

April 15, 2021

Cody Vangel
Chief building Official/municipal Planner
Town of Fort Frances
cvangel@fortfrances.ca



Re: meeting of April 12/2021 : an application to amend the Zoning By-law(fileB1-2021)
from RRDSSAB for 820 Fifth Street East

Dear Sir,

We request that you bring this letter to the attention of the Mayor and Council at the
Planning & Development Executive Committee

We would like to submit our objection to the above request for Zoning By-law
Amendment. We would like to make the specific point of objection to the development
of the potential five-eight unit multi resident buildings, outlined in item 4 of the
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Sincerely,

Address:

903 FIFTH ST E.

FORT FRANCES ON

P9A-1U3

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PEARL PIDLUBNY
PRINT

Pearl Pidlubny
SIGN

843 5th ST. E.
ADDRESS

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Sincerely,

Penny Paul Steele
PRINT


SIGN

835 Frenette Ave
ADDRESS

Nancy Grynol

Nancy Grynol

1004 2nd Str W

April 15, 2021

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We are not objecting to the school retro fit that would allow for re purposing of the existing school into senior apartments and day nursery.

We do not feel the destruction of the neighbourhood park and green space is in the best interest of the citizens of Fort Frances. It is a well used park that has been a green space for over six decades. It has been used for many activities over the years; soccer, dog exercising, picnic area, touch football, softball, kite flying, hockey rink, golf lessons and just running around.

Please do not destroy the park.

Sincerely,

~~MAC POTTER~~ *MPth* ~~ALYSSA POTTER~~ *Alyssa Potter*

Address: 1218 5th ST. EAST

FORT FRANCES, ON, P9A1N9.

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Address: 830 SECOND STREET EAST

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Sincerely,

Mel Loveday

PRINT

[Signature]

SIGN

831 Frenette Ave FE

ADDRESS

April 14, 2021

Cody Vangel
Chief Building Official / Municipal Planner
Town of Fort Frances
cvangel@fortfrances.ca



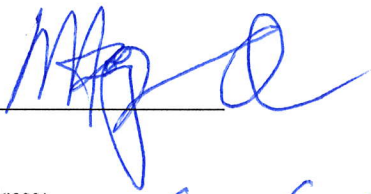
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Michael

ASPLUND

Address:

820 SIXTY ST E

FORT FRANCES ONT

R9A 1W9

April 15, 2021

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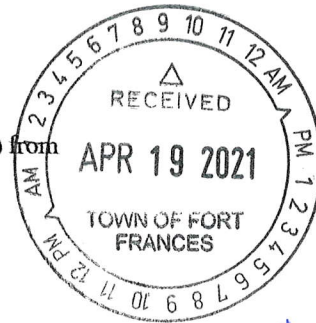
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Sincerely,  _____ Michael W.

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Sincerely,

Three weeks after I moved in (2002) there was a massive rain storm. Many 5th St E homes, had sewer backup. What study has been done to show 57 homes can be

→ agree, heard about it then could NOT find proper link to website.

→ what does 1 bedroom apt bring?

→ ppl need to work to succeed that is why I'm here. Hard work.

I would take my children there to fly kites. Mostly unsuccessful, but fun.

AGREE, but really - two bedroom 2 bath for two ppl??

AGREE

PRINT SIGN ADDRESS
added in a concentrated area?
Monique Penney McPenney 815 5th E

April 14, 2021

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Nancy Grynol

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1004 2nd Str W

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1. The day of the meeting was the first time that we saw the plan for the re-development, and like many citizens did not have any time to process the information. During the meeting it was noted that "there will be no back and forth" during the meeting referring to questions being asked and answered. How can this be a public meeting when questions cannot be answered to help citizens of the community, that you run on their behalf, understand more fully what is being proposed?

There has been contradicting information presented, especially by The Fort Frances Times, which is for most, the only source of information available. Both recent articles in the Daily bulletin presented invalid information with the April 12th article noting "The approval to amend the zoning bylaw would see the former St. Michael's School renovated to encompass up to five eight-plex housing units for seniors" and on April 15th it noted "Approval of this zoning bylaw will also see the construction of five 8-plex housing units for seniors". This leads all who read it to believe the 8-plexes are only for seniors. Due to this alone, proper information needs to be given to the Fort Frances Times, put on the radio, posted on Facebook by the town of Fort Frances and information given by any other outlets that the Town of Fort Frances has available to them. Then, another public meeting should be held with visible notification to the community.

