above Grade <input type="checkbox"/> ICF Basement <input type="checkbox"/> Slab-on-ground <input type="checkbox"/> Walkout Basement <input type="checkbox"/> Air Conditioning <input type="checkbox"/> Combo Unit <input type="checkbox"/> Air Sourced Heat Pump (ASHP) <input type="checkbox"/> Ground Sourced Heat Pump (GSHP)
W, S & G % = 14 Area of W, S & G = _____ m ² or 79 ft ²		
Utilize window averaging: <input type="checkbox"/> Yes <input type="checkbox"/> No		

D. Building Specifications [provide values and ratings of the energy efficiency components proposed]

Energy Efficiency Substitutions			
<input type="checkbox"/> ICF (3.1.1.2.(5) & (6) / 3.1.1.3.(5) & (6)) <input type="checkbox"/> Combined space heating and domestic water heating systems (3.1.1.2.(7) / 3.1.1.3.(7)) <input type="checkbox"/> Airtightness substitution(s)			
Airtightness test required (Refer to Design Guide Attached)		<input type="checkbox"/> Table 3.1.1.4.B Required: _____ Permitted Substitution: _____ <input type="checkbox"/> Table 3.1.1.4.C Required: _____ Permitted Substitution: _____ Required: _____ Permitted Substitution: _____	
Building Component	Minimum RSI / R values or Maximum U-Value ⁽¹⁾	Building Component	Efficiency Ratings
Thermal Insulation	Nominal Effective	Windows & Doors Provide U-Value ⁽¹⁾ or ER rating	
Ceiling with Attic Space	60 59.22	Windows/Sliding Glass Doors	.25
Ceiling without Attic Space		Skylights/Glazed Roofs	
Exposed Floor		Mechanicals	
Walls Above Grade	22+7.5ci 23.90	Heating Equip. (AFUE)	
Basement Walls	12+10ci 21.12	HRV Efficiency (SRE% at 0°C)	
Slab (all >600mm below grade)		DHW Heater (EF)	
Slab (edge only ≤600mm below grade)		DWHR (CSA B55.1 (min. 42% efficiency))	# Showers _____
Slab (all ≤600mm below grade, or heated)		Combined Heating System	

(1) U value to be provided in either W/(m²·K) or Btu/(h·ft²·F) but not both.

E. Designer(s) [name(s) & BCIN(s), if applicable, of person(s) providing information herein to substantiate that design meets the building code]

Qualified Designer Declaration of designer to have reviewed and take responsibility for the design work.		
Name Dan Mack	BCIN 102062	Signature 



Building Department

TOWN OF FORT FRANCES
320 PORTAGE AVENUE
FORT FRANCES, ON
Phone: 807.274.5323



BUILDING PERMIT

Municipality:	Fort Frances	Permit No:	2017114
Applicant Name:	Merle McFayden	Issued:	10/27/2017
Owner Name:	MERLE KATHLEEN MCFAYDEN	Work Description:	Addition to dwelling. 16x26 foot addition. East Side of home.
Address:	715 STREET WEST		
	FORT FRANCES		
	ONTARIO		
	P9A 3B5		
Legal Description:	PT BLOCK B SM193 RR33 PT 7;PCL BLK B-11		
Location:	715 THIRD ST W		

Chief Building Official

**** THIS PERMIT TO BE POSTED IN A CONSPICUOUS LOCATION ****

I verify that this site plan, prepared by me or on my behalf, depicts accurately the size and location of all buildings and structures on the property to which this application relates, and understand that false or misleading information may result in a denial of the application without refund of fees paid.

Date

Signature

9' ← 45' → 6'



Residential Revitalization Grant

If approved, this grant will provide a rebate on any Town service up to a maximum of \$2,000.00.

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.
- AND

GENERAL REQUIREMENTS:

