

TOWN OF FORT FRANCES

Planning & Development Executive Committee

AGENDA - May 15, 2017 at 8:00 AM

MEETING - Civic Centre - Committee Room

	Page
1. <u>Call to Order</u> Session #28	
2. <u>Disclosure of pecuniary interest and the general nature thereof</u>	
3. <u>Approval of Previous Committee Minutes</u>	
3.1 Approval of May 1, 2017 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>	
5.1 A Waste Management By-Law Issue. - Councillor W. Brunetta speaking to the item.	
6. <u>Items Referred from Council</u>	
6.1 Canadian Bass Championships Request Letter. - Item Numbers: 5, 8 & 9 apply to PDEC.	4 - 6
7. <u>New Business</u>	
7.1 RBC Agreement for Land Use for Ramp.	7 - 20
7.2 Rainy Lake Market Square Building Permit.	21
7.3 Residential Property Review and Future Residential Development Planning.	22 - 26
8. <u>Outstanding Items</u>	
9. <u>Information</u>	
10. <u>Non-agenda Items</u>	
11. <u>Adjourn / Next Meeting Date</u> Monday June 5, 2017.	

TOWN OF FORT FRANCES

MINUTES

SESSION NO. #27

May 1, 2017

The meeting of Planning & Development Executive Committee of the Town of Fort Frances was held in the Civic Centre on May 1, 2017 from 8:00 a.m. to 8:26 a.m.

PRESENT: D. Kitowski, Chair, J. Albanese, Councillor, R. Avis, Mayor.

ALSO PRESENT: T. Dennis, CBO/Planner, P. Briere, Secretary.

1. Call to Order - 0800AM

Session #27.

2. Disclosure of pecuniary interest and the general nature thereof

None.

3. Approval of Previous Committee Minutes

- 3.1 Approval of April 3, 2017 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 Municipality of East Ferris - Resolution 2017-78 - Changes to Building Code.
- The recommendation from the Planning and Development Executive Committee is to support the resolution as presented.
- 6.2 Township of Madawaska Valley - Resolution - Proposed Changes to Building Code.
- The recommendation from the Planning and Development Executive Committee is to support the resolution as presented.

7. New Business

- 7.1 By-Law Amendment for Lot 21 - Title Registration.
- Amendment discussed and the recommendation from the Planning and Development Executive Committee is to support the amendment as presented.

8. Outstanding Items

None.

9. Information

- 9.1 By-Law Enforcement 1st Quarter Activities Report.
- Accepted the report as presented.

10. Non-agenda Items

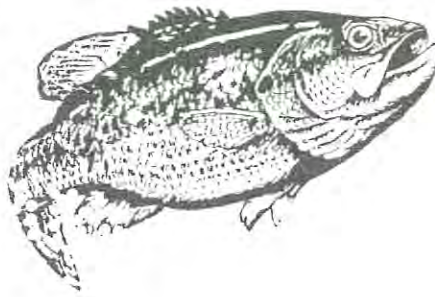
None.

11. Adjourn / Next Meeting Date - 0826AM

Monday May 15, 2017.

Executive Committee Chair

Secretary, Planning & Development Executive
Committee



Canadian
Bass Championship Inc.
P.O. Box 531
Fort Frances, ON
P9A 3M8

May 8, 2017

Mayor and Town Council

Town of Fort Frances
P.O. Box 38
Fort Frances, Ontario
P9A 3M5

Re: Fort Frances Canadian Bass Championships and Teen Dance (July 19th - July 22nd, 2017)

Dear Mayor and Councillors:

The FFCBC directors sincerely appreciate your significant contributions to facilitate the 2017 event. The Town of Fort Frances is a valued sponsor of the FFCBC since its creation in 1995.

We respectfully request the following support from the Town of Fort Frances:

- 1) Designate, in writing, the "Fort Frances Canadian Bass Championship Live Release Tournament" as a significant municipal festival & event.
- 2) Authorize use of the Memorial Sports Centre Stage, Tables, Chairs & Town picnic tables. FFCBC will arrange for pick-up and return.
- 3) Supply the FFCBC with the necessary documents to facilitate closing road to accommodate tent. Requesting road closure at the Sorting Gap Marina for the period of July 14th to July 24th inclusive.