We request another meeting for the public to ask questions, receive answers and have the input seriously considered, before town council makes a decision on the proposed rezoning request.

2. We are concerned about the value of area properties decreasing due to five 8 plexes proposed to be built within the neighbourhood causing the loss of an important green space. This area of Fort Frances has, for decades, been attractive to young families to live in due to the family atmosphere and available green space for many activities. We moved to this area many years ago with our young family for that very reason. The proposal is to put 40 single units in the middle of a total family-oriented area. We do understand and support the need for lower cost housing, but mixing these two demographics, families and 40 compact units for all age singles, does not make sense and may well turn potential buyers away from wanting to live in this area.

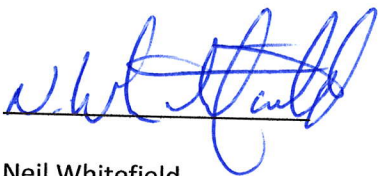
Like many families in Fort Frances, we have both lived and worked in this area for most of our lives, and after both losing our jobs due to the mill closing, we made a conscious choice, after considering a move to another community, to stay in Fort Frances and keep investing in our home because we felt the value would only rise making it a wise investment for our retirement. So, with

the threat of property value going down due to a changing of our neighbourhood's structure, we feel that this project should not go forth fully as presented. We do support the renovation of the St. Michael School building for the senior apartments and the EarlyON program. We also support the information as presented below that was brought forward by Scott and Colleen Fawcett and many others.

We support the following statements:

1. When families bordering the St. Michael's property purchased their lots over 40 years ago one of the most attractive features was the privacy in their back yards and surrounding neighbourhood. Two story residences will violate that privacy whether they were expensive condos or the proposed apartments.
2. **Loss of Green space:** the proposed rezoning permanently eliminates the third and last significant green space that existed in 1980 east of Frenette Avenue. The Huffman School yard is now housing. The large field east of the arena is now parking lot and the library.
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944 Russell Bay

Fort Frances



Shirley Whitefield

944 Russell Bay

Fort Frances

Zoning By-law (File B1-2021) from RRDSSAB for 820 Fifth Street East

From: The Whitefield's (whitefield2001@yahoo.com)

To: cvangel@fortfrances.ca

Date: Sunday, April 18, 2021, 06:29 p.m. CDT



Good Day Mr. Vangel,

Please see our attached letter which we request that you bring to the attention of the Mayor and Council at the Planning & Development Executive Committee, which I am now told is on 26 April 2021.

Thank you for your help in forwarding this matter.

Sincerely,
Neil & Shirley Whitefield
whitefield2001@yahoo.com



Letter to Cody Vangel from Whitefields.docx
18.6kB



April 15, 2021

Cody Vangel
Chief building Official/municipal Planner
Town of Fort Frances
cvangel@fortfrances.ca



Re: meeting of April 12/2021 : an application to amend the Zoning By-law(fileB1-2021)
from RRDSSAB for 820 Fifth Street East

Dear Sir,

We request that you bring this letter to the attention of the Mayor and Council at the
Planning & Development Executive Committee

We would like to submit our objection to the above request for Zoning By-law
Amendment. We would like to make the specific point of objection to the development
of the potential five-eight unit multi resident buildings, outlined in item 4 of the
application.

We are not objecting to the school retro fit that would allow for re purposing of the
existing school into senior apartments and day nursery.

We do not feel the destruction of the neighbourhood park and green space is in the best
interest of the citizens of Fort Frances. It is a well used park that has been a green space
for over six decades. It has been used for many activities over the years; soccer, dog
exercising, picnic area, touch football, softball, kite flying, hockey rink, golf lessons and
just running around.

Please do not destroy the park.

Sincerely,

Norma Pattison

Address: 851 Colonization Rd. West
Fort Frances Ont.

April 15, 2021

Cody Vangel
Chief building Official/municipal Planner
Town of Fort Frances
cvangel@fortfrances.ca

Re: an application to amend the Zoning By-law(fileB1-2021)
from RRDSSAB for 820 Fifth Street East

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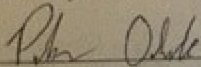
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Please do not destroy the park.

Sincerely,

 _____

Address: 829 Phair Ave
Fort Frances

From: [Pam Rodrigues](#)
To: [Cody Vangel](#)
Subject: [External] St. Michaels park
Date: Monday, April 19, 2021 5:10:12 PM
Attachments: [image1.png](#)

[EXTERNAL] Don't click links or attachments unless you recognize the sender and know the content is safe. You can forward suspicious messages to support@fortfrances.ca.

