

# TOWN OF FORT FRANCES

## Planning & Development Executive Committee

### AGENDA - January 4, 2021 at 8:30 AM

#### Microsoft Teams meeting

Join on your computer or mobile app

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[+1 807-701-5975,,163025779#](#) Canada, Thunder Bay

Phone Conference ID: 163 025 779#

#### MEETING - VIRTUAL MEETING

	Page
1. <b><u>Call to Order - 0830am</u></b> Session #32.	
2. <b><u>Disclosure of pecuniary interest and the general nature thereof</u></b>	
3. <b><u>Approval of Previous Committee Minutes</u></b>	
3.1 Approval of Previous Meeting Minutes.	2 - 3
4. <b><u>Items Referred from Council - None</u></b>	
4.1 Snowmobiling Request from S. Noonan and D. Fortes - To discuss route options.	4
5. <b><u>New Business</u></b>	
5.1 Zoning By-Law and Official Plan amendments	5 - 26
6. <b><u>Outstanding Items</u></b>	
6.1 Colonization Road Matter.	27 - 45
7. <b><u>Information</u></b>	
7.1 Mill Demo Verbal Update - C. Vangel	
8. <b><u>In-Camera - None</u></b>	
9. <b><u>Adjourn / Next Meeting Date</u></b> Monday January 18th, 2020.	

## TOWN OF FORT FRANCES

### MINUTES

SESSION NO. #31

December 7, 2020

The meeting of Planning & Development Executive Committee of the Town of Fort Frances was held in the VIRTUAL MEETING on December 7, 2020 from 8:30 a.m. to 9:41 a.m.

PRESENT: J. McTaggart - Chairperson, W. Brunetta - Councillor, D. Judson - Councillor, Mayor J. Caul (ex-officio)

ALSO PRESENT: D. Brown, CAO, C. Vangel, CBO/Planner, P. Briere, Committee Secretary, R. Thoms, 93.1 The Border.

**1. Call to Order - 0830am.**

Session #31.

**2. Appointment of Committee Positions**

2.1 Appointment of a Chair & Vice-Chair for the Planning & Development Executive Committee (2 Year Term).

Chair: Councillor McTaggart

Vice-Chair: Councillor Judson

**3. Disclosure of pecuniary interest and the general nature thereof**

None.

**4. Approval of Previous Committee Minutes**

4.1 Approval of Previous Meeting Minutes.

- Approved as presented.

**5. In-Camera**

None.

**6. Items Referred from Council**

None.

**7. New Business**

None.

**8. Outstanding Items**

8.1 Site Plan Control Discussion/Amendments.

- No update at this time, referred to next meeting.

8.2 Letter to Town Council from New Fort Development.

- An overview of the item was presented to the Committee. After a discussion was had on the item the Planning & Development Executive Committee is recommending to Council that the application meets the eligibility criteria under the Community Improvement Plan and that Council further discuss the item in a future in-camera meeting.

8.3 Colonization Road Matter.

- An overview of the item was presented to the Committee. After a good discussion was had on the item, the Planning & Development Executive Committee is directing Administration to:

- That Administration develop a street naming/renaming policy, concurrently with the renaming of the Colonization Road discussions and have a draft of the policy presented

- to the Committee at their January 4th, 2021 meeting.
- That Administration develop education/consultation materials to assist in educating residents of Fort Frances on reconciliation and what it means. A copy of the materials be placed as a bill insert for the first tax billing in 2021. This will provide all residents an opportunity to provide practical feedback to the Committee at a meeting in March 2021.
  - That Administration research and provide updated operational costs associated with changes to addressing and updating systems with regards to naming/renaming streets.
  - That Administration investigate with local service providers/other agencies about processes involved with address changes and assistance that could be offered to residents.
  - That Administration provide Council with a report outlining the above directions and provide final approval.

**9. Information**

- 9.1 Mill Demo Information.
- A general overview of where the mill demolition is at was provided to the Committee. After a discussion was had on the item and questions answered. The Planning & Development Executive Committee has accepted the information as presented.
- 9.2 Single Use Plastics Advertising.
- An overview of the item was provided to the Committee. After a short discussion, the Planning & Development Executive Committee accepted the information as presented.
- 9.3 By-Law Enforcement Activities Report (November).
- The item was opened to the Committee for discussion. After a short discussion on the item was had, the Planning & Development Executive Committee accepted the information as presented.

**10. Adjourn / Next Meeting Date - 0941 am**  
Monday January 4th, 2021.

\_\_\_\_\_  
Executive Committee Chair

\_\_\_\_\_  
Secretary, Planning & Development Executive Committee

December 9, 2020

Mayor and Members of Council:

Please accept this letter as a request for assistance in developing Fort Frances into a destination for winter recreational activities. Kindly review our overall mission followed by a specific request to amend local by-laws.

In a year where tourism has been mostly obsolete, we believe there is opportunity to lay some ground work in establishing our community as a popular winter destination featuring various recreational activities. We believe our residents would appreciate improved access to healthy, family-friendly recreational activities such as snowmobiling, ice fishing and cross-country skiing. Local businesses and employees within our district can benefit from welcoming more tourists here during the slower winter season.

Many local snowmobile riders will not have the option to ride the popular US trails this winter and as a result the local trail permits have sold very well. This gives us an opportunity to showcase our offerings to locals. Based on feedback, some of the amenities the US trail system has to offer is the low cost of trail passes, well-groomed trails, and great accessibility to restaurants to stop for a break or a bite to eat.

Although we have no ability to influence the provincially regulated prices of trail permits in our district, we would like to explore some amendments to our bylaws that would allow more freedom to drive within town to access needed and wanted amenities and services. Connecting our beautiful trails to our local economy is a key step in establishing Fort Frances as a snowmobiling destination and would give more options for riders to dine, shop, visit and plan a vacation (or 'staycation') based around their snowmobiling hobby.

We have gained support with other local stakeholders in which we will continue to build on this initiative. The Borderland Snowmobile Club, Go Local Fort Frances, RRFDC, MAT Committee, and many businesses have offered support. New signage on trails, a winter tourism focused website, and digital marketing campaign are being explored and will likely to go live in January. Expansion to ice-fishing and cross-country skiing experiences are offerings to follow on this winter tourism initiative.

We seek support from the Town in this initiative and their guidance in improving access in a safe manner through consultation with the necessary parties. Thank you for considering our request to amend local bylaws to improve access within town. We believe this improved experience will keep local riders local and draw regional riders to our town.

Thank you,

Sarah Noonan – La Place Rendez-Vous, Dale Fortes – Boston Pizza



Date: January 4, 2021

Report To: Planning and Development Executive Committee

From: Cody Vangel, Chief Building Official & Municipal Planner

Re: B5-2020: Zoning By-Law Amendment - 1150 Portage Avenue  
C2-2020: Official Plan Amendment - 1150 Portage Avenue

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### **Background**

An application has been submitted by Tom Veert Contracting to request a site-specific zoning amendment from Open Space (OS) to Local Commercial (C1) with the inclusion of a site-specific permitted accessory use as a boarding house which will permit an office facility with accessory housing for out-of-town traveling employees at 1150 Portage Avenue.

Tom Veert Contracting has also submitted a subsequent application for a site-specific Official Plan amendment to alter the designation from Living to Employment for 1150 Portage Avenue.

### **Property History**

This property and building were formerly used as a childcare facility operated by the Town of Fort Frances. Information contained on file indicates that the main facility was constructed in 1990 with an accessory storage building being constructed in 1991. An addition to this storage building was constructed in 1996.

In 1995 a minor variance application was approved to permit an addition to the existing accessory building to allow the addition to be 15ft closer to the west lot line and 4ft closer to the north lot line than the main building is to the streets.

### **Official Plan**

The property is currently designated as a Living Area. Living areas typically promote residential developments and commercial uses which directly serve the surrounding residential uses such as convenience stores, entertainment sales and personal services.

The proposed use for the land is better suited with an Employment designation as the commercial office use will not directly serve the surrounding neighborhood. The proposed commercial office space will increase diverse employment opportunities. The proposed use may also serve the Rainy River District and beyond.

## **Zoning**

The property is currently zoned **Open Space (OS)** which does not support the proposed use for the facility. The property is requested to be rezoned to **Local Commercial (C1)** where the following uses are permitted:

- a) bank or financial institution
- b) community health and resource centre
- c) day nursery
- d) a maximum of 2 dwelling units located on the second storey or at the rear of the first storey
- e) office
- f) personal services establishment
- g) post office
- h) private club
- i) retail store not exceeding 185 m<sup>2</sup>

In addition to the rezoning, a site-specific permitted accessory use as a boarding house is requested to permit the housing of travelling employees. The zoning by-law offers to following definition for this use:

***BOARDING HOUSE:*** *A building containing rooming units, and which may also contain dwelling units and an accessory office and provides accommodation for at least three people and no more than ten.*

The following table provides a comparison between required general provisions for the Local Commercial zone and a survey of the property dated September 2007.

<b>General Provision</b>	<b>Required (Local Commercial)</b>	<b>Indicated on 2007 Survey</b>
<b>Minimum Lot Area (m2)</b>	550	5,295.47
<b>Minimum Lot Frontage (m)</b>	15	86.868
<b>Minimum Front Yard (m)</b>	7.5	7.81 to accessory building 18.44 to main building
<b>Interior Side Yard (m)</b>	Abutting commercial = nil Abutting another zone = 3	>3
<b>Exterior Side Yard (m)</b>	5	8.75 to accessory building 9.96 to main building
<b>Rear Yard (m)</b>	Abutting non-residential = 7.5 Abutting residential = 10	3.5 to shed 10.90 to main building
<b>Maximum Lot Coverage (%)</b>	40	≈13.68
<b>Minimum Landscaped Open Space (%)</b>	10	>10
<b>Maximum Building Height (m)</b>	12	<12

### **Provincial Policy Statements**

The Planning Act requires that official plan amendments and zoning by-law amendments be consistent with provincial policy statements as identified in the 2020 Provincial Policy Statements (PPS). The proposed re-development appears to be consistent with the 2020 PPS as follows:

#### **1.3.1 Planning authorities shall promote economic development and competitiveness by:**

- a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- c) facilitating the conditions for economic investment by identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;
- d) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities, with consideration of housing policy 1.4; and
- e) ensuring the necessary infrastructure is provided to support current and projected needs.