- a) The applicant must be the registered owner of the property. An agent may act on behalf of the applicant with required authorization.
- b) Applications shall be submitted on forms provided and supported by documentation as required by the Finance Department.
- c) All applications for assistance under this program will be considered subject to the availability of funding.
- d) The properties must be located within one of the identified Community Improvement Project areas.
- e) Realty taxes, service fees and utilities paid to the Town of Fort Frances or The Fort Frances Power Corp must be paid current on all properties owned by the applicant at the time of the application and throughout the development process. Special consideration may be given to brownfield sites.
- f) Property owners who have previously defaulted under any Town of Fort Frances loans program will not be eligible.
- g) Grants must be approved prior to any work being done to the associated building or property.
- h) The Town of Fort Frances may discontinue any of the Financial Incentive Programs at any time; however, any participants in the program prior to its discontinuation will continue to receive the grants as were determined through agreement for their properties.
- i) The applicant must provide a definite construction start date and construction must be complete within 2 years of the incentive approval.
- j) The total value of funding under any and all programs that may be granted to any individual site shall not exceed the annual value of the tax dollars derived from the re-assessment due to the construction, rehabilitation, renovation or conversion undertaken.
- k) **All fees etc. must be paid first. Grant monies will be reimbursed to acceptable receipts.**
- l) The Town retains the right to assess the reasonableness of costs and which costs are eligible under the terms of the program.
- m) In kind services provided at reduced rates as related to grants programs must be used for the purposes of forwarding the development in the approved application. Expenses incurred for other properties are not eligible expenses.



Residential Revitalization Grant

FOR OFFICE USE ONLY
File Number:
File Name:
Date Application Received:
Date Application Complete:

PART ONE ABOUT YOU

APPLICANT INFORMATION:

NOTE: If applicant is not the Owner, a Letter of Authorization from the Owner must be attached

Primary Contact: Merle McFayden
Registered Owner(s): Merle McFayden
Address: 715 3rd Street
Telephone Number: 807 274 Fax Number: _____
Email: _____

Applicant (Agent): _____
Address: _____
Telephone Number: _____ Fax Number: _____
Email: _____

PART TWO: ABOUT THE PROPERTY

SUBJECT LAND or HOME:

Legal Description of Lands

Lot No: _____ Plan No: _____

Parcel No(s): _____

Street Address: 715 3rd Street W F.F.

**SIGNATURE OF OWNER/AUTHORIZED AGENT
AFFIDAVIT OR SWORN DECLARATION OF APPLICANT**

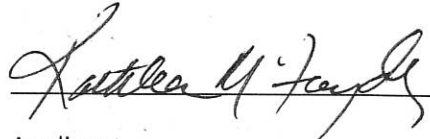
► I Merle McFayda of the Town of Fort Frances in the District of Rainy River make oath and say (or solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application is true; AND FURTHER acknowledge and consent to the personal information collected be used by or disclosed to any person or public body for the purposes of processing this application. AND FURTHER I have read and understand both the General and Specific Requirements of the Demolition Program and to the best of my knowledge declare that this project satisfies those conditions.

Sworn (or declared) before me)

at the Town of Fort Frances,)

in the District of Rainy River)

this 27 day of October)


Applicant


Witness

OWNER'S CONSENT OF INFORMATION

Information collected during the processing of this application the application and all supporting documentation is required to be available for public viewing. Complete the consent of the owner concerning personal information as set out below.

I _____, am the registered owner(s) of the land that is the subject of this application, and hereby acknowledge, authorize and consent, for the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, to the use by or disclosure of my personal information collected for the purposes of processing this application.

Date

Signature of Owner

Application for Permit to Construct or Demolish

This form is authorized under the Building Code Sentence 2.4.1.1A.(2).

For use Principal Authority

Application Number:	2017-114	Permit Number (if different):	2017-114
Date Received:	27-Oct-17	Roll Number:	59-12-010-004-08700-0000

Application submitted to: TOWN OF FORT FRANCES

A. Project Information

Building Number, Street name	Unit #	Lot/Con
715 THIRD ST W		
Municipality	Postal Code	Plan #/Other
Fort Frances		
Project value est. \$	Area of work (sq.m)	
\$60,000.00	109	

B. Applicant

Applicant is		<input type="checkbox"/> Owner or	<input checked="" type="checkbox"/> Authorized agent of owner
Last Name	First name	Corporation or partnership	
Merle McFayden			
Street Address	Unit #	Lot/Con	
Municipality	Postal Code	Province	E-mail
Telephone number	Fax	Cell Number	
(807) 484-2337			

C. Owner (if different from applicant)

Last Name	First name	Corporation or partnership	
MERLE KATHLEEN MCFAYDEN			
Street Address	Unit #	Lot/Con	
715 STREET WEST			
Municipality	Postal Code	Province	E-mail
FORT FRANCES	P9A 3B5	ONTARIO	
Telephone number	Fax	Cell Number	

D. Builder (optional)

Last Name	First name	Corporation or partnership	
Gerald Weiringa		True Line Construction	
Street Address	Unit #	Lot/Con	
Municipality	Postal Code	Province	E-mail
Telephone number	Fax	Cell Number	

E. Purpose of application

<input type="checkbox"/> New construction	<input checked="" type="checkbox"/> Addition to an existing building	<input type="checkbox"/> Alteration/repair	<input type="checkbox"/> Demolition	<input type="checkbox"/> Conditional
Proposed use of building		Current use of building		
Single Detached Dwelling		Single Detached Dwelling		
Description of proposed work				
Addition to dwelling. 16x26 foot addition. East Side of home.				