- 4) We submit a request to the Town of Fort Frances for the use of four barricades for the use at the Sorting Gap.
- 5) The FFCBC will be filling out a building permit application for the erection of the tent, we ask the town look at any charges associated.
- 6) Provide us, early in July, with list of Sorting Gap Marina slip lessees. We will contact the lessees with a formal request for the possible use of their slips during the tournament.
- 7) Waive launch fees for tournament competitors and volunteers from July 20th to 23rd . We will provide the Sorting Gap Marina staff with a list of tournament anglers and names of volunteers (spotters, catch & release and photography boats) who plan to launch there.
- 8) Authorize the temporary installation of poles and flags on the concrete pylons and edges of the launch ramp, as in previous years.
- 9) Allow the tournament to attach pennants, signs and banners to street light poles, fencing and other creative places with the assurance that no damage will be done to the infrastructure and the material will be promptly removed after the event.
- 10) Provide the Director of Tournament Operations and the Director of Site & Facilities with a dock key.
- 11) Requesting assistance from the Town of Fort Frances with the setting up of the Tent on July 14th and the taking down of the Tent on July 24th.

We look forward to discussing our request in greater detail at your convenience and invite any Town Councillor to any FFCBC board meeting.

Respectfully,
Wayne Allen, Co-Chairman
Jim Cuthbertson, Co-Chairman

2017 FFCBC Board of Directors

Wayne Allen	Co-Chair/Bar Operations
Nikki Paddock	Teen Dance
Kathy Cuthbertson	Food Court
Jim Cuthbertson	Co-Chair/Site & Facilities
Greg Gustafson	Treasurer/Angler Registrations
Paul Jewiss	Anglers' Representative
Kevin Cawston	Fish Care
Eric Kaufman	Weigh Master
Jeanette Cawston	Volunteers Co-ordinator
Troy Norman	Director
Robin Reid	Director



Date: May 5, 2017

Report To: Planning and Development

From: Tyson Dennis, Chief Building Official/Municipal Planner

Re: **License of Land for Ramp at RBC 343 Scott Street, Fort Frances, Ontario**

Planning and Development will recall in the fall of 2016, Dialog Ontario Inc. requested on behalf of the Royal Bank of Canada Branch here in Fort Frances, an encroachment agreement for a proper access ramp to the local building. Dialog Ontario Inc. completed the application process, design proposal was approved by the Building and Planning department and the draft Agreement License of Land for Ramp has been signed by the Owner of the building, Armstrong Investments Co. II-Larry Armstrong has signed the agreement.

Attached is a copy of the signed agreement by the owner of the property. RBC leases from Armstrong Investments Co. II. The owner is responsible for the maintenance and overall care of the ramp. Please review the signed agreement and advise of any concerns.

Respectfully submitted,

Originally Signed By,

Tyson Dennis

Chief Building Official / Municipal Planner.

LICENSE OF LAND FOR RAMP

THIS AGREEMENT is made the day of January, 2016.

BETWEEN:

The Governing Council of Armstrong Investment Co. II
(the "Licensee")

and

The Corporation of the Town of Fort Frances
(the "Licensor")

WHEREAS:

- A. The Licensee is the owner of lands and premises (herein referred to as the "Armstrong Investment Co. II"):
 - (a) PCL 2-1 SEC SM163; LT 2 PL SM163 MCIRVINE; LT 3 PL SM163 MCIRVINE S/T SLT59479; T/W SLT59480; FORT FRANCES
 - (b) municipally described as 343 Scott Street, Fort Frances, Ontario;
- B. The Armstrong Investment Co. II Property fronts on lands owned by the Licensor municipality (herein the lands owned by the Licensor municipality are referred to as "Scott Street");
- C. The portion of Scott Street immediately fronting the Armstrong Investment Co. II Property (such portion of Scott Street immediately fronting the Armstrong Investment Co. II Property is herein referred to as the "Portion Scott Street") currently has on its surface a cobblestone sidewalk; and
- D. The Licensee wishes, for the benefit of itself and its customers, to construct, maintain, and use, the surface of that part of Portion Scott Street shown outlined in red (herein, the "Area Outlined in Red") on **Schedule 1** attached to and forming part of this Agreement, for the purpose of an accessibility ramp (herein sometimes referred to as the "Ramp" or the "Use").

IN CONSIDERATION of the sum of Two Dollars (\$2.00) now paid by the Licensee to the Licensor and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Licensee and Licensor (collectively the "Parties", individually a "Party") agree as follows:

1. Subject to and on the terms and conditions contained in this Agreement, the Licensor hereby grants to the Licensee, a non-exclusive license (the "License") to

use the Area Outlined in Red the sole purposes of the Use.