I'm consider myself signed



Barry's Post



April 15, 2021

Cody Vangel
Chief building Official/municipal Planner
Town of Fort Frances
cvangel@fortfrances.ca

Re: an application to amend the Zoning By-law(fileB1-2021)
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Please do not destroy the park.

Sincerely,



Address: _____

 **Write a commen...**   

Sent from my iPhone

April 15, 2021

Cody Vangel
Chief Building Official / Municipal Planner
Town of Fort Frances
cvangel@fortfrances.ca

Re: An application to amend the Zoning By-law (File B1-2021) from RRDSSAB for 820 Fifth Street East

Dear Sir,

I request that you bring this letter to the attention of Mayor and Members of Council at the Planning & Development Executive Committee - 19 Apr 2021

1. **Public Meeting not effective:** During the meeting of April 12 regarding this application I tried several times to ask questions. I was un-muted but for some reason could not be heard by the meeting chairperson. The window for public comment was very brief.
2. **Delay in circulation of proposed plans:** The day of the meeting was the first time that we saw the plan for re-development. Like many citizens we didn't have much time to process the information.
3. **Loss of Privacy:** When families bordering the St. Michael's property purchased their lots over 40 years ago the two most attractive features were the privacy in their back yards and a quiet neighbourhood. Two story residences will violate that privacy whether they are expensive condos or the proposed apartments.
4. **Loss of Green space:** the proposed rezoning permanently eliminates the third and last significant recreational green space that existed east of Frenette Avenue in 1980. The Huffman School yard is now housing. The large field east of the arena is now parking lot and the library.
 - a. At the same time the development of Erin Crescent will bring more young families to our area. There are several hundred single family homes in the area bordered by the east side of Frenette Avenue and the river east and south.
 - b. When families in this area tell their young children to go outside and play, small children could go to the Phair Avenue Park. Where will children go for a game of pickup soccer, softball or touch football? Phair Avenue Park is far too small for that. When my parents bought a home on 5th Street East in 1970 one of the reasons was the proximity to the field at St. Michaels School. If councilors want healthy active citizens, then they must provide green space for recreation.
 - c. Two and a half miles west of the field at St. Michael's, Fort Frances has outstanding outdoor recreation facilities at the complex on McIrvine Road. However, if you eliminate the green space at 820 5th Street East, then the fields at Robert Moore would be the only significant green space south of the CN tracks and east of the McIrvine facilities.

5. **Compromise Solution: Possible land swap?** We support the redevelopment of the former St. Michael's school building for senior housing and the Early On Center. Would the town planning department and/or town council consider swapping part of the property with RRDSSAB? The land swapped would be from approximately the current location of the maintenance shed at 820 5th Street East to the east boundary of the green space in exchange for space in the Shevlin Wood Yard development. The Shevlin Wood Yard would also be with a very short distance to recreational opportunities at the Memorial Sports Centre, the outdoor strength training equipment at the Sorting Gap and the walking and biking paths along Rainy River. This compromise solution would accomplish two important community objectives: (1) The addition of 17 units of senior housing in the St. Michael's building, (2) preservation of the only significant recreational green space east of Crowe Avenue.
6. **Request for additional public meeting.** Before COVID there would have been in person public meetings where citizens would be able to comment and ask questions. We request another meeting for the public to ask questions before town council considers the proposed rezoning request.
7. **Outstanding Neighbour:** For the past 40 years that our family has lived immediately next to St. Michaels School, the Northwest Catholic District School Board has been an outstanding neighbour! The director, principals, teachers, staff and custodians have always been respectful of our privacy and we have worked together to solve any issues of mutual concern. They have set a high standard for RRDSSAB to live up to. Agreeing to a compromise solution would be a great start for RRDSSAB.

Sincerely,

Scott Fawcett

Colleen Fawcett

937 Russell Bay

Fort Frances

Cc: Hon. Greg Rickford (Kenora—Rainy River)

Brendan Hyatt, Director of Education, Northwest Catholic District School Board

Dan McCormick, CAO RRDSSAB

Randy Thoms, CFOB

Meghan Walchuk, Editor Fort Frances Times

Merna Emara, Fort Frances Times

From: [Shawn Ossachuk](#)
To: [Cody Vangel](#)
Subject: [External] Park
Date: Monday, April 19, 2021 5:59:38 PM
Attachments: [jmaison.png](#)

[EXTERNAL] Don't click links or attachments unless you recognize the sender and know the content is safe. You can forward suspicious messages to support@fortfrances.ca.