#### **1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:**

- a) establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower tier municipalities;
- b) permitting and facilitating:
  - 1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and
  - 2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;
- c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;

- d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;
- e) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and
- f) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

### **Divisional Comments**

Fort Frances Power Corporation

- No comments receive

Fort Frances Fire Rescue

- No comments received

Fort Frances Public Works

- No concerns

### **Committee of Adjustment**

These applications were considered by the Committee of Adjustment at their December 15, 2020 session where both applications were recommended for approval as presented.

### **Public Meeting**

Scheduled for Monday January 11, 2021

### **Summary/Recommendation:**

Administration believes that the proposed applications to rezone the property and to amend the official plan designation for the land will assist to promote a sustainable long-term use of the property. The proposed use appears to fit well within the general specifications for the Local Commercial zone as outlined in the zoning by-law as well as demonstrate general compliance with current official plan and provincial policy statements.

Based on the information provided above, including the recommendation of the Committee of Adjustment, the following are recommended for approval:

1. Application B5-2020 for a site-specific zoning by-law amendment to change the zoning from Open Space (OS) to Local Commercial (C1) with a site-specific permitted accessory use as a boarding house for 1150 Portage Avenue; and
2. Application C2-2020 for a site-specific Official Plan amendment to change the designation from Living to Employment for 1150 Portage Avenue.

Respectfully submitted

A handwritten signature in black ink, appearing to read 'Cody Vangel', with a stylized, flowing script.

Cody Vangel  
Chief Building Official & Municipal Planner

**Notice of Public Record:**

In accordance with section 1.0.1 of the Planning Act, RSO, 1990, all information and materials required in support of your application shall be made available to the public.

**Complete Application:**

All applicable sections of the application form must be completed. An incomplete application will be returned. For assistance, contact the Planning Department by phone at 807-274-5323 ex. 1216 or by email at cvangel@fortfrances.ca.



**APPLICATION TYPE (check one)**

- ☒ Zoning By-Law Amendment (section 34) ☐ Removal of Holding Provision (section 36)  
☐ Removal of Interim Control By-Law (section 38) ☐ Temporary Use By-Law (section 39)

1. The name, address, telephone number and email address (if any) of the Applicant:	
Tom Veert Contracting Ltd. P.O. Box 417 Fort Frances, Ontario 807-274-6898 807-275-9600	
2. If known the names and full addresses of the holders of any mortgages, charges or other encumbrances in respect of the subject land:	
Veert to fill out	
3. The current Official Plan designation of subject land:	Living
4. Describe how the application conforms to the official plan of the municipality?	
Application is subject to a subsequent official plan amendment from Living to Employment to better suit the criteria and standards of the official plan.	
5. The current zoning of the subject land:	open space
6. The nature and extent of the rezoning requested:	
To rezone the property from Open Space (OS) to Local Commercial (C1) with the addition of a boarding house as a permitted use accessory to the principal use	

7. The reason why the rezoning is requested.					
The proposed use of the property as an office space with an accessory use of housing for the workers does not suit the Open Space zone. Local Commercial zoning would permit an office use, and the request also asks that a boarding house be included as an accessory use for the housing of the employees.					
8. Is the subject land within an area where the municipality has pre-determined minimum & maximum density requirements or minimum or maximum height requirements?					
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, provide information relative to these requirements.					
9. The description of the subject land, such as the municipality, concession and lot numbers, registered plan and lot numbers, reference plan and part numbers and name of street and number:					
(PIN 56018-1864) PCL BLK 39-2 SEC SM33; PT 5TH ST N PL SM33 MCIRVINE AKA EIGHTH ST CLOSED BY A28481 PT 1 48R2897; PT BLK 39 PL SM33 MCIRVINE PT 2 & 4 48R2897; PT LANE BLK 39 PL SM33 MCIRVINE CLOSED BY A25692, PT 3 48R2897; FORT FRANCES					
10. The frontage, depth and area of the subject land (in metric):					
Frontage:	60.960m	Depth:	86.868m	Area:	5,295.473 m2
11. Is the application to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement?					
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, provide details of the official plan that deals with the matter					
12. Is the application to remove land from an area of employment?					
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, provide details of the official plan that deals with the matter.					
13. Is the subject land within an area where zoning with conditions may apply?					
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, provide an explanation of how the application conforms to the official plan policies relating to zoning with conditions					
14. Is access to the subject land by provincial highway, a municipal road that is maintained all year or seasonally, another public road or a right of way or by water?					
Yes					



15. If access to the subject land is by water only, provide details of the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land and the nearest public land:	
N/A	
16. Existing uses of the subject land:	
Child care facility	
17. Are there any buildings or structures on the subject land: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
18. If answer to question 17 is yes, provide, for each building or structure, the type of building or structure and the setback from the front lot lines, rear lot line and side lot lines, the height in metres of the building or structure and the dimensions or floor area of the building or structure:	
See attached survey from 2007	
19. The proposed uses of the subject land:	
Primary use as an office facility, with accessory use of boarding house for residential accomodations for employees.	
20. Are any buildings or structures proposed for the subject land? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
21. If answer for question 20 is yes, provide, for each building or structure, the type of building or structure proposed, the setback from the front lot line, rear lot line and side lot lines, the height in metres of the building or structure and the dimensions or floor area of the building or structure:	
See attached survey from 2007	
22. If known,	
a. the date the subject land was acquired by the current owner:	NOVEMBER 12 October 2020
b. the date existing buildings or structures on the subject land were constructed:	
Main facility 1990, storage shed 1991, addition to shed 1996	
c. the length of time that the existing uses of the subject land have continued:	
1990 to 2019	
23. Water is provided to the subject land by a publicly owned and operated piped water system, a privately owned and operated individual or communal well, a lake or other water body or by other means:	
public water service	



24. Whether sewage disposal is provided to the subject land by a publicly owned and operated piped sewage disposal system, a privately owned and operated individual or communal septic system, a privy or other means:	
public sanitary sewer	
25. If the application permits development on privately owned and operated individual or communal septic systems, and more than 4500 litres of effluent would be produced per day as a result of the development being completed, a servicing options report, and a hydrogeological report are required. Are these reports attached?	
a. a servicing options report,	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
b. a hydrogeological report	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
26. Indicate whether storm drainage is provided by sewers, ditches, swales or other means:	
ditches	
27. If known,	
a. is the subject land the subject of an application under the Act for approval of a plan of subdivision or a consent: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, provide file number and status of the application:	
b. has the subject land ever been the subject of an application under Section 34 of the Act: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, provide file number and status of the application:	
c. has the subject land ever been the subject of a Minister's Zoning Order? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, provide Ontario Regulation number of the Order:	

28. A sketch showing, in metric units, the following:

- a. the boundaries and dimensions of the subject land.
- b. The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the lot lines.
- c. The approximate location of all natural and artificial features on the subject land and on land that is adjacent to it, and that in the applicant's opinion, may affect the application (*for examples buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks*).
- d. The current uses on land that is adjacent to the subject land.
- e. The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right-of-way.
- f. If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- g. The location and nature of any easement affecting the subject land.

29. Is the application for an amendment to the zoning by-law consistent with the policy statements issued under subsection 3(1) of the Act. Yes ☒ No ☐

30. Is the subject land within an area of land designated under any provincial plan or plans? Yes ☐ No ☒

31. If answer to question 30 is yes, does the application conform to the applicable provincial plan or plans? Yes ☐ No ☐

32. An affidavit or sworn declaration by the applicant that the information required under this Schedule and provided by the applicant is accurate.

DECLARATION  
Of Applicant or Authorized Agent

I, Cody Vangel of the Town of Fort Frances, in the District of Rainy River solemnly declare that:

All the statements contained in this application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

DECLARED before me at the

Town of Fort Frances, in the

District of Rainy River, this 23<sup>rd</sup>

day of November 2020

)  
)  
)  
)  
)  
)  
)



Signature of Applicant or  
Authorized Agent



Elizabeth Slomke, a Commissioner, etc.,  
District of Rainy River, for the Corporation  
of the Town of Fort Frances.

Signature of Commissioner etc.

PLEASE NOTE:

1. The Owner must complete the Owner's Consent.
2. If the applicant is not the Owner, the application must be accompanied by an Authorization of Owner.
3. 12 copies of this application are required for processing accompanied by the required fee as outlined in current user fee by-law.
4. Application and fee to be filed with the Municipal Planner
5. It takes approximately 3 months to complete the process for a Zoning Amendment Application.
6. It is strongly recommended that you consult with the Municipal Planner to ensure the timelines of your application coincide with your development proposal.

COMPLETE IF APPLICANT IS THE OWNER

OWNER'S CONSENT

I, TOM VEENT <sup>PRESIDENT OF TITE</sup>, am the owner of the land that is the subject of this application and for the purposes of the Freedom of Information and Protection of Privacy Act, I authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application.

NOVEMBER 13, 2020  
Date

  
Signature of Owner

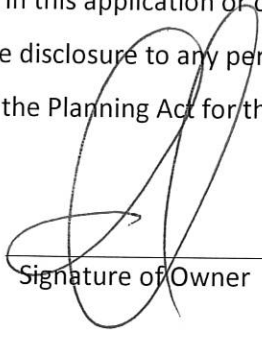
COMPLETE IF APPLICANT IS NOT THE OWNER

TOM VEENT CONTRACTING LIMITED  
Per: TOM VEENT, PRESIDENT

AUTHORIZATION OF OWNER

I, Tom Veert, PRESIDENT, TOWN OF FORT FRANCES, am the owner of the land that is the subject of this application for zoning amendment and, for the purpose of processing and the Freedom of Information and Protection of Privacy Act, I authorize Cody Vangel to act as my agent for this application and provide any of my personal information that will be included in this application or collected during the processing of the application and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application

NOVEMBER 13, 2020  
Date

  
Signature of Owner



# The Corporation of the Town of Fort Frances OFFICIAL PLAN AMENDMENT

*Information and Material to be provided under Subsection 22(4) of the Planning Act*

## APPLICATION FOR AN AMENDMENT TO THE OFFICIAL PLAN

SECTION 17, PLANNING ACT, 1990, R.S.O.

