

Date: August 5, 2020

Report To: Mayor & Council

From: Cody Vangel, Chief Building Official & Municipal Planner

Re: Fort Frances/Aazhogan Renewal Planning Committee – Draft Terms of Reference

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 agreed upon terms of reference behind this committee are attached.

Rainy River Future Development Corporation (RRFDC) is preparing to submit two funding applications to complete a Land Use and Economic Development Feasibility Study for the associated mill properties. These applications will not be submitted without the support from Mayor & Council on the proposed Committee and terms of reference.

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.

The agreed upon terms of reference for the committee have been reviewed by associated administration members, RRFDC representative, and the Town’s retained planning consultant.

This matter was considered at the July 6, 2020 Planning and Development Executive Committee where it was requested that the Terms of Reference be reconsidered to allow the inclusion of members of mayor and council to sit on the proposed planning committee. When this request was brought back to Riversedge Developments, their stance was that they preferred to proceed without mayor and council sitting on the committee directly.

This matter was reconsidered at the August 4, 2020 Planning and Development Executive Committee where the committee heard that Riversedge preferred to proceed without mayor and council on the committee. In this meeting it was clearly stated by mayor and council members that they retain the final decision on any amending policies that develop through the process. Throughout the discussion it was recommended by PDEC that Administration be authorized to enter the committee as per the Terms of Reference, and subsequently that application for grant funding may proceed.

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

Council approval of this report will agree to the recommendation of the Planning and Development Executive Committee to allow administration to enter the Fort Frances/Aazhogan Renewal Planning Committee as per the provided Terms of Reference, and subsequently authorize the application for grant funding.