April 15, 2021

Cody Vangel
Chief building Official/municipal Planner
Town of Fort Frances
cvangel@fortfrances.ca

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existing school into senior apartments and day nursery.

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for over six decades. It has been used for many activities over the years; soccer, dog
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Please do not destroy the park.

Sincerely,

Address: _____

April 15, 2021

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Chief building Official/municipal Planner
Town of Fort Frances

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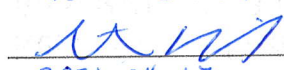
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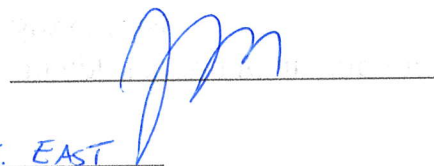
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Please do not destroy the park.

Sincerely,

STEVEN BOILEAU


2021-04-17



Address: 1038 THIRD ST. EAST

FORT FRANCES, ON, P9A 1S4

April 15, 2021

Cody Vangel
Chief building Official/municipal Planner
Town of Fort Frances
cvangel@fortfrances.ca



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Sincerely,

M. Holstad

Address: 939 Fourth St E



April 14, 2021

Cody Vangel
Chief Building Official / Municipal Planner
Town of Fort Frances
cvangel@fortfrances.ca

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6. **Request for additional public meeting.** Before COVID there would have been in person public meetings where citizens would be able to comment and ask questions. We request another meeting for the public to ask questions before town council considers the proposed rezoning request.

Sincerely,

Tom Ward

Yan Ward

Address:

911 Fifth St East
Fort Frances, On

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Sincerely,

WAYNE KRAWCHUK Wayne Krawchuk 923 5th St E
PRINT SIGN ADDRESS

April. 17, 2021
904 Fifth St. E.
Fort Frances, Ont.
P9A 1V4

Cody Vangel,
Chief Building Official / Municipal Planner,
Town of Fort Frances

Re: Application to amend the Zoning Bylaw, (file B1-2021)
for 820 Fifth St. E. from RRDSSAB



Dear Sir:

We are writing to add our support regarding the issues arising from this proposal as expressed in letters to you from Scott Fawcett and Jeff Tilbury.

In addition we see a need for sidewalk on the east side of Frenette Ave and north side of Fifth St. E. There is a lot of traffic on both of these streets. Pedestrians need a safe place to walk. This has become even more evident during the pandemic.

Yours truly:

Rhoda Dickson

Donald A. Dickson
Donald & Rhoda Dickson

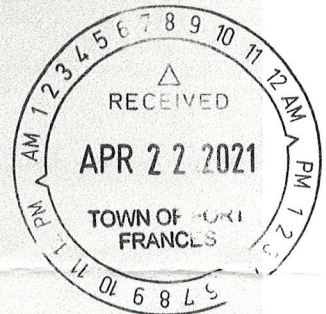
Email rhodadickson@gmail.com

cc Mayor J. Caul & Council

April 15, 2021

Cody Vangel
Chief building Official/municipal Planner
Town of Fort Frances
cvangel@fortfrances.ca

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Please do not destroy the park.

Sincerely,

ROBERT NUGENT

Address: 821 FIFTH ST EAST
FORT FRANCES, ONT
04A 2C1

Mayor and Council,
Town of Fort Frances

April 14, 2021



Rod & Delaine McLeod,
934 Fifth Street,
Fort Frances, Ontario
P9A 1V4

Dear Madam Mayor and Council,

RE: Proposed Zoning Amendment – Former St. Michael's School

The proposed use of the old school for seniors housing and children's centre makes a lot of sense in this location, but the construction of 8 plex family housing on the east end of the property does not. One has to wonder whether the Town or RRDSSB have any municipal planning abilities at all! The Knights of Columbus park has existed on this property forever, it should remain there.

This park is used virtually every day of the year. Having lived in the area for 30 years, we drive by it almost every day. It is constantly in use by families and children unlike the so-called park at the end of Williams Avenue. There is no other park area around here. The little park at the end of Phair Avenue sees minimal use, otherwise --- nothing. No parks exist around the area at all in reality. Who cannot see that ?