E. Tarion Warranty Corporation (Ontario New Home Warranty Program)

i.	Is proposed construction for a new home as defined in the <i>Ontario New Home Warranties Plan Act</i> ? If no, go to section G.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
ii.	Is registration required under the <i>Ontario New Home Warranties Plan Act</i> ?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
iii.	If yes to (ii) provide registration number(s):		



Building Department

TOWN OF FORT FRANCES
320 PORTAGE AVENUE
FORT FRANCES, ON
Phone: 807.274.5323



BUILDING PERMIT

Municipality:	Fort Frances	Permit No:	2017114
Applicant Name:	Merle McFayden	Issued:	10/27/2017
Owner Name:	MERLE KATHLEEN MCFAYDEN	Work Description:	Addition to dwelling. 16x26 foot addition. East Side of home.
Address:	715 STREET WEST		
	FORT FRANCES		
	ONTARIO		
	P9A 3B5		
Legal Description:	PT BLOCK B SM193 RR33 PT 7;PCL BLK B-11		
Location:	715 THIRD ST W		


Chief Building Official

**** THIS PERMIT TO BE POSTED IN A CONSPICUOUS LOCATION ****

BUILDING PERMIT

Town of Fort Frances

Phone: 807-274-5323 Fax: 807-274-8479

By-Law No. 10/94 as amended

Building Code Act S.O. 2006, c 19 s.8.-(1)



Permit #
2017-114

Roll #
59-12-010-004-08700-
0000

Owner:

MERLE KATHLEEN MCFAYDEN

Owner Address:

Project Location:

715 THIRD ST W

Type of Construction:

Addition to Dwelling

Contractor:

Gerald Weiringa, True Line Construction

Contractor's Address:

Emo Ontario

Main Permitted Use of Building:

Single Family Dwelling

Legal Description: PT BLOCK B SM193 RR33 PT 7;PCL BLK B-11

Zone: R1

Side: East

Building Width: 26

Building Length: 16

Building Ht: 17

Setbacks: Front 25

Left NA

Right 9

Rear 25+

Estimated Cost: \$60 000.00

Description of Work:

Addition to dwelling. 16x26 foot addition. East Side of home.

Permit Fee

\$680.65

Plumbing Inspection Fee

\$0

Finished Grade Level Fee

\$0

HST

\$0

Total Fees Payable

\$680.65

THIS PERMIT IS SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS

The person to whom this permit has been issued shall notify the office of the Chief Building Official at least one business day in advance and request inspection of the stages specified below.

** Commencement of construction.

** Footings & Foundations (Concrete, Masonry, PWF).

(i) all formwork and installation of any required reinforcement prior to placement of concrete.

(ii) completion of foundation dampproofing and subsurface drainage prior to backfilling.

** Completion of structural framing for each storey

** Readiness for inspection and testing of:-

(i) building sewers and drains.

(ii) drainage, waste and venting systems.

** Completion of insulation and vapour barriers prior to installation of interior finishes

** Completion of interior ventilation, air conditioning and air contaminant extraction systems.

** Substantial completion of all required fire separations and closures, and all fire protection systems including but not limited to; fire alarms, smoke alarms, emergency lighting, stand pipe and sprinkler systems.

This permit does not include permission to dig, tunnel or bore into or under any part of a street, nor to occupy or obstruct any street, sidewalk or other municipal property. To obtain permission to occupy the street or sidewalk during construction, present this permit at the office of the Manager of Operations and Facilities, Public Works Division.

This permit is granted on the express condition of full compliance with the provisions of the Building Code Act, S.O. 2006, c 19, s.8-(1), and regulations made thereunder and of any By-Law or any amendment thereto of the municipality which in part or in whole regulates the structural requirements, the erection, alteration, location, use etcetera, of buildings, unless otherwise specifically so provided for and approval of in writing by the Chief Building Official. This permit is subject to revocation pursuant to subsection 8.-(10) of the Building Code Act.