(as per Regulation 543/06, SCHEDULE 1 – INFORMATION AND MATERIAL  
TO BE PROVIDED WITH A REQUEST UNDER SUBSECTION 22(4) OF THE ACT)

Office Use Only	
File Number: <u>C2-2020</u>	Property Roll Number: <u>59-12-020-006-00600</u>
Date Submitted: <u>Nov. 23, 2020</u>	Date Deemed Complete: _____
Application Fee: <u>\$3,000.00</u>	Related File Number(s): <u>B5-2020</u>
<b>APPLICANT INFORMATION:</b>	

### 1.0 Applicant Information

Name of Owner  Tom Veert Contracting Ltd.	Name of Agent, if applicant is an agent by the owner  Cody Vangel
Mailing Address P.O. Box 417 Fort Frances, Ontario P9A 3M7	Mailing Address 320 Portage Avenue Fort Frances, Ontario P9A 3P9
Telephone Cell 807-274-6898 807-275-9600	Telephone Cell 807-274-5323 ext. 1216
Email  tomveert@tomveert.com	Email  cvangel@fortfrances.ca
Fax	Fax

*Note – If this application is submitted by an agent on behalf of the property owner, written authorization must accompany application. If the applicant is a corporation acting without an agent, the application must be signed by an officer of the corporation and the corporation's seal (if any) must be affixed.*

## 2.0 Property Information

Municipal Address <b>1150 Portage Avenue North</b>	
Lot/Block <b>See attached parcel register</b>	Registered Plan
Part(s)	Reference Plan
Parcel No. (s)	PIN (If Known) <b>56018-1864</b>
Property Roll No. <b>59-12-020-006-00600</b>	Frontage <b>86.868m</b>
Depth <b>60.960m</b>	Area (sq m) <b>5,295.473 m2</b>

## 3.0 Other Applications

Is the subject land or any land within 120 meters of the subject land, the subject of an application made by the approval of an Official Plan amendment, Zoning By-Law amendment or minor variance?	
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If yes, and if known, please indicate the application file numbers, location, application status, purpose and the effect of the application on the Official Plan amendment proposed by this application.	

## 4.0 Proposed Amendment

Name of Official Plan Designation <b>TOWN OF FORT FRANCES OFFICIAL PLAN - <u>Living (existing), Employment (proposed)</u></b>	
Does the proposed Official Plan Amendment apply to lands subject to any aboriginal land claims or provincial/aboriginal co-management agreement?	
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
(If known, provide information you may have as an attachment to the application)	
Have you consulted with Aboriginal Peoples on this request for a Plan Amendment?	
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
(If yes, provide any information you have on the consultation process and the outcome of the consultation. Please explain and attach on a separate page.)	

## 5.0 Nature of Proposed Amendment

<p>Does the proposed amendment change, replace or delete a policy in the Official Plan?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If yes indicate the policy(ies) proposed to be changed, replaced or deleted (list all relevant Section No.'s – attach a separate sheet if necessary)</p>
<p>What is the existing Land Use Designation?</p> <p>Existing Official Plan designation is Living Existing zoning designation is Open Space</p>
<p>What is the current use of the Subject Land?</p> <p>Discontinued use as a child care facility</p>
<p>Does the proposed amendment add a policy to the Official Plan?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If yes, what is the purpose of the proposed amendment?</p>
<p>Does the proposed amendment change or replace a land use designation in the Official Plan?</p> <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>If yes, indicate the land use designation(s) proposed to be changed or replaced (attach a separate sheet if necessary)</p> <p>Proposing to amend the official plan land use designation from Living to Employment</p>
<p>Describe the reason for the request to change the Land Use Designation?</p> <p>The proposal to amend from Living to Employment will allow for an office space to be the primary use with an accessory use of residential units for worker accommodations.</p> <p>(attach an additional sheet if necessary)</p>
<p>If the proposed amendment changes, replaces, deletes or adds a Policy (text) of the Official Plan, the text of the requested amendment <i>must be attached</i>:</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>Does the requested amendment <i>alter</i> all or any part of the boundary of an <b>area of settlement*</b> or <i>establish a new area of settlement*</i> in the municipality?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If, Yes, attach the current Official Plan policies (if any) dealing with the alteration or establishment of an area of settlement.</p> <p><i>*area of settlement under Section 1(1) of the Planning Act, R.S.O., 1990, means an area of land designated in an official plan for urban uses including urban areas, urban policy areas, towns, villages, hamlets, rural clusters, rural settlement areas, urban systems, rural service centres, or future urban use areas, or as otherwise prescribed by regulation.</i></p>



Does the requested amendment *remove* the subject land from an **area of employment**\*\* in the municipality?

Yes

☐

No

☒

If, Yes, attach the current Official Plan policies (if any) dealing with the removal of land from an area of employment.

**\*\* area of employment** under Section 1(1) of the Planning Act, R.S.O., 1990, means an area of land designated in an official plan for clusters of business and economic uses including, without limitation, the uses listed in subsection (5) or as otherwise prescribed by regulation. Under subsection (5), the uses within an area of employment are:

(a) manufacturing uses;

(b) warehousing uses;

(c) office uses;

(d) retail uses that are associated with uses mentioned in clauses (a) to (c); and

(e) facilities that are ancillary to uses mentioned in clauses (a) to (d).

#### 6.0 Justification for the Amendment

Describe the suitability of the subject land in terms of both physical characteristics and location for the proposed change in land use designation in this area.

At this time no exterior additions or renovations are proposed. The streetscape of the area is not intended to change. The office use may allow for some public traffic/interaction. Residential units for workers is intended to house out travelling employees.

It is unexpected that the proposed use would cause any adverse impact to the surrounding neighbourhood.

Indicate the compatibility of the change in land use designation with the existing uses in the area.

The property is currently surrounded by open space to the east, recreational (curling club) use to the north, residential to the west and open space to the south.

Residential units for workers fits in with nearby residential uses.

Office space use is not expected to generate a high traffic area for pedestrian traffic.

Indicate why there is a need for a change in land use designation in this area.

The proposed use as an office space that does not directly serve the needs of the surrounding neighbourhood and is best suited as an Employment area to permit the private business transaction needs.



<p>Describe why the proposed changes in policy is more appropriate than the relevant existing policy.</p> <p><b>There is no proposed change to any existing policies.</b></p>

**7.0 Provincial Interests**

<p>Please comment as to whether the requested amendment is consistent with the policy statements issued under subsection 3(1) of the Planning Act, R.S.O.,1990.</p> <p>The proposal appears to mesh with the Provincial Policy Statement 2020 under the Employment areas section. The proposal will promote job growth in the area, encourage mixed use developments and promotes business and economic growth.</p> <p>The proposal also provides a mechanism of housing supply for the direct workers of the office facility.</p>
--

8.0 Declaration of Applicant or Authorized Agent

DECLARATION  
Of Applicant or Authorized Agent

I, Cody Vangel of the Town of Fort Frances, in the District of Rainy River  
solemnly declare that:

All the statements contained in this application are true and I make this solemn declaration  
conscientiously believing it to be true and knowing that it is of the same force and effect as if made  
under oath and by virtue of the Canada Evidence Act.

DECLARED before me at the

Town of Fort Frances, in the

District of Rainy River, this 23<sup>rd</sup>

day of November 2020

)  
)  
)  
)  
)  
)



Signature of Applicant or  
Authorized Agent



Signature of Commissioner etc.

Elizabeth Slomke, a Commissioner, etc.,  
District of Rainy River, for the Corporation  
of the Town of Fort Frances.

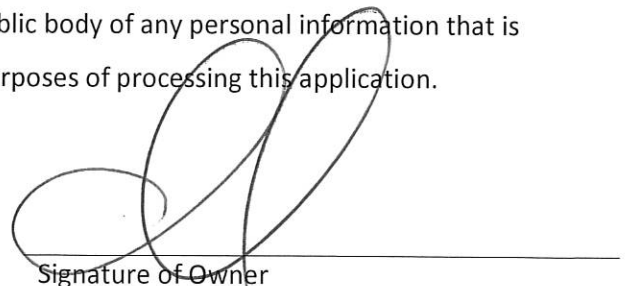
COMPLETE IF APPLICANT IS THE OWNER

I, Tom Veert

OWNER'S CONSENT

PRESIDENT OF THE  
I, am the owner of the land that is the subject of this  
application and for the purposes of the Freedom of Information and Protection of Privacy Act, I authorize and  
consent to the use by or the disclosure to any person or public body of any personal information that is  
collected under the authority of the Planning Act for the purposes of processing this application.