Apply a bit of common sense in project planning. The park is and has always been used by people in this area. With the Erin Crescent development and completion of the Huffman subdivision, use will only increase over time.

BUT, there is a large property available for much needed family housing on 6th Street by the old Sixth Street school and the former Day Care Centre, maybe the family housing could be better built on that site.

Thanks for listening.

Rod & Delaine McLeod

cc. Area Residents

To: Municipal Planning & Development Dept

Town of Fort Frances

Date : April 9 , 2021

From: Ron & Pearl Pidlubny

RE: Amendement of Zoning Bylaw,

**File B1-2021 Regarding former St. Michaels School
Property.**

Area residents received notice that The Town of Fort Frances received a request for an amendement to the above referenced property to allow for a redevelopment as Residential Housing . We, along with other area residents, wish to confirm our objection to this plan by RRDSSAB, and the reasons for our objections.

We agree with the conversion of the existing former school into housing for local Seniors housing & Day Nursery (Early On Center), is a good utilization of the building. However, we strongly disagree with any planned removal of the Knights of Columbus community park built on the eastern half of the property. It is our understanding that the proposed plan is to use the community park area for construction of up to five 8-plexes for rental housing, which we assume that at least some will be rent geared to income housing. We agree that there is a need for for additional social housing in Fort Frances, but this is not the place it should be located in our opinion.

The Knights of Columbus Park and playground is probably one of the most utilized community parks in Fort Frances. Living across

from the park and playground, we can attest to the fact that whether spring, summer or fall there will be parents and children using the park to play soccer, flying kites, throwing footballs, playing baseball, and utilizing the playground equipment. It is rarely vacant, unlike most other parks around town. Lots of people also walk the area and play with their dogs on this property. This use will only increase with the completion of the Huffman Court, and the development of the Erin Crescent subdivision to be completed this year.

There is minimal other green space in this area of Town . The small Phair Ave Park area is rarely used , more for drug users with needles and other stuff regularly found there it seems. The St. Michael's property (Knights of Columbus Park) must remain openly used for a park & playground.

Finally there is a large undeveloped fully serviced property on Sixth St used for the former Day Care Center and an unoccupied building owned by Association for Community Living .. why is this property not being considered for a social housing development. The Town could also do a property swap with DSSAB with other like sized properties in town such as incorporate this development into the Shevlin Yard project just to mention a few.

Attached is a list with over 100 signatures of area residents who are also apposed to the redevelopment of the the Knights of Columbus park!

Thank You,

Ron & Pearl Pidlubny

843 Fifth St E Fort Frances ON P9A 1V3

276-2886

274-3726

cc: area residents

WE THE UNDESIGNED ARE AGAINST THE
REZONING BY-LAW AMENDMENT FKB1-2021

Regal + Ron Pickelburg
 & 4G Gushwa
 Kathleen Nugent
 Pat
 Lorne Boureau
 Tom Waul

843 5th St. E
 847 5th St E
 851 5th St. E.
 903 FIFTH ST. E.
 " "
 911 R. 211 St

900
 930
 912
 931
 904
 919
 911
 Heather Armstrong
 Trevor Armstrong
 Diane Krawchuk
 Wayne Krawchuk
 Ed + Mary Bogacki
 Lois Michuk
 Kristy + Chris Dworak
 Rylee + Alex Wepruk
 Marc-Andre' and April Melton
 Darlene Hughes
 Keith Infield
 Karen Infield
 Michelle Scott
 Jeff Beck
 Susan + T. Harben
 Walter Harben
 Kelly Scott
 Trevor Scott
 Ray Scott
 LAURIE MILLER

915 fifth street
 915 fifth street.
 923 Fifth Street E
 923 Fifth St E
 937 " " "
 941 5th St E
 938 5th St E
 924 Fifth St E
 920 Fifth St E.
 916 Fifth St E.
 912 5-11 St. East
 912 5th St. East
 908 FIFTH ST E
 908 FIFTH ST. E.
 839 5th St E
 839 5th St E
 835 5th St. E.
 835 5th St. E.
 831 5th ST. E.
 831 5th ST. E.