2. Notwithstanding anything contained in this Agreement, either Party shall have the right and be entitled to terminate the License by giving the other Party 90 days notice of termination.
3. The Licensee covenants with the Licensor:
 - (a) that the Area Outlined in Red is herein licensed to permit the Use in its present condition, on a non-exclusive basis, and without representation or warranty, either express or implied, as to condition, fitness for purpose, or otherwise, and shall be used by the Licensee for the Use and for no other purpose;
 - (b) to, at its sole cost and expense, comply with all federal, provincial, and municipal laws, by-laws, rules, and regulations (collectively, the "Laws") for or relating to the construction, use, or otherwise, of the Ramp, including obtaining all required permits and licenses;
 - (c) to, at its sole cost and expense, construct the Ramp in accordance with the plans and specifications (the "Plans and Specifications") submitted by the Licensee to the Licensor municipality and the requirements of all authorities having jurisdiction, and all applicable Laws [including, without limitation, the Ontario Building Code Act, 1992, S.O. 1992, c. 23 and the regulations thereunder, as amended (collectively herein sometimes referred to as the "Act")]. Further, notwithstanding anything contained in this Agreement, the Licensee shall ensure that the Ramp is constructed:
 - (i) in such a manner and otherwise to the satisfaction of the Licensor municipality so that the building sewer clean out access lid (the "Sewer Clean Out") and water shut off valve (the "Valve") remains fully accessible and adjusted to suit the new ground elevations and in any event satisfactory to the Licensor municipality; and
 - (ii) in such a manner and otherwise to the satisfaction of the Licensor municipality so that the Valve box lid and Sewer Clean Out lid is set level with the finished surface of the Ramp, and it shall be the responsibility of the Licensee to arrange and pay for any alterations and otherwise as required to the Valve box and Sewer Clean Out Lid and otherwise to facilitate same; and
 - (iii) in such a manner and otherwise to the satisfaction of the Licensor municipality so that the Ramp's overall width be minimized to minimum Ontario Building Code compliance to limit the encroachment, allow maximum path of travel when not on the ramp, and make snow removal easier;

- (d) that the Plans and Specifications have been prepared in a good and workmanlike manner, and that the Plans and Drawings and all works shown thereon comply with all applicable Laws (including, without limitation, the Act) and the requirements of all authorities having jurisdiction;
- (e) to, at its sole cost and expense and within 45 days of completion of construction of the Ramp, have prepared, and provide to the Licensor, a plan of survey which shows the location of the Ramp, as built, within the Area Outlined in Red, and confirming that the Ramp does not extend outside the Area Outlined in Red;
- (f) to, at its sole cost and expense, at all times keep clean, and repair and maintain (including, without limitation, snow removal and otherwise) the Ramp in a good state of repair and well - ordered condition, in accordance with all applicable Laws, and to the standards and otherwise required of municipalities [including, without limitation, as required by O. Reg. 239/02, as amended (minimum maintenance standards for municipal highways), pursuant to the Municipal Act, 2001, S.O. 2001, c. 25, as amended];
- (g) to, during construction or otherwise, not to obstruct, impair, or damage, any property surrounding the Area Outlined in Red;
- (h) that no deviations or changes shall be made to the Plans and Specifications and no construction shall take place contrary to such Plans and Specifications without the prior written approval of the Licensor municipality;
- (i) to expeditiously repair, at its sole cost and expense, to the satisfaction of the Licensor all damage to the property of the Licensor and others caused by any exercise of the Licensee's rights under this Agreement;
- (j) that the Licensee shall indemnify and hold harmless the Licensor from and against any and all liability, loss, costs, damages and expenses (including legal, expert and consultant fees), causes of action, actions, claims, demands, lawsuits or other proceedings (collectively, "Claims"), by whomever made, sustained, brought or prosecuted [including, without limitation, for bodily injury (including death), personal injury, and property damage] directly or indirectly arising out of or resulting from:
 - (i) the existence of the Ramp;
 - (ii) the use of the Area Outlined in Red or any part thereof by the Licensee or others;