NOVEMBER 13, 2020  
Date

  
Signature of Owner

TOM VEERT CONTRACTING LIMITED  
Per: TOM VEERT,  
PRESIDENT

COMPLETE IF APPLICANT IS NOT THE OWNER

AUTHORIZATION OF OWNER

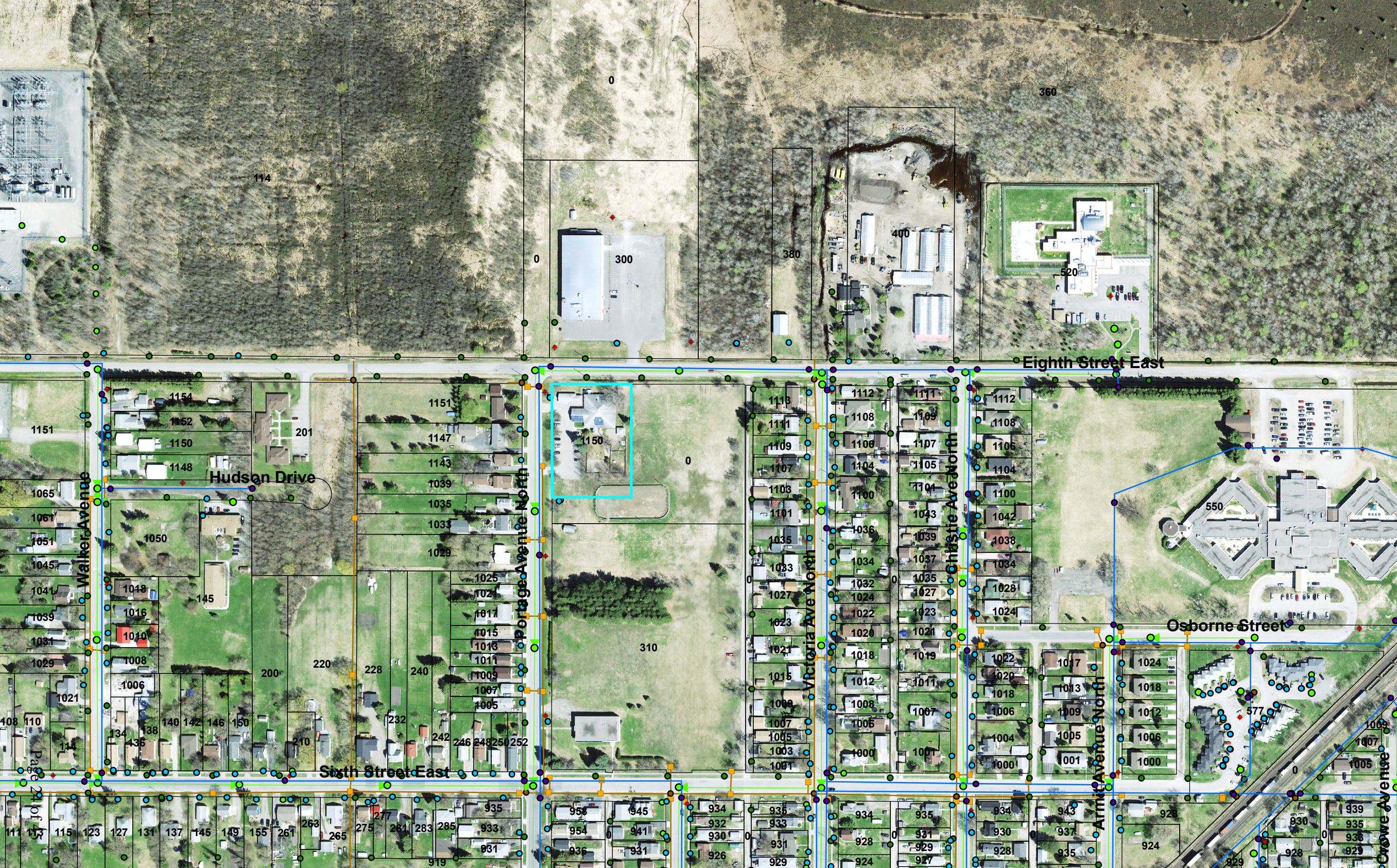
I, TOM VEENT, <sup>PRESIDENT OF THE</sup> am the owner of the land that is the subject of this application for zoning amendment and, for the purpose of processing and the Freedom of Information and Protection of Privacy Act, I authorize Cody Vangel to act as my agent for this application and provide any of my personal information that will be included in this application or collected during the processing of the application and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application

NOVEMBER 13, 2020  
Date

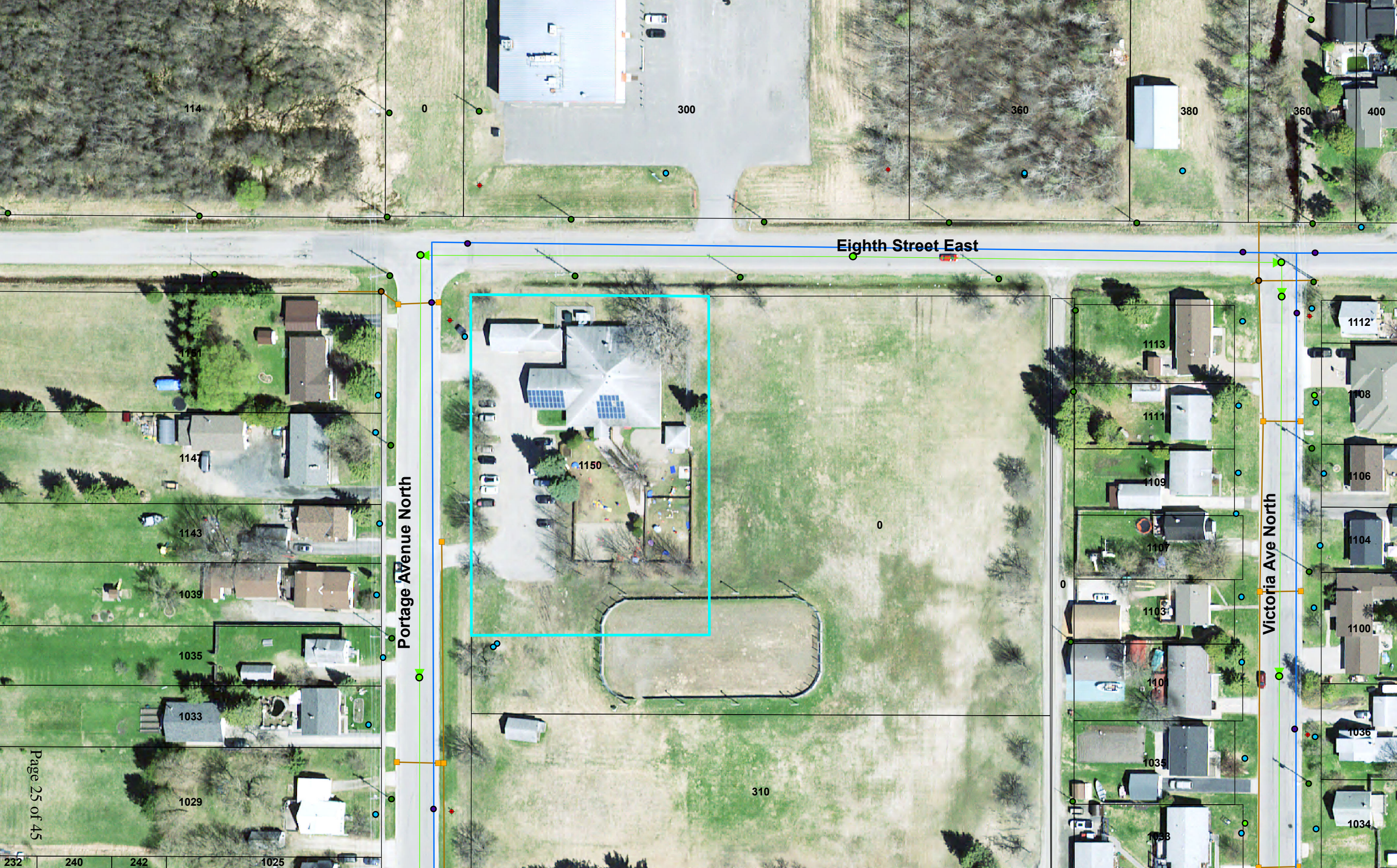
  
Signature of Owner

TOM VEENT CONTRACTING LIMITED  
PER: TOM VEENT,  
PRESIDENT









Eighth Street East

Portage Avenue North

Victoria Ave North



2-6-006

20.117 WIDE ROAD ALLOWANCE BETWEEN SECTIONS 21 AND 28, KNOWN AS EIGHTH STREET  
PIN 56016-0711

SURVEYOR'S REAL PROPERTY REPORT  
PLAN OF SURVEY OF  
PART OF BLOCK 39,  
PART OF FIFTH STREET  
(KNOWN AS EIGHTH STREET, CLOSED BY  
BY-LAW 880, REGISTERED AS A28481)  
AND PART OF A LANE,  
(CLOSED BY BY-LAW 2219,  
REGISTERED AS A25692)  
REGISTERED PLAN SM-33  
(DESIGNATED AS PARTS 1, 2, 3 AND 4  
REFERENCE PLAN 48R-2897)  
TOWN OF FORT FRANCES  
DISTRICT OF RAINY RIVER

SCALE - 1:300



W. J. BOWMAN LTD.  
ONTARIO LAND SURVEYORS  
2007

#### BEARING REFERENCE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO SOUTHERLY  
LIMIT OF EIGHTH STREET, HAVING A BEARING OF N89°55'W, AS  
SHOWN ON REFERENCE PLAN 48R-2897.

#### NOTE

BUILDING TIES SHOWN HEREON ARE TO FINISHED  
WALL UNLESS OTHERWISE NOTED.

#### LEGEND

- DENOTES A PLANTED SURVEY MONUMENT
- DENOTES A FOUND SURVEY MONUMENT
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- SSIB DENOTES SSIB
- WIT DENOTES WITNESS
- 748 DENOTES D.F. WALTON, O.L.S.
- 1278 DENOTES W.J. BOWMAN LTD., O.L.S.
- P DENOTES REGISTERED PLAN SM-33
- P1 DENOTES REFERENCE PLAN 48R-2897
- P2 DENOTES PLAN F10-292 BY W.J. BOWMAN LTD., O.L.S.
- PIN DENOTES PROPERTY IDENTIFICATION NUMBER
- / DENOTES NOT TO SCALE
- E DENOTES ELECTRICAL PLUG IN

#### CLIENT

THIS REPORT WAS PREPARED FOR FORT FRANCES CHILDREN'S  
COMPLEX AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY  
FOR USE BY OTHER PARTIES.

THIS REPORT REFLECTS CONDITIONS AT TIME OF SURVEY.  
UPDATING THE SURVEY WILL BE REQUIRED IN ORDER TO  
ISSUE ADDITIONAL COPIES SUBSEQUENT TO THE DATE OF  
THE SURVEYOR'S CERTIFICATE.

#### SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN  
ACCORDANCE WITH THE SURVEYS ACT, THE  
SURVEYORS ACT AND THE LAND TITLES ACT AND  
THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 27th DAY  
OF SEPTEMBER, 2007.

29 Sept. 2007 *Henriette J. Verhoef*  
DATE HENRIETTE J. VERHOEF  
ONTARIO LAND SURVEYOR  
CANADA LAND SURVEYOR

© Copyright W. J. Bowman Ltd., 2007.

<b>W. J. BOWMAN LTD.</b> <b>ONTARIO LAND SURVEYORS</b> 408 SCOTT STREET FORT FRANCES, ONTARIO P.O. BOX 447 P9A 3M8 PHONE: (807) 274-4504 FAX: (807) 274-4253 EMAIL: wjbowmanff@shaw.ca		
DRAWN BY: C.C., H.V. CREW: M.B., C.C.	CLIENT: FORT FRANCES CHILDREN'S COMPLEX	Drawing No. <b>F5-1243</b>
JOB No. FF3239	F.N. No. M94.107-1.11	

#### SURVEY REPORT SUMMARY

##### REGISTERED EASEMENTS and/or RIGHT-OF-WAYS

None.

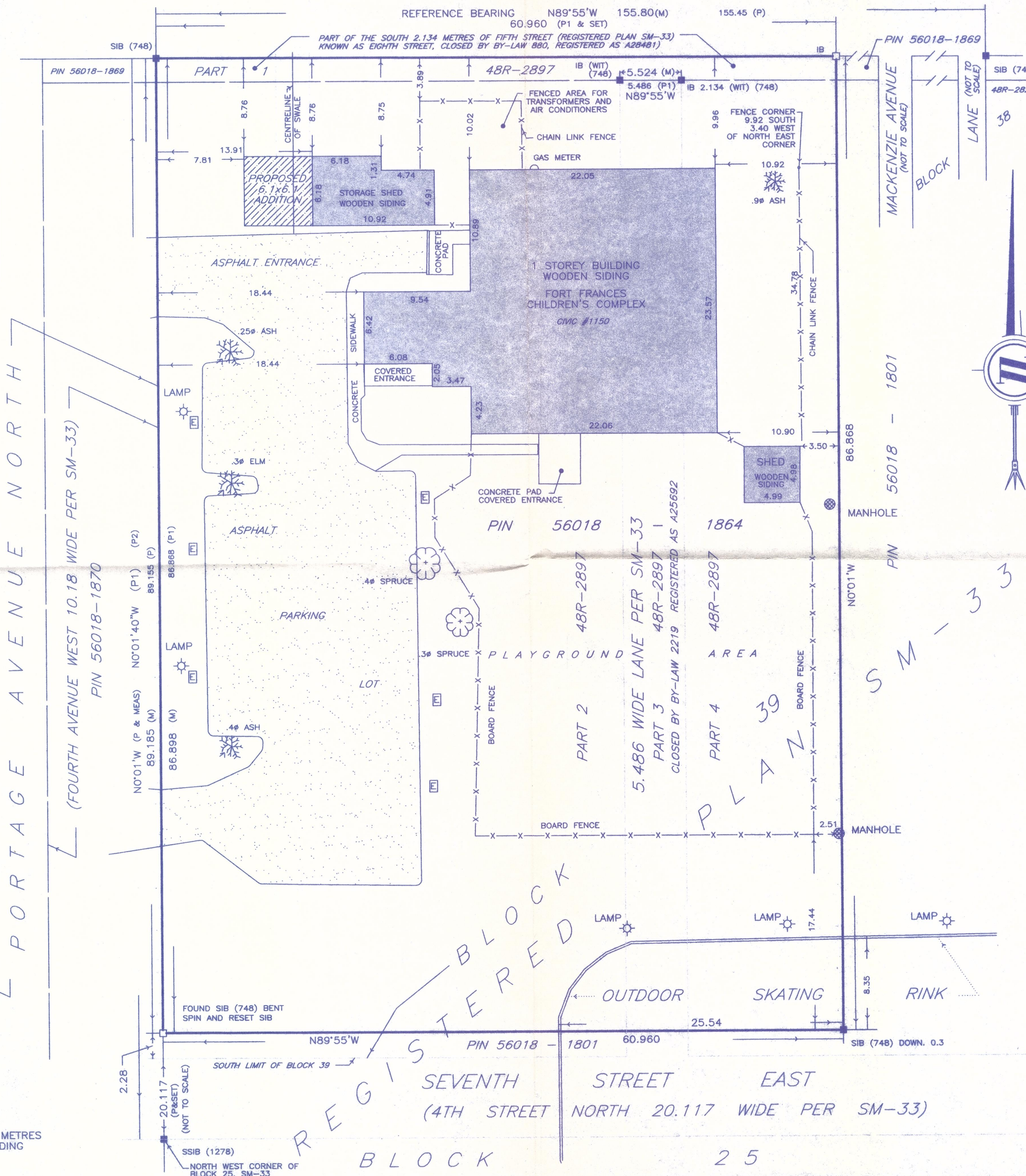
##### COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS

Not certified by this REPORT.

##### ADDITIONAL REMARKS

A one storey building, two sheds, a paved parking area and a fenced in playground area are all wholly within the surveyed property. An outdoor skating rink is partially situated on the south east corner of the property. Two manholes are situated just inside the east limit of the property. The location and setbacks of a proposed addition to a shed at the north west corner of the property are illustrated on the face of the plan.

The building is serviced by buried electrical cables coming from Eighth Street. Buried electricity runs through the property servicing some lamp standards and electrical plug ins in the parking lot area.



#### METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES  
AND CAN BE CONVERTED TO FEET BY DIVIDING  
BY 0.3048.



Date: January 4, 2021

Report To: Planning & Development Executive Committee

From: Cody Vangel, Chief Building Official & Municipal Planner

Re: Amending Road Names – Fort Frances

---

The Planning and Development Executive Committee will recall that administration has been tasked with the following regarding the changing of road names within the Town of Fort Frances:

- Develop a road naming/renaming policy
- Develop consultation and educational information for distribution with the first 2021 tax bill
- Research and estimate operational costs associated
- Research process involved with local service providers in the event of road name changes

### **Policy**

Administration has prepared a draft policy for review by the Committee prior to finalizing. It should be made aware that the proposed policy is a general approach to all street naming/renaming proposals and does not include specific direction towards the Colonization Road matter. The draft policy has been attached with this report and the following notes are added for consideration:

- Proposals initiated by the Town will require a resolution by Council indicating the intent to consider to name, or rename a street, or assign a ceremonial name to a Street in lieu of submitting an application.
- A public meeting is not a statutory requirement, though has been included within this policy.
- Section 47 of the Municipal Act (now repealed) previously required a municipality to provide public notice of its intention to pass a by-law naming a highway or changing the name of a highway. Though no longer a statutory requirement, our existing notice by-law references the requirement for giving notice with intent to pass such by-law and is intended to be followed at this time.
- Giving notice of formally passing a by-law to name, or rename a street, or assign a ceremonial name to a Street is not a statutory requirement, though has been included within this policy.
- This policy is written in terms that an applicant would have a proposed street name. It does not have verbiage on conducting a poll or submission of multiple street names.

### **Consultation & Education Information**

A draft consultation/education brochure has been attached with this report for consideration by the Committee. For clarification in this report, this consultation/education piece is directly associated with the Colonization Road matter. The intent will be to include the finalized brochure in the first tax bill of 2021 which is slated to be delivered towards the end of January 2021.

### **Operational Costs**

The research into associated operational costs is still being researched at this time. When this information is compiled, it is recommended that it be utilized to assign an application fee to name, or rename a street, or assign a ceremonial name.

If a road name to be assigned or changed is indicated on a registered plan of subdivision, there may be legal fees associated with regard to registering a by-law in the land registrar's office. This is being researched at this time to determine if applicable.

### **Service Provider Notifications**

Research into the process for notifying various service providers and the various steps involved is still underway.

Simply for the information of the committee, various by-laws have been included for the Town of Fort Frances regarding the following:

- By-Law 48/01: A by-law to rename a portion of Front Street to Central Avenue
- By-Law 61/01: A by-law to assign on a national basis, "La Verendrye Parkway" as a collective name for certain portions of Colonization Road East and Front Street
- By-Law 10/96: A by-law to assume and rename roads within the Town of Fort Frances

At this time administration will continue to research operational costs and the notification process with some service providers. Additionally, with the information provided above, administration is seeking the following:

- Recommendation for approval of the consultation/education brochure to bring forward to Council on January 11, 2021
- Feedback on the proposed policy for revision as necessary

Respectfully submitted



Cody Vangel  
Chief Building Official & Municipal Planner



# THE TOWN OF FORT FRANCES

## Section: Planning & Development

### Policy: Street Naming and Renaming

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**Creation Date:** January 2021

**Revised Date:** N/A

**Resolution Number:** #####

**Supersedes Resolution Number:** N/A

**Policy Number:** ##

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#### 1. Purpose

- 1.1 This policy provides guidelines on the naming of streets and roadways in the Town of Fort Frances and establishes the process by which requests can be made for street name changes.
- 1.2 This policy's intent is to promote the selection of street names that will avoid duplications and promote emergency safety considerations.
- 1.3 This policy provides the process for public input into proposed naming, or renaming, or assigning a ceremonial name to streets and roadways in the Town of Fort Frances.

#### 2. Definitions

- 2.1 *Ceremonial Naming* refers to assigning a ceremonial name to a Street in honour of an individual, event or an organization that has made a significant and exceptional positive contribution to the Town of Fort Frances, the Province of Ontario or Canada. A ceremonial name is a secondary name and does not replace the official name.
- 2.2 *Chief Building Official* refers to the Chief Building Official appointed by the Town of Fort Frances
- 2.3 *Draft Plan of Subdivision* is a document that shows the surveyed boundaries, location, size, and streets of a proposed subdivision.
- 2.4 *Duplicate* refers to street names that are identical, not including the street suffix.
- 2.5 *First Responders* refers to Fort Frances Fire Rescue Service, Ontario Provincial Police, and Rainy River District Paramedic Services.