Jessica Miller

Diane Montgomery

Glen Keller

Elaine R. Allen

Josh Scott

Carlin Hogan

Mark Clifford

Stefanie Berard

ROD & DELANE MCCLEOD

EVA THORNTON Eva Thornton

Paul Steele

Penny Steele

Dwayne Strom

SOUL SOAN

JOHN MATTSOY

Arnold & Travis Brubaker

Louis Quesnel & Glenda

Tammy Smith

Linda Chisick

Maria Smith

GARY & Donna Gustafson

Jason Tovey & Jessica McEvoy

Sandra Robertson

John King

Maureen King

Samantha & Justin Larson

JANICE & WAYNE MAXWELL

Dave Brown & Daria Gagné

831 5th E.

827 5th E

821 5th St E

805 5th St E.

707 second st. w

" "

900 5th St E

" " " "

934 5th St E.

840 FRENETTE AVE

835 Frenette Ave

835 Frenette Ave

905 Frenette Ave

905 Frenette Ave

1107 CRISTIE AVE. N.

946 Frenette Ave

920 Frenette Ave

633 Nelson St.

924 Frenette Ave.

924 FRENETTE

928 FRENETTE AVE

927 Frenette Ave

931 Frenette Ave.

804 6th St E

804 6th St E

812 6th St E.

953 RUSSELL BAY

945 Russell Bay

Brett Shubert

SABRINA CHART RUSSELL BAY

Shirley Whitefield + Neil Whitefield S. Whitefield 944 Russell Bay

Geraldine Spencer 274-3692

AND LEGG + BARR Bay 948 Russell Bay

Luc Quesnel + Lescane 816 Sixth St. E

Zach Green + Ariel Templeton 928 Sixth St

Brad + Nicole Hill 941 Backer Bay

Jason + Alissa Green 937 Backer Bay

Elaine + Jas Spencer 940, Backer Bay

Mickey + Ken Christian 948 Backer Bay

Collier Fawcett 937 Russell Bay

Scott Fawcett 937 Russell Bay

Brenda + Bob Cox 949 Banta Blvd.

Brenda + Wayne Allen 929 BANTA BLVD.

Del + Judy M. W. 921 Banta Blvd.

John + Helen Pohanka 913 Banta Blvd

Morris Wanzor 905 Banta Blvd

BLCH 901 Banta Blvd

Jamie Grah 901 Banta Blvd

Ray + Karen Swifton 1031 FIFTH ST. E.

Lamara McCabe 1131 FIFTH ST. E

Joseph McCabe 1131 FIFTH ST. E

From: [Ron](#)
To: [June Caul](#)
Cc: [Lisa Slomke](#); [Cody Vangel](#)
Subject: [External] Rezoning St Michaels School Property File: B1-2021
Date: Tuesday, April 13, 2021 1:13:32 PM

[EXTERNAL] Don't click links or attachments unless you recognize the sender and know the content is safe. You can forward suspicious messages to support@fortfrances.ca.

To Mayor and Council

I was very disappointed in the public meeting that was held with regards to the rezoning of the above mentioned properties. There was very little information brought forward by RRDSSAB with regards to their plans . This is a very big decision with regard to the area residents .With 53 residential units .. increased traffic will be substantial along with the loss of the park . I would like to ask you prior to making a final decision that you hold off until we have the chance to have a proper in person public meeting . I know of many area residents that would of attended a public meeting but did not log into your portal as it is very difficult to find , I can attest to this as I tried to figure it out and couldn't . I was lucky enough to have a link sent to me by Cody Vangel which made it possible for me to Log on to the portal for this meeting. This is something that should not be pushed through in haste. As Dan McCormick said they don't even have the funding yet, so there is no big rush. With the vaccine roll out I suspect this will not be that far away that we can have an in person meeting !

Please consider my request

Thanks
Ron Pidlubny

Sent from [Mail](#) for Windows 10

April 14, 2021

Town of Fort Frances
Clerk's Office
320 Portage Avenue,
Fort Frances, ON P9A 3P9



To whom it may concern,

Regarding an application to amend the Zoning By-law (File B1-2021) from RRDSSAB for 820 Fifth Street East proposes to amend the applicable zoning of the lands from Institutional (I) to Residential Type Two (R2) with a site-specific accessory use as a day nursery.

We wish to be notified of subsequent meetings or the adoption of the proposed Zoning By-law Amendment.

You may contact us mail at the address below or via email at scottrfawcett@hotmail.com

Sincerely,

A handwritten signature in cursive script that reads "Scott Fawcett".

Scott Fawcett

A handwritten signature in cursive script that reads "Colleen Fawcett".

Colleen Fawcett

937 Russell Bay

P9A 3P1