- (iii) the Licensor having granted the License; or
 - (iv) in any way based upon, occasioned by or attributable to anything done or omitted to be done by the Licensee or its respective directors, officers, agents, employees, independent contractors, or other representatives in the course of performance of the Licensee's obligations under, or otherwise in connection with the Use or this Agreement;
 - (k) to, at its sole cost and expense, obtain and maintain or cause and ensure that it and its contractors and subcontractors obtain and maintain, in a form and with an insurance company satisfactory to the Licensor, comprehensive general liability insurance policies which shall include coverage for bodily injury and death, personal injury, property damage including loss of use thereof, blanket contractual liability, and employer's liability with coverage including the operations and activities of the Licensee or its respecting directors, officers, agents, employees or independent contractors in an amount not less than \$5,000,000.00 per occurrence (or such other amount as may be agreed to by the Licensor). Each policy of insurance shall name the Licensor as an additional insured and shall contain cross-liability and severability of interest clauses of standard wording. The Licensee hereby undertakes to furnish the Licensor with Certificates of Insurance from time to time and upon the request of the Licensor to demonstrate the continuance in force of the said insurance policy; provided that any insurance coverage required hereunder by the Licensor shall in no manner restrict or limit the obligations of the Licensee pursuant to this Agreement; and
 - (l) that it shall, upon termination of this License, remove the Ramp and all fixtures and chattels belonging to it, at its sole cost and expense, within 90 days, with all damage, if any, caused by such removal made good by it, and to restore the Area Outlined in Red to its original condition.
4. The Licensee accepts the Area Outlined in Red "as is", in the condition existing as at the date of the execution of this Agreement, without warranty as to fitness, condition, or otherwise.
 5. The Licensor shall have no responsibility or liability whatsoever for damage of any kind to the Ramp.
 6. Notwithstanding anything contained in this Agreement, the Licensor shall have the right, and be entitled to, in the event the Licensee:
 - (a) permits any conduct or act which in the reasonable opinion of the Licensor

is improper, or renders it inadvisable that the Licensee should be allowed the License granted hereby, or to continue carrying on the Use; or

- (b) fails to comply with or fulfill the terms and conditions contained in this Agreement

terminate this License and take possession of the Ramp, and, at the cost of the Licensee, remove the Ramp from the area in question, by force if necessary, and the Licensor shall not be liable in damages or otherwise by reason of any such actions.

- 7. The Licensee acknowledges and agrees that the Licensor may register a notice of this Agreement on or against title to the Salvation Army Property and all legal and other costs associated therewith shall be paid by the Licensee.
- 8. (a) No condonation, excusing, or overlooking by the Licensor of any default, breach, or non-observance of any of the Licensee's obligations under this Agreement at any time or times shall affect the Licensor's remedies or rights with respect to any other (even if by way of continuation) default, breach, or non-observance.
- (b) No waiver shall be inferred from or implied by anything done or omitted by the Licensor.
- (c) All rights and remedies of the Licensor under this Agreement shall be cumulative and not alternative.
- 9. Any notice under this Agreement is sufficiently given if delivered personally or if sent by ordinary prepaid mail or prepaid courier or facsimile to the Licensee at:

343 Scott Street
Fort Frances, Ontario
P9A 1H1

and to the Licensor at:

320 Portage Avenue
Fort Frances, Ontario
P9A 3P9

Attention: Clerk

or at such other address as the Licensor and the Licensee may designate from time to time. Any such notice shall be conclusively deemed to have been given and

received upon the same day if personally delivered or sent by facsimile or, if mailed, 3 business days after the same is mailed. Any Party may, at any time by notice given in writing to the other Party, change the address for service of notice given in writing to the other Party, change the address for service of notice on it.

10. This Agreement is the entire agreement between the Parties hereto with respect to the non-exclusive license of the Lands and the Use and supersedes any prior agreement whether oral or written and may only be amended with a written instrument signed by the Parties.
11. All of the provisions of this Agreement shall be treated as separate and distinct and if any provision hereof is declared invalid the other provisions shall nevertheless remain in full force and effect as an original.
12. (a) Any obligation of the Licensee which arises prior to, or is outstanding on, or is unfulfilled on, the expiry or other termination of this Agreement [and in particular, but without limitation, the provisions of paragraph 3(j) of this Agreement] shall survive the expiry or termination of this Agreement.

(b) The termination of this Agreement by expiry or otherwise shall not affect the liability of the Licensee to the Licensor with respect to any obligation under this Agreement [and in particular, but without limitation, the provisions of paragraph 3(j) of this Agreement] which has accrued up to the date of such termination but has not been properly satisfied or discharged.
13. This Agreement may be executed in counterpart and by facsimile, with a facsimile signature being of the same force and effect as an original.
14. Neither this Agreement nor any interest in it, nor the non-exclusive License granted herein nor any interest therein, is transferable nor assignable by the Licensee without the prior written consent of the Licensor.
15. This Agreement shall be construed and governed by the laws of the Province of Ontario.
16. This Agreement shall be binding upon and shall enure to the benefit of each of the Licensee and the Licensor and their respective successors and (where permitted) assigns.

IN WITNESS WHEREOF the Parties have executed this Agreement.