- 2.6 *Municipal Planner* refers to the Municipal Planner of the Town of Fort Frances.
- 2.7 *Planning and Development* refers to the Town of Fort Frances Planning and Development division or its successor.
- 2.8 *Procedures for Notices By-Law* refers to By-Law 64/02, as amended, or its successor.
- 2.9 *Reference Plan* refers to a plan deposited in the local Land Registry Office and is a graphic representation of descriptions of land, as well as representations of divisions of land under the *Planning Act*.
- 2.10 *Similar Sounding* refers to street names that sound similar in their entirety, not including the street suffix.
- 2.11 *Street* is any existing or proposed public or private street, lane, or walkway within the boundaries of the Town of Fort Frances.
- 2.12 *Street Suffix* refers to words that follow a street name and usually indicate the type of street configuration and or street direction.
- 2.13 *Town* refers to the Town of Fort Frances
- 2.14 *Unnamed Street* refers to any Street or a proposed street on a Reference Plan without an official name and not on a draft plan of a subdivision.

### **3. Criteria for Naming or Renaming a Street or Assigning a Ceremonial Name to a Street**

- 3.1 The Town will consider proposals for street naming but is under no obligation to accept a proposal to name, or rename a street, or assign a ceremonial name to a Street.
- 3.1.1 Proposals initiated by the Town will require a resolution by Council indicating the intent to consider to name, or rename a street, or assign a ceremonial name to a Street in lieu of submitting an application.
- 3.2 Street names, including ceremonial Street names should portray a strong positive image and have historical, cultural, Indigenous or social significance or contribution to the betterment of the community, the Town, the Province of Ontario or Canada.
- 3.3 Street names shall not impair the ability of First Responders to respond to emergencies or impair the Town's ability to deliver services.
- 3.4 Streets that have been named, renamed, or assigned a ceremonial name within the previous ten years will not be renamed.

- 3.5 Assigning a ceremonial name to a Street will be considered before renaming a Street.
- 3.6 Suffixes for Street names are assigned by the Town to ensure the appropriate suffix is used to describe the type, function, length and configuration of the Street.
- 3.7 All Town costs involved in renaming a Street shall be the responsibility of the applicant. Where the Town initiates the renaming of a Street, the Town shall bear the associated costs.
- 3.8 Street names, including ceremonial names, shall not:
  - 3.8.1 Result in, or be perceived to confer, any competitive advantage, benefit or preferential treatment or advertisement to the named party, or a product, service or a particular business;
  - 3.8.2 Be or be perceived to be discriminatory or derogatory of race, colour, ethnic origin, gender identity or expression, sex, sexual orientation, creed, political affiliation, disability or other social factors;
  - 3.8.3 Result in inappropriate abbreviations or acronyms;
  - 3.8.4 Duplicate or be similar sounding to an existing Street name;
  - 3.8.5 Place the Town in conflict with any agreements established in the acquisition or management of the street; and
  - 3.8.6 Make a direct or indirect reference to recent events or recently deceased individuals, except where the event or the individual had a legacy or significant contributions to the Town of Fort Frances. Names of recent events or recently deceased individuals may only be considered after two years has elapsed.
- 3.9 The physical location, size and style of the street sign(s) shall be determined by the Town.
- 3.10 Naming or renaming a Street, or assigning a ceremonial name to a Street, on behalf of an individual, event, or an organization requires the written consent of the named party or the named party's representative.
  - 3.10.1 In circumstances where consent has not been received, despite reasonable efforts, the Town, in absence of any refusal to provide consent or legal concerns, may approve the name if the applicant is able to demonstrate efforts to obtain consent to the satisfaction of the Town.

#### **4. Naming Streets on Draft Plans of Subdivisions**

- 4.1 A proposal to name Streets on a draft plan of subdivision is to be made using the Street Naming Application through the Planning and Development Division and at minimum is to include:
  - 4.1.1 The proposed Street names, including any background information on the names; and
  - 4.1.2 A copy of the draft plan of a subdivision.
- 4.2 Proposed Street names that portray Indigenous significance or are after an Indigenous individual, organization or event will require consultation with Indigenous communities and adherence to appropriate Indigenous practices or protocols.
- 4.3 The Chief Building Official or Municipal Planner will assess proposed Street names for draft plans of subdivisions in accordance with this Policy and consult with the appropriate internal Town divisions prior to granting approval.
- 4.4 If the proposed name does not comply with this Policy, the Chief Building Official or Municipal Planner will advise the applicant and refer to Council for decision.

#### **5. Naming an Unnamed Street**

- 5.1 A proposal to name an unnamed Street is to be made using the Street Naming Application through the Planning and Development Division and at minimum is to include:
  - 5.1.1 The proposed name;
  - 5.1.2 Rationale for naming the Street;
  - 5.1.3 Documented support, including but not limited to petitions and support letters, from at least 75 percent of property owners that about the street, unless the street is on a Reference Plan;
  - 5.1.4 Section 5.1.3. may be waived for Town initiated changes; and
  - 5.1.5 A map or an illustration, including major intersections of the unnamed street.
- 5.2 Proposed Street names that portray Indigenous significance or are after an Indigenous individual, organization or event will require consultation with Indigenous communities and adherence to appropriate Indigenous practices or

protocols.

- 5.3 The Chief Building Official or Municipal Planner will consult with various internal Town divisions on the proposed Street name.
- 5.4 If the proposed name does not comply with this Policy, the Chief Building Official or Municipal Planner will advise the applicant and Town Council.
- 5.5 If the proposed name complies with this Policy, the Town will host a public meeting to consider the proposal. Notice of public meeting will comply with Section 8 of this policy.
- 5.6 If approved, the Town will provide notice of its intention to pass an authorizing by-law as outlined in Section 8 of this policy.
- 5.7 Upon passing such authorizing by-law the Town will provide notice of its passing as outlined in Section 8 of this policy.

## **6. Renaming Town Streets**

- 6.1 A proposal to rename a Street is to be made using the Street Naming Application through the Planning and Development Division and at minimum is to include:
  - 6.1.1 Rationale for changing the name and significance of the proposed name;
  - 6.1.2 Relevance of the proposed name to the Street;
  - 6.1.3 Documented support, including but not limited to petitions and support letters, from at least 75 percent of property owners that abut the street;
  - 6.1.4 Section 6.1.3. may be waived for Town initiated changes; and
  - 6.1.5 A map or an illustration, including major intersections of the street to be renamed.
- 6.2 Proposed Street names that portray Indigenous significance or are after an Indigenous individual, organization or event will require consultation with Indigenous communities and adherence to appropriate Indigenous practices or protocols.
- 6.3 The Chief Building Official or Municipal Planner will consult with various internal Town divisions on the proposed Street name.
- 6.4 If the proposed name does not comply with the Policy, the Chief Building Official or Municipal Planner will advise the applicant and Town Council.

- 6.5 If the proposed name complies with this Policy, the Town will host a public meeting to consider the proposal. Notice of public meeting will comply with Section 8 of this policy.
- 6.6 If approved, the Town will provide notice of its intention to pass an authorizing by-law as outlined in Section 8 of this policy.
- 6.7 Upon passing such authorizing by-law the Town will provide notice of its passing as outlined in Section 8 of this policy.

## **7. Assigning a Ceremonial Name to a Town Street**

- 7.1 A proposal to assign a ceremonial name to a Street is to be made using the Ceremonial Street Naming Application through the Planning and Development Division and at minimum is to include:
  - 7.1.1 The Street proposed for the ceremonial name;
  - 7.1.2 Rationale and significance of the proposed name;
  - 7.1.3 Relevance of the proposed name to the Street, community and Town;
  - 7.1.4 Documented support, including but not limited to petitions and support letters, from at least 75 percent of property owners that abut the street;
  - 7.1.5 Section 7.1.3. may be waived for Town initiated changes; and
  - 7.1.6 A map or an illustration, including major intersections of the Street.
- 7.2 Proposed Ceremonial Street names that portray Indigenous significance or are after an Indigenous individual, organization or event will require consultation with Indigenous communities and adherence to appropriate Indigenous practices or protocols.
- 7.3 The Chief Building Official or Municipal Planner will consult with various internal Town divisions on the proposed Ceremonial Street name.
- 7.4 If the proposed Ceremonial Street name does not comply with the Policy, the Chief Building Official or Municipal Planner will advise the applicant and Town Council.
- 7.5 If the proposed Ceremonial Street name complies with this Policy, the Town will host a public meeting to consider the proposal. Notice of public meeting will comply with Section 8 of this policy.
- 7.6 If approved, the Town will provide notice of its intention to pass an authorizing by-

law as outlined in Section 8 of this policy.

- 7.7 Upon passing such authorizing by-law the Town will provide notice of its passing as outlined in Section 8 of this policy.

