

Date: June 7, 2021

Report To: Planning and Development Executive Committee

From: Cody Vangel, Chief Building Official & Municipal Planner

Re: Front Street Extension Westerly

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Bill Naturkach has written to Mayor and Council regarding the possibility of extending Front Street Westerly, along with outlining a number of considerations that should be taken into account.

**Front Street & LaVerendrye Parkway Extension - Westerly**

The Town, RRFD and the current property owners will be working on a planning exercise jointly for the associated property. The request for proposals detailing the search for a consultant to assist with the project has been attached for information. Some of the points may be brought forward for consideration throughout the planning process, however, the Town should remain cautious in the sense that the property is still privately owned and that there may be risk involved with obtaining some of these lands.

**Research of original title and government decisions**

It is unclear to what benefit the Town would receive from such a search. However, if this were an initiative the Committee felt strongly on, this may be something that can be incorporated into the 2022 capital budget as it would be expected that significant legal fees would be incurred for an uncertain return.

**Reacquisition of Streets**

Through discussions with the Operations and Facilities division there is little interest to reacquire these "assets" due to the known condition and age of them. The capital required to rehabilitate these would be significant, especially with little known about the future plans of the lands. However, in the event that a private developer wished to subdivide the lands for future development this would likely entail the installation of new infrastructure to service the lands which could be upgraded and installed at the cost of the developer.

**Engineering and planning/zoning review**

Some of this initiative will be completed through the upcoming planning exercise related to the property.

**Town's relationship with the current property owner**

A good working relationship with the property owner is certainly crucial. It is understood that the Town has expropriation rights, however, working with property owners is priority number one.

**Future of Bridge**

Outreach has been made by the Town of Fort Frances to other levels of government on the future of the international bridge.

Many of the concerns/topics noted by Mr. Naturkach can be addressed/considered through the planning exercise with the mill property owners. It is recommended by administration to receive this letter with thanks.

Respectfully submitted.

A handwritten signature in black ink, appearing to read 'Cody Vangel', with a stylized, sweeping flourish at the end.

Cody Vangel  
Chief Building Official & Municipal Planner