The Governing Council of Armstrong Investment Co. II

per: _____

Name:

Title:

per: _____

Name:

Title:

OWNER

I/we have the authority to bind the Corporation

The Corporation of the Town of Fort Frances

per: _____

Name: R. Avis

Title: Mayor

per: _____

Name: E. Slomke

Title: Clerk

I/we have the authority to bind the Corporation

-9-

Schedule 1

Area Outlined in Red



343 SCOTT STREET FORT FRANCES, ON.

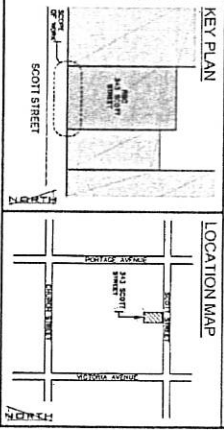
CLIENT
RBC BANK, 1000
1000 BAYVIEW AVE, SUITE 1000
SCARBOROUGH, ONTARIO M1B 2Y9
PHONE: (416) 291-1000

ENGINEER
DR. CHEN, LIAISON/ARCHITECT
1000 BAYVIEW AVE, SUITE 1000
SCARBOROUGH, ONTARIO M1B 2Y9
PHONE: (416) 291-1000

ARCHITECTURAL ENGINEERING CONSULTANT
1000 BAYVIEW AVE, SUITE 1000
SCARBOROUGH, ONTARIO M1B 2Y9
PHONE: (416) 291-1000

STRUCTURAL
1000 BAYVIEW AVE, SUITE 1000
SCARBOROUGH, ONTARIO M1B 2Y9
PHONE: (416) 291-1000

DRAWING LIST		DATE
1.1	PROJECT INFORMATION	1998.11.10
1.2	GENERAL NOTES	1998.11.10
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DIALOG

1000 BAYVIEW AVE, SUITE 1000
SCARBOROUGH, ONTARIO M1B 2Y9
PHONE: (416) 291-1000

TITLE SHEET AND CODE ANALYSIS

PROJECT: SA
SHEET: A1.01
DATE: 1998.11.10

ARCHITECTURAL ENGINEERING CONSULTANT

1000 BAYVIEW AVE, SUITE 1000
SCARBOROUGH, ONTARIO M1B 2Y9
PHONE: (416) 291-1000

STRUCTURAL

1000 BAYVIEW AVE, SUITE 1000
SCARBOROUGH, ONTARIO M1B 2Y9
PHONE: (416) 291-1000

MECHANICAL

1000 BAYVIEW AVE, SUITE 1000
SCARBOROUGH, ONTARIO M1B 2Y9
PHONE: (416) 291-1000

ELECTRICAL

1000 BAYVIEW AVE, SUITE 1000
SCARBOROUGH, ONTARIO M1B 2Y9
PHONE: (416) 291-1000

PLUMBING

1000 BAYVIEW AVE, SUITE 1000
SCARBOROUGH, ONTARIO M1B 2Y9
PHONE: (416) 291-1000

HEATING

1000 BAYVIEW AVE, SUITE 1000
SCARBOROUGH, ONTARIO M1B 2Y9
PHONE: (416) 291-1000

Cooling

1000 BAYVIEW AVE, SUITE 1000
SCARBOROUGH, ONTARIO M1B 2Y9
PHONE: (416) 291-1000

Exhaust

1000 BAYVIEW AVE, SUITE 1000
SCARBOROUGH, ONTARIO M1B 2Y9
PHONE: (416) 291-1000

Other

1000 BAYVIEW AVE, SUITE 1000
SCARBOROUGH, ONTARIO M1B 2Y9
PHONE: (416) 291-1000

DEMOLITION KEY NOTES

1. DEMOLISH ALL EXISTING ROOF AND ALL EXISTING ROOF STRUCTURE.
2. REMOVE EXISTING ROOF AND ALL EXISTING ROOF STRUCTURE.
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PROPOSED KEY NOTES

1. DEMOLISH EXISTING ROOF AND ALL EXISTING ROOF STRUCTURE.
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DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

PROPOSED PLAN
SCALE: 1/8" = 1'-0"