## **8. Notification**

- 8.1 The Town will give Notice of Public Meeting by way of:
- 8.1.1 Publishing a notice in a newspaper that is of sufficiently general circulation in the area to which the proposed naming, or renaming, or assigning a ceremonial name would apply, once, at least 14 days prior to the public meeting;
  - 8.1.2 Publishing a notice on the Town website at least 14 days prior to the public meeting; and
  - 8.1.3 Registered mail or hand delivered to property owner(s) directly abutting/fronting the associated street, once, at least 14 days prior to the public meeting.
- 8.2 The Town will give notice of its intention to pass a by-law to name, or rename a street, or assign a ceremonial name to a Street as outlined in the Procedures for Notices By-Law.
- 8.3 The Town will give notice of passing a by-law to name, or rename a street, or assign a ceremonial name to a Street by way of:
- 8.3.1 Publishing a notice in a newspaper that is of sufficiently general circulation in the area to which the proposed naming, or renaming, or assigning a ceremonial name would apply;
  - 8.3.2 Publishing a notice on the Town website; and
  - 8.3.3 Registered mail or hand delivered to property owner(s) directly abutting/fronting the associated street.
- 8.4 The Town will notify the following internal departments, emergency services, agencies/bodies and adjacent municipalities of the change of an existing street name or assignment of a new street name upon passing such authorizing by-law.
- 8.4.1 All divisions internal to the Town of Fort Frances
  - 8.4.2 Fort Frances Power Corporation
  - 8.4.3 Rainy River District Paramedic Services
  - 8.4.4 Fort Frances Fire Rescue Services
  - 8.4.5 Ontario Provincial Police
  - 8.4.6 Bell 9-1-1
  - 8.4.7 Kenora Central Ambulance Communications Centre
  - 8.4.8 Canada Post
  - 8.4.9 Agency One First Nations
  - 8.4.10 Township of Alberton
  - 8.4.11 Municipal Property Assessment Corporation

## Address Change Considerations

- Service Ontario
- Ontario photo card
- Home internet, TV & phone provider
- Financial Institutions
- Hydro One or any other electricity or gas providers
- Your Insurance policies
- Ontario Works (Financial and Unemployment Assistance)
- Canadian Pension Plan (CPP)
- Old Age Security (OAS)
- Employment Insurance (EI)
- OSAP Loans and Bursaries
- Mobile phone provider
- Canada Savings Bond
- Ontario Savings Bond
- Ontario Disability Support Program (ODSP)
- Elections Canada
- Elections Ontario
- Outdoor card
- Streaming and online services
- Canadian Firearms Program (CFP) of the Royal Canadian Mounted Police
- Pharmacist
- Employer
- Dentist
- Library
- Municipality
- Graduates/Alumni associations
- University/College
- Car manufacturer
- Car dealership
- Medical clinic
- Union
- Professional association
- Nexus Card
- Rewards Programs
- Magazines and Newspapers
- Charities you support
- Canada Revenue Agency

### CANADA POST - MAIL FORWARDING

In preliminary consultation with Canada Post the following has been determined in the event of changing a street name:

- There is no direct cost to the Town
- Impacted customers will be provided with free mail redirection for 1 year
- The Town will send a letter to each affected resident informing them of the change. A copy of said letter will also be provided to Canada Post
- The Town will need to confirm all impacted addresses with Canada Post
- It may take 6 to 8 weeks for customers to see the new address information in the Canada Post Corporation public database



## Renaming Colonization Road





## BACKGROUND

The Town of Fort Frances is actively investigating a meaningful approach to the potential renaming of Colonization Road East and West within the community as a small step forward in our path to reconciling past, present and future relationships with our neighboring Indigenous communities.

The Town understands that entertaining such a change may generate a variety of impacts on all associated parties and is researching these potential impacts.

The Town is also actively developing a street naming/renaming policy to develop a set of guidelines to ensure a consistent approach to assigning street names within the Town.

## HISTORY

Colonization Road(s), as we currently understand, were constructed in the mid to late 1800's, upon passage of the Public Lands Act, to provide European settlers with access to colonized lands throughout Canada, including Northwestern Ontario, where many of these roads continue to exist in Fort Frances and surrounding municipalities.

To provide context to the impact of these road names, *colonization* is defined as “the action or process of settling among and establishing control over the Indigenous people of an area” or “the action of appropriating a place or domain for one's own use”.

Though changing a road name does not erase history, it is a small first step forward in strengthening our relationships.

## ACTION

Within Ontario, some municipalities have successfully renamed these roads within their communities and others are working towards renaming them. Regionally, Kenora has successfully renamed Colonization Road and Dryden is currently working through their renaming process.

The Town understands the significant historical, present and future impacts that the term “Colonization” carries and is committed to considering the renaming of both Colonization Road East and Colonization Road West.

As a supporting body for these changes, The Truth and Reconciliation Commission of Canada has called upon municipal governments to “repudiate concepts used to justify European sovereignty over Indigenous peoples and lands”.

Additionally, the Ontario Human Rights Commission identifies that municipalities have an obligation under the Human Rights Code, to provide a service environment free of discrimination. To develop a welcoming and inclusive environment and to comply with the Human Rights Code, municipalities are encouraged to remove barriers that may affect various communities such as use of words that degrade people based on their ancestry, race, colour and ethnic origin.

## PUBLIC INPUT

As the Town continues to work on a street naming/renaming policy, we will also work towards compiling supporting information and a list of considerations to be accounted for resulting from such potential changes. With this, the Town is seeking input from members of the public regarding the following:

- Any foreseen costs that may arise to property owners;
- Any potential address changes that may be required in addition to those outlined on this pamphlet; and
- Any other concerning impacts not related to address changes.

Input can be emailed to [cvangel@fortfrances.ca](mailto:cvangel@fortfrances.ca) or mailed to the following address, to be received no later than March 10, 2021:

Planning and Development Executive Committee

320 Portage Avenue

Fort Frances, Ontario

P9A 3P9





TOWN OF FORT FRANCES

BY-LAW NO.48/01

(Being a by-law to rename a portion of Front Street as Central Avenue - the *Municipal Act*, R.S.O. 1990, c.M.45, Section 210 (111).)

WHEREAS on August 13, 2001, Council approved a recommendation from the Planning and Development Executive Committee to rename a certain portion of Front Street as Central Avenue; and

WHEREAS in compliance with the *Municipal Act*, it was advertised for four successive weeks in a newspaper having general circulation in the Town that a public meeting would be held on October 9, 2001, at 7:00 p.m. in the Civic Centre to hear all persons who claim to be adversely affected by the proposed name change; and

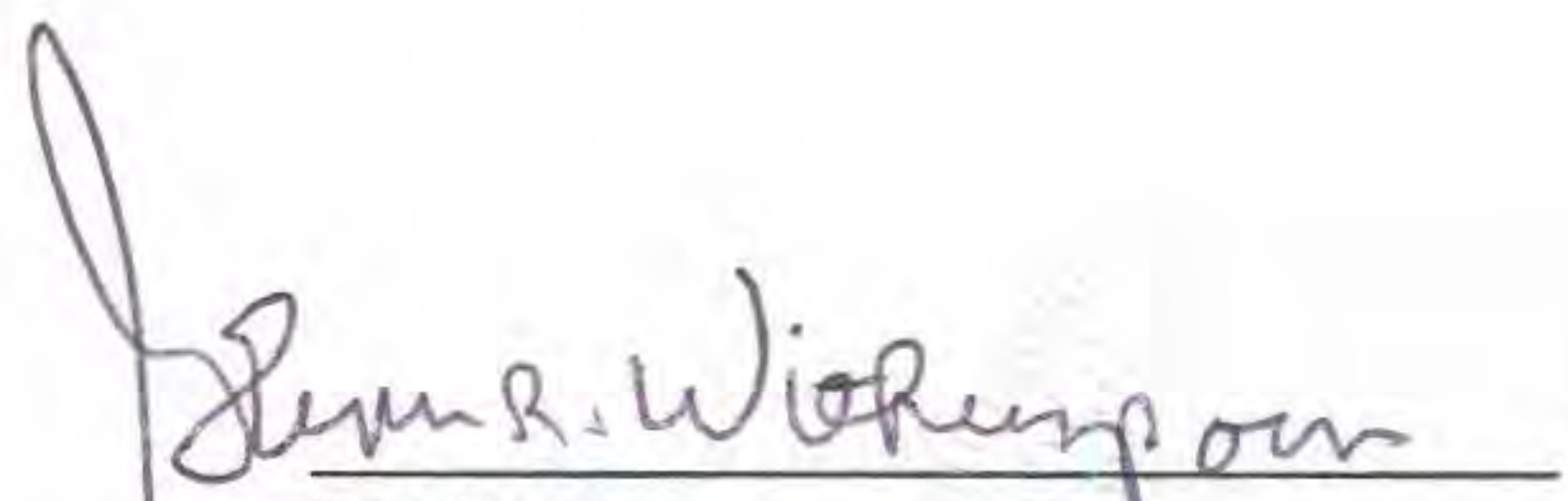
WHEREAS, also in compliance with the *Municipal Act*, a public meeting was held as advertised;

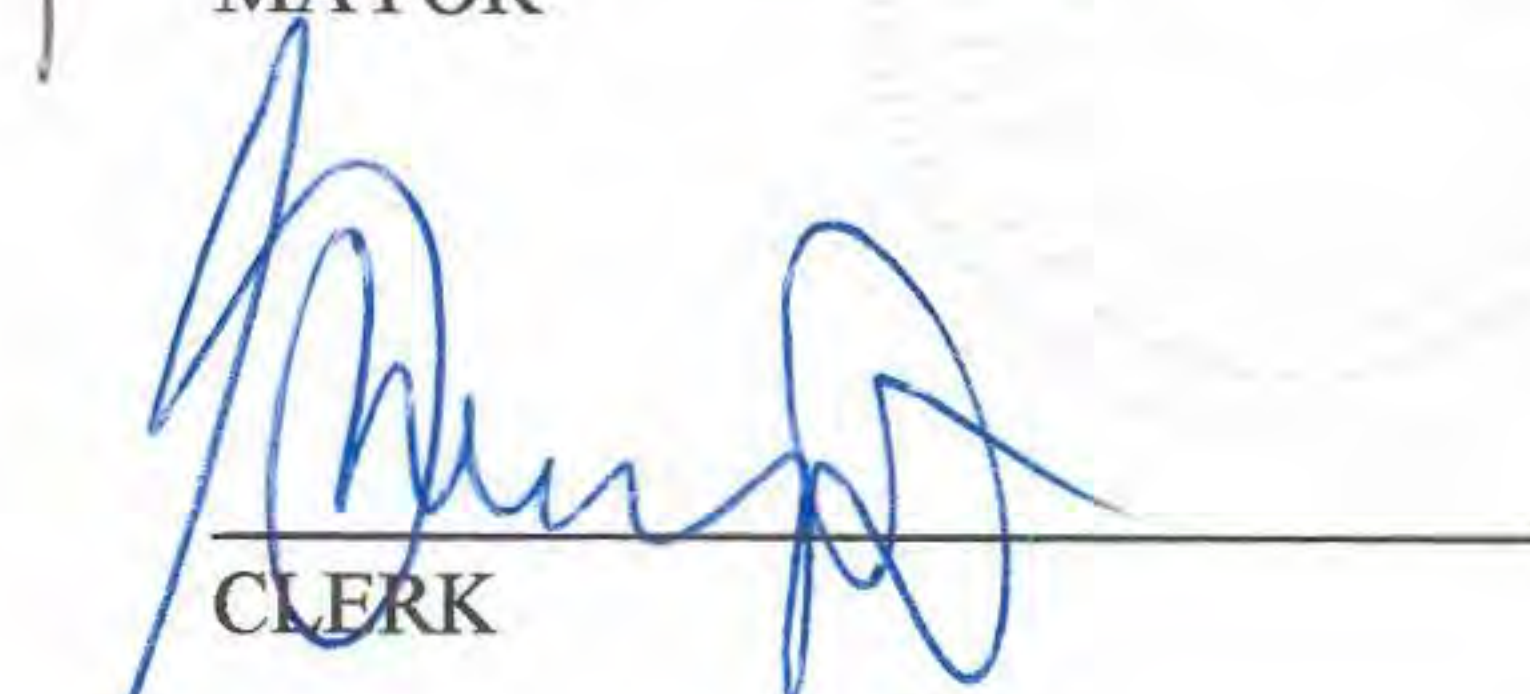
NOW THEREFORE Council for the Corporation of the Town of Fort Frances HEREBY ENACTS as follows:

1. That the part of Front Street as shown on Plan M68 extending from the intersection of Central Avenue and First Street East, southerly to Church Street be renamed Central Avenue.

