

Date: November 16, 2020

Report To: Planning and Development Executive Committee

From: Cody Vangel, Chief Building Official & Municipal Planner

Re: Fort Frances/Aazhogan Renewal Planning Committee – Funding Allocation

On May 27, 2020 members of the Town of Fort Frances administration along with our land use planning and economic development consultants met with Riversedge Developments Inc. (2670568 Ontario Ltd.) and Rainy River First Nations, together in joint venture as Aazhogan Renewal, to discuss land use planning policies and mechanisms associated with the potential redevelopment of the Fort Frances mill properties. In this meeting it was discussed that in order to facilitate the implementation of various policies and mechanisms, that the Town apply for funding opportunities to prepare a study of the lands similar to that of the Shevlin Woodyard and Gateway to Market Square. In support of the study it was also discussed that a joint planning committee be formed known as the “Fort Frances / Aazhogan Renewal Planning Committee”. The terms of reference behind this committee are attached.

The intent of this committee and study will be to engage a consultant to craft location specific land use planning policies, identify economic development opportunities and to provide recommendations that will be used to amend the Town of Fort Frances Official Plan and Zoning By-Law to assist in the redevelopment of the subject lands. The outcome of these amendments will assist to mitigate delays and reduce turnaround times on planning applications associated with the subject lands and to promote redevelopment of the lands for a wide range of uses.

Through discussions with RRFDC and our regional representative with the Ministry of Energy, Northern Development and Mines (ENDM), it has been brought forward that a revised resolution is required as part of the grant funding application. The correspondence from ENDM has requested the resolution include the following verbiage “That the Town of Fort Frances will cover project costs of \$11,000.00 plus any project cost overruns” and that the final terms of reference be included as well. It should be noted that this is required as part of the grant funding application, though ultimately as per the terms of reference of the committee project costs not covered by grant funding will be split 50/50.

Funding allocation for the project would be structured as follows:

Funding Source	Funding Type	Eligible Project Costs	Ineligible Project Costs	Funding Amount
NOHFC	Conditional Grant	\$67,500	nil	\$67,500
TOFF	Cash	\$10,000	\$1,000	\$11,000
Partner	Cash	\$10,000	nil	\$10,000
RRFDC	Cash	\$2,500	nil	\$2,500
Total		\$90,000	\$1,000	\$91,000

At this time, it is recommended by administration that the Planning and Development Executive Committee recommend to Mayor and Council to:

1. Pass a resolution confirming that the Town of Fort Frances will contribute \$11,000 plus any cost overruns to satisfy the request of ENDM on behalf of NOHFC with regard to funding of the Fort Frances-Aazhogan Renewal mill property re-development planning initiative, and that cost overruns covered by the Town of Fort Frances will be allocated as per the agreed upon committee terms of reference; and
2. Authorize Mayor and Clerk to execute the funding agreements under the Northern Ontario Heritage Fund Corporation on behalf of the Corporation of the Town of Fort Frances, conditional upon award of funding.

Respectfully submitted

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

Cody Vangel, EIT
Chief Building Official & Municipal Planner