DIALOG

407 PLAN
2004-12-24
2004-12-24
2004-12-24

IMPERIAL
1000 S. G STREET
SANTA ANA, CA 92705
(714) 444-1111
WWW.IMPERIAL-CA.COM

PROJECT & FIRM CONSULTANT
1000 S. G STREET
SANTA ANA, CA 92705
(714) 444-1111
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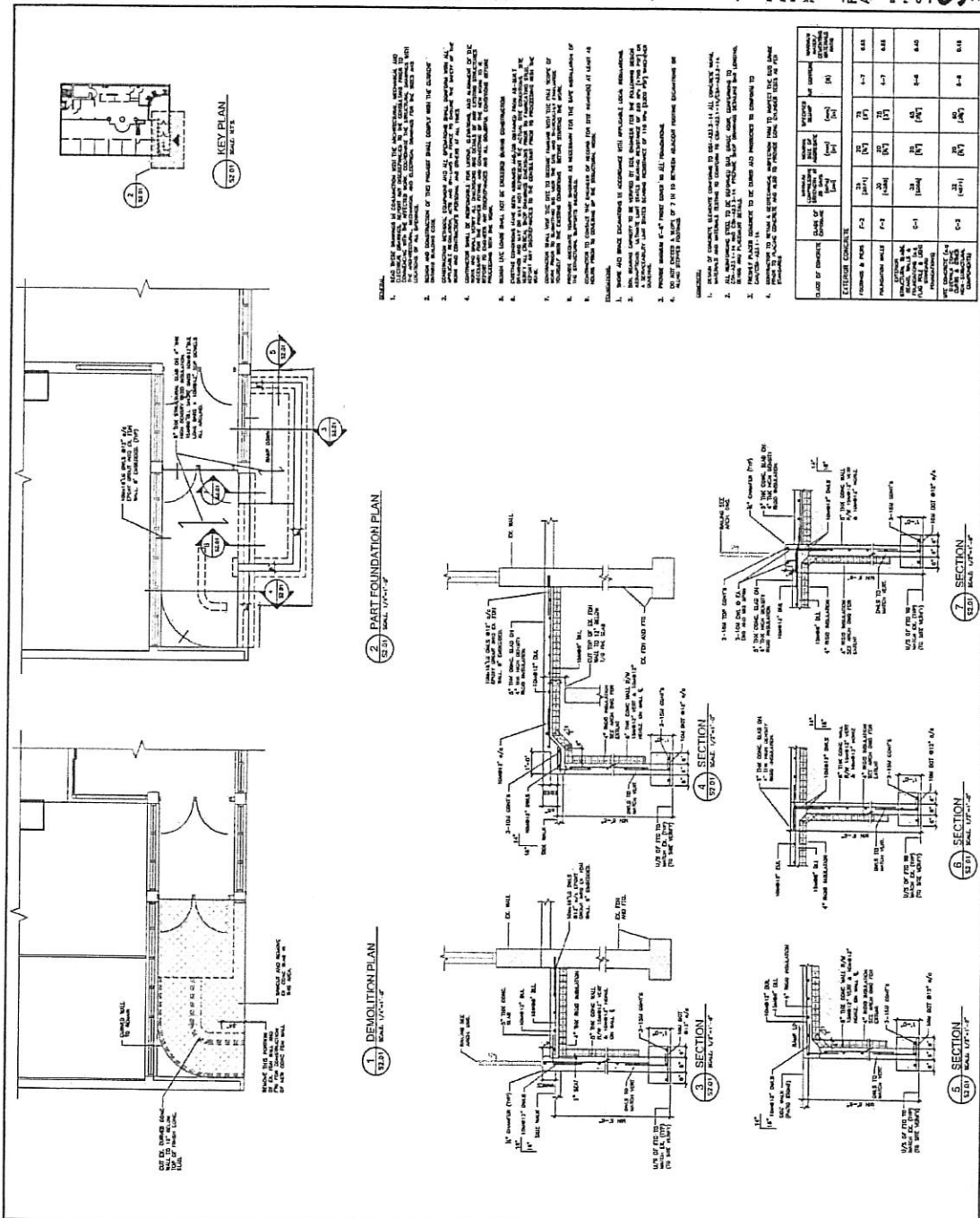
STRUCTURAL ENGINEER
1000 S. G STREET
SANTA ANA, CA 92705
(714) 444-1111
WWW.IMPERIAL-CA.COM

PROJECT NORTH
↑

REC 11192
MAIN ENTRANCE
1000 S. G STREET
SANTA ANA, CA 92705
(714) 444-1111
WWW.IMPERIAL-CA.COM

PART FOUNDATION PLAN AND SECTIONS
DRAWN BY: CIRCULAR DE
PROJECT: 01
DATE: 12/24/04

\$2.01
252124300



- NOTES:**
1. ALL FOUNDATION WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA FOUNDATION DESIGN MANUAL AND THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE.
 2. ALL FOUNDATION WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA FOUNDATION DESIGN MANUAL AND THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE.
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SECTION	DATE OF REVISION	REVISION	BY	CHK	APP
1-7	12/24/04	1.0	JD	JD	JD
1-7	12/24/04	1.1	JD	JD	JD
1-7	12/24/04	1.2	JD	JD	JD
1-7	12/24/04	1.3	JD	JD	JD
1-7	12/24/04	1.4	JD	JD	JD
1-7	12/24/04	1.5	JD	JD	JD
1-7	12/24/04	1.6	JD	JD	JD
1-7	12/24/04	1.7	JD	JD	JD
1-7	12/24/04	1.8	JD	JD	JD
1-7	12/24/04	1.9	JD	JD	JD
1-7	12/24/04	2.0	JD	JD	JD



Date: May 9, 2017

Report To: Planning and Development

From: Tyson Dennis, Chief Building Official/Municipal Planner

Re: **Building Permit Fees for Rainy Lake Market Square**

As the members of Planning and Development know, the Rainy Lake Market Square project has been approved and construction will commence soon. I have been contacted by Travis Rob, Operation and Facility Manager to begin the process of plans review for the project. The contractor is responsible for obtaining all necessary permits which would include a building permit for foundation work, stage work as well as other structures located throughout the square.