No person shall occupy, use or permit to be occupied any building or part thereof newly erected or installed prior to notifying the Chief Building Official of the intent to occupy and obtaining an Occupancy Permit, ref; OBC Div. C, Part 1, subsec. 1.3.3.

PERMIT RECEIVED BY

PERMIT ISSUED BY Chief Building Official

October 27, 2017

Date Issued

It is proposed that the incentive programs commence on the date this Plan is approved by the Minister of Municipal Affairs and Housing. The Treasurer will prepare an Incentive Program Status Report on an annual basis for Council Review. The Financial Incentive Programs outlined will continue as the annual budget permits and Council directs. Owners of properties participating in any of these programs may be eligible for the grant subject to eligibility requirements of the program and specific limiting legislation.

Although a specific program may have additional eligibility requirements, the following general requirements apply for all programs:

- a) The applicant must be the registered owner or tenant of the property or have an equitable interest in the property. An Agent may act on behalf of the applicant with required authorization.
- b) Applications shall be submitted, on forms provided and supported by documentation as required, to the Administering Department of the program in question.
- c) All applications for assistance under this program will be considered subject to the availability of funding and upon approval of Council.
- d) The properties must be located within one of the identified Community Improvement Project Areas to which the grant or loan program applies.
- e) The property shall be developed such that the amount of the work undertaken is sufficient to result in the re-assessment of the property;
- f) In the case of development of vacant or cleared sites within a project area for new buildings, to determine the pre-development assessment base for these projects, the assessment shall be based upon the assessment roll of the previous year, as last revised, used for the current taxation year;
- g) The subject property shall not be in a position of property tax arrears at the time of application nor throughout the term of the program, including utility charges;
- h) The total value of funding under any and all programs to any individual site shall be limited to the total value of the rehabilitation, renovation or conversion undertaken.
- i) Property owners who have previously defaulted under any Town loan program will not be eligible.
- j) Grants/loans will not be given retroactively to recognize projects that have begun without application to the program. Applications must be received prior to any works being done to the associated building or property.



Report to Council

From: Tannis Drysdale RRFDC, Economic Development Consultant

Date: June 9, 2018

Regarding: Request for Community Improvement Incentives

Background

Belluz Concrete started as a home-based business in Fort Frances more than 30 years ago. Belluz Concrete operates a rental business and sells direct to consumer various concrete landscaping products. Additionally, they have developed markets for larger concrete products. These include septic tanks, well casings, v-blocks (deck component) and concrete. It is in the manufacturing of these larger more technically complex products that Belluz Concrete intends to expand.

The company will build a new building is approximately 50 x 100 with 20 x 40 annex at it's 1530 Kings Hwy property. It will have approximately 5800 sq ft of floor space. The first few years the building will be used for storage and pouring our concrete products. There will be power to the building and heat will not be connected to municipal water or sewer service. The company will consider adding water service to the building when the Town repaves the Highway in front of the plant.

Requested Community Improvement Incentives:

1. Waiver of lot paving requirement.
2. Phased in municipal taxes (1/3 year one and 2/3 year two)
3. Reduction in building permit fees.

Value to the Town of Fort Frances of the proposed project

- This project would create two full time jobs.
- Construction will also create economic activity with the building to be valued at \$400,000. (To be self built for a cost of \$250,000)
- Remove commercial activity from a residential zone on Walker.
- Generate about \$12,140 annually in **new** municipal assessment.

Recommendation to Council

We recommend that council approval the requested incentives as the project will provide long term income and employment in the Town of Fort Frances.

Administration & Finance Division
Planning & Development Division
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Community Services Division
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August 13, 2019

Rainy River Future Development Corporation
Attn: Ms. T. Drysdale, Economic Development Consultant
via email tannis@tannis-drysdale.com

Dear Ms. Drysdale:

At their meeting, August 12, 2019, Council referred the report dated June 9, 2018 from T. Drysdale, RRFDC - Economic Development Consultant re: Request for Community Improvement Incentives (Belluz Concrete) to Administration and Finance and Planning and Development Executive Committees for recommendation.

By copy of this letter, your request has been referred as directed.

Please direct any questions you may have to Ms. D. Galusha, Treasurer, at 274-5323, ext 1225

Yours very truly,

ADMINISTRATION & FINANCE DIVISION

Elizabeth (Lisa) Slomke

ES/kl

- c.c. Administration and Finance Executive Committee
- Attn: D. Galusha, Treasurer
Planning and Development Executive Committee
-Attn: C. Vangel, P&D Division
-Attn: P. Briere, Executive Committee Secretary