Through this project and during the demolition, the Town of Fort Frances has waived the fees associated with building or demolition permits. Further during the development of the Huffman Court Subdivision, Council waived the demolition permit fees. The Contractor is responsible to apply for a building permit and pay the fees which in turn the Town pays for with markup. The intention would be to have the permit fees credited out of the contract as we proceed.

It is the recommendation of administration to waive the permit fees associated with the building permit for the construction of the Rainy Lake Square.

Respectfully submitted,

Originally Signed By,

Tyson Dennis

Chief Building Official / Municipal Planner.



Date: May 9, 2017

Report To: Planning and Development

From: Tyson Dennis, Chief Building Official/Municipal Planner

Re: Residential Property Review and Future Residential Development Planning

As stated in the Economic and Community Development section of the Town of Fort Frances Strategic Plan, (May of 2017 start of examination), the Town will conduct an examination of the potential subdivision development of town owned properties. The last few weeks the Planning and Development Division has started to look at the properties owned by The Town in order to have options of future development for residential opportunities.

As of May 11, 2017, the subdivision of Huffman Court has lot 8 in the Court, lots 3, 4 and 5 on Williams Avenue left for sale. Now that the 2017 building season is upon us, development is moving forward with some of the sold lots, and many inquiries are coming in for the four lots still for sale. Once these lots are sold, where does the community expand with residential development? The timing of the Strategic Plan initiative could not have been better. The timing is great for the next step towards residential development.

I have attached a map of the Town of Fort Frances owned residential properties. Administration went through and discussed the sites to determine the top options for future development. Erin Crescent and Elizabeth Street North were the top areas of Town property for potential development. From a planning aspect of resident density, present area infrastructure and potential amount of usable land for development, Erin Crescent and Elizabeth Street North were Administrations top choices for the next areas of development.

Once the top two development areas were determined, Planning and Development along with Operations and Facilities have calculated preliminary cost estimates for residential development for utilities and services for the areas. Attached are the estimated costs for the lots if developed.

Elizabeth Street North area has two options for lot development. A 22-lot phase or a 35-lot phase. This would allow Council to develop the area as two phases of development or as one large development depending on funding options. This area as of now does not have curb and gutter, so the preliminary design does not include such infrastructure. Drainage ditching and culverts would be the means to dealing with storm water.

Previously, Erin Crescent was developed with a Plan of Subdivision which consisted of the area having 27 lots. These lots would have dropped curbs, storm sewers and full paving of the street. In the opinion of Administration, Erin Crescent is the most cost efficient and has the most potential for lot sales, as well as variety of lot sizes.

The estimated costs for these residential subdivisions have been calculated using previous pricing from road and infrastructure work as well as utility costs from the Huffman Court project. The infrastructure estimates have been made with inflated costs to allow for higher estimates for preliminary lot prices.

When the Town undertook the construction of the Huffman Court Subdivision, the costs of construction were paid out of the Town reserves, the lot prices reflected a cost recovery model and the intention was to pay back the reserves through the sale of the lots. This has been the practice to date and has been an effective way to bolster the Town tax base. The intention would be to utilize a similar model for this development.

Given the presented information and the review conducted, Administration recommends the following:

1. That Council select Erin Crescent as the next residential development in the Town of Fort Frances
2. That Council directs Administration to engage local utility providers to start the process of developing cost estimates for the installation of utilities in this subdivision
3. That Council provide direction regarding the timelines to start the construction of this subdivision.

Respectfully submitted,

Originally Signed By,

Tyson Dennis

Chief Building Official / Municipal Planner.

Erin Crescent 27 Lot Estimate Prices

Lot Price Summary

Lot 22	\$59,969.00
Lot 8	\$60,891.60
Lots 7, 23, 24	\$61,814.20
Lots 55 - 61	\$63,659.40
Lots 12 - 18, 54, 62	\$66,427.20
Lot 19	\$73,808.00
Lot 9	\$77,498.40
Lot 21	\$83,956.60
Lot 11	\$92,260.00
Lot 10	\$127,318.80
Lot 14	\$132,854.40

Cost per m2 **\$92.26**

Elizabeth Street West 35 Lot Expansion Estimate Prices

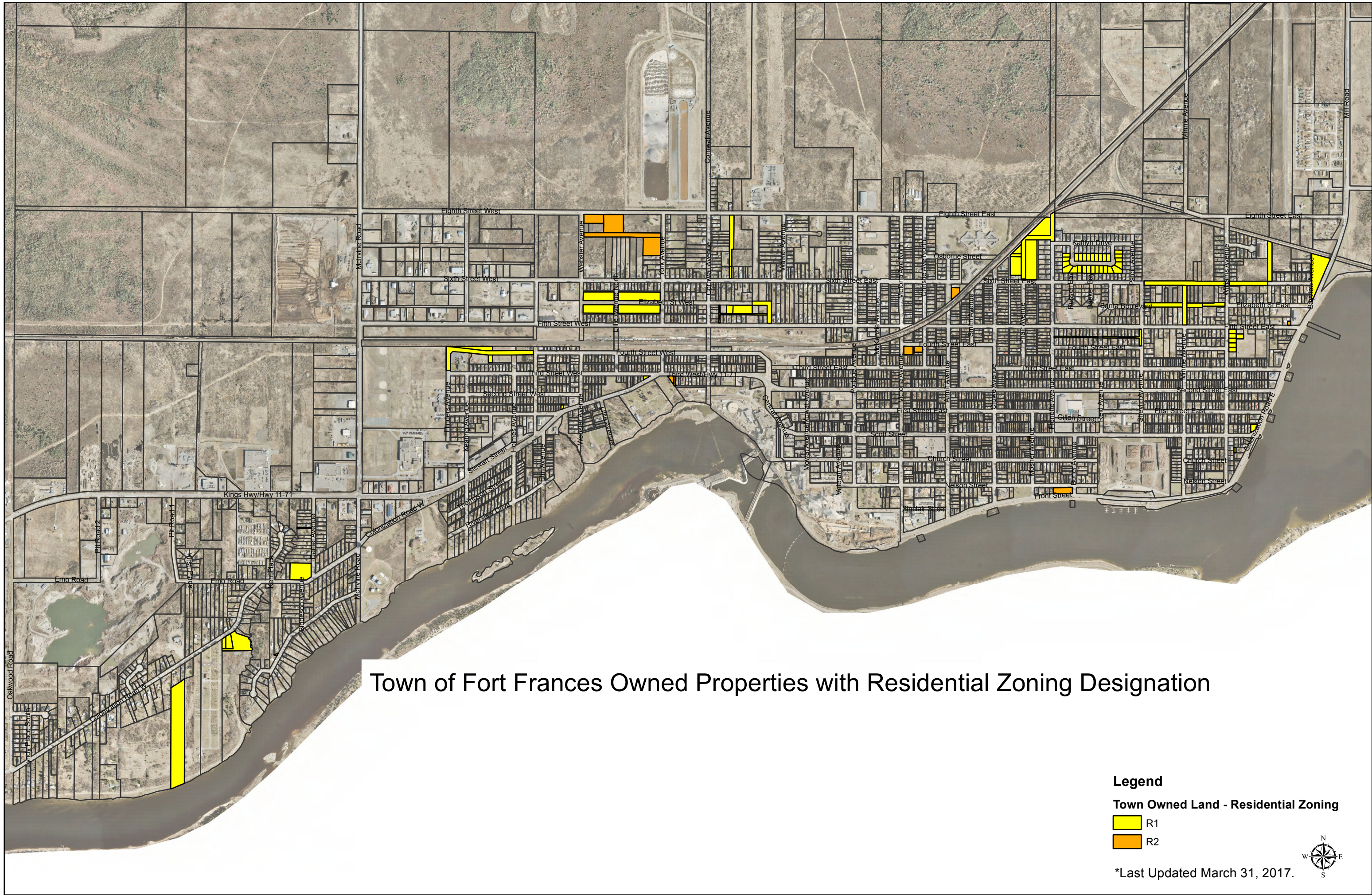
Cost per m2 on lots 40m x 18m **\$84.68.**

Cost per lot for the expansion **\$60, 973.10.**

Elizabeth Street West 22 Expansion Estimate Prices

Cost per m2 on lots 40m x 18m **\$90.36.**

Cost per lot for the expansion **\$65, 060.70.**



Town of Fort Frances Owned Properties with Residential Zoning Designation

Legend

Town Owned Land - Residential Zoning

- R1
- R2

*Last Updated March 31, 2017.