This by-law shall come into force and take effect on the final passing thereof.

READ THREE TIMES and finally passed in open Council this 9th day of October 2001.

  
MAYOR

  
CLERK



<p style="writing-mode: vertical-rl; transform: rotate(180deg);">FOR OFFICE USE ONLY</p> <p style="font-size: 24pt; font-weight: bold;">A0078299</p> <p style="text-align: center;">CERTIFICATE OF RECEIPT RAINY RIVER (48)</p> <p style="font-size: 24pt; font-weight: bold;">'01 OCT 23 PM 12 10</p> <p style="text-align: right;"><i>Glenn W. Treflin</i> LAND REGISTRAR</p>	<p>(1) Registry <input type="checkbox"/> Land Titles <input checked="" type="checkbox"/> (2) Page 1 of 2 pages</p>		<p>(3) Property Identifier(s) Block Property Additional: See Schedule <input type="checkbox"/></p>											
	<p>(4) Nature of Document Application to register By-Law Section 78, Land Titles Act</p>													
	<p>(5) Consideration  Dollars \$</p>													
	<p>(6) Description That the part of Front Street as shown on Plan M68 extending from the intersection of Central Avenue and First Street East, southerly to Church Street.</p>													
	<p>New Property Identifiers Additional: See Schedule <input type="checkbox"/></p>		<p>(7) This Document Contains: (a) Redescription New Easement Plan/Sketch <input type="checkbox"/> (b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input checked="" type="checkbox"/></p>											
<p>(8) This Document provides as follows: THE CORPORATION OF THE TOWN OF FORT FRANCES makes application to register By-Law No. 48/01 to RENAME the road being the lands as described above.  The evidence in support of this application consists of: 1. A certified copy of By-Law No. 48/01</p> <p style="text-align: right;">Continued on Schedule <input checked="" type="checkbox"/></p>														
<p>(9) This Document relates to instrument number(s)</p>														
<p>(10) Party(ies) (Set out Status or Interest) Name(s) Signature(s) Date of Signature Y M D THE CORPORATION OF THE TOWN OF FORT FRANCES <i>Glenn W. Treflin</i> GLENN W. TREFTLIN, CLERK I have authority to bind the Corporation 2001 10 16</p>														
<p>(11) Address for Service 320 Portage Ave., Fort Frances, ON. P9A 3P9</p>														
<p>(12) Party(ies) (Set out Status or Interest) Name(s) Signature(s) Date of Signature Y M D</p>														
<p>(13) Address for Service</p>														
<p>(14) Municipal Address of Property  NOT ASSIGNED</p>		<p>(15) Document Prepared by: Glenn W. Treflin Town Clerk Town of Fort Frances 320 Portage Ave. Fort Frances ON, P9A 3P9</p>												
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">FOR OFFICE USE ONLY</p>		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2">Fees and Tax</th> </tr> <tr> <td style="width: 50%;">Registration Fee</td> <td style="width: 50%;"></td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td><b>Total</b></td> <td> </td> </tr> </table>			Fees and Tax		Registration Fee						<b>Total</b>	
Fees and Tax														
Registration Fee														
<b>Total</b>														



TOWN OF FORT FRANCESBY-LAW NO.48/01

(Being a by-law to rename a portion of Front Street as Central Avenue - the *Municipal Act*, R.S.O. 1990, c.M.45, Section 210 (111).)

WHEREAS on August 13, 2001, Council approved a recommendation from the Planning and Development Executive Committee to rename a certain portion of Front Street as Central Avenue; and

WHEREAS in compliance with the *Municipal Act*, it was advertised for four successive weeks in a newspaper having general circulation in the Town that a public meeting would be held on October 9, 2001, at 7:00 p.m. in the Civic Centre to hear all persons who claim to be adversely affected by the proposed name change; and

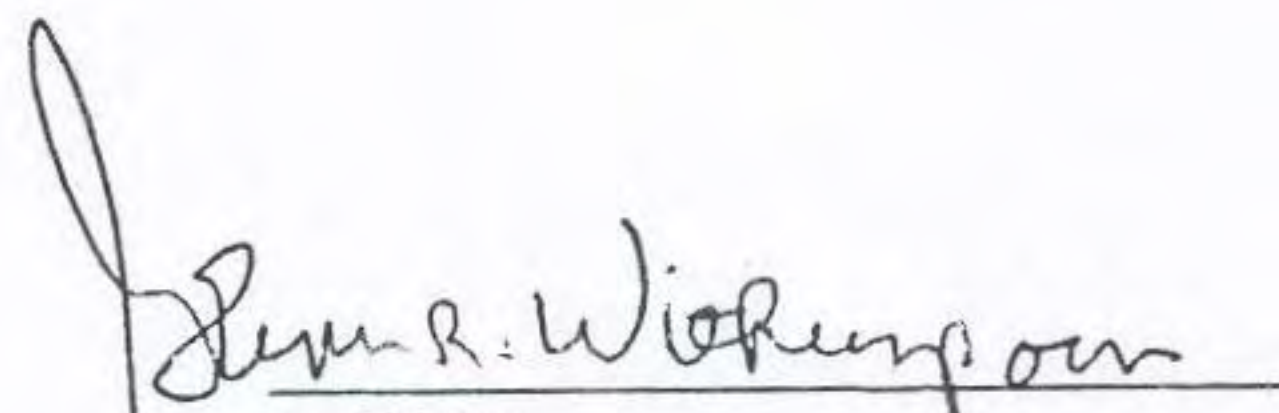
WHEREAS, also in compliance with the *Municipal Act*, a public meeting was held as advertised;

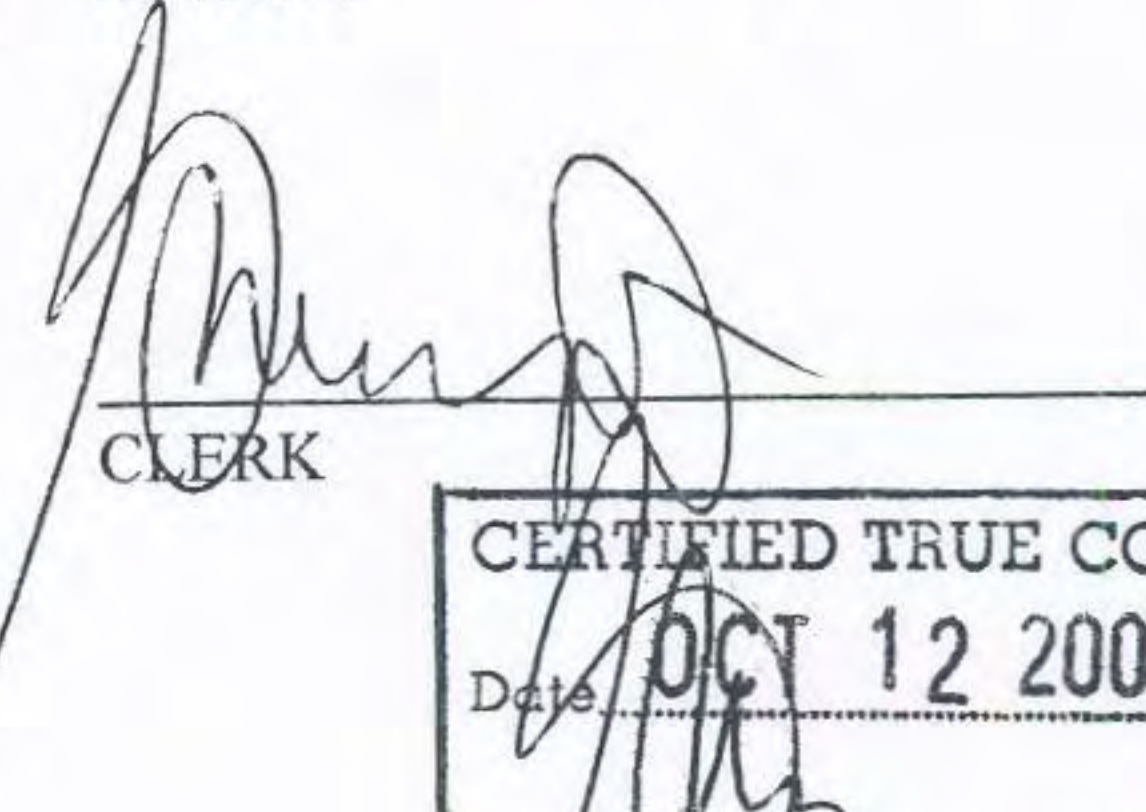
NOW THEREFORE Council for the Corporation of the Town of Fort Frances HEREBY ENACTS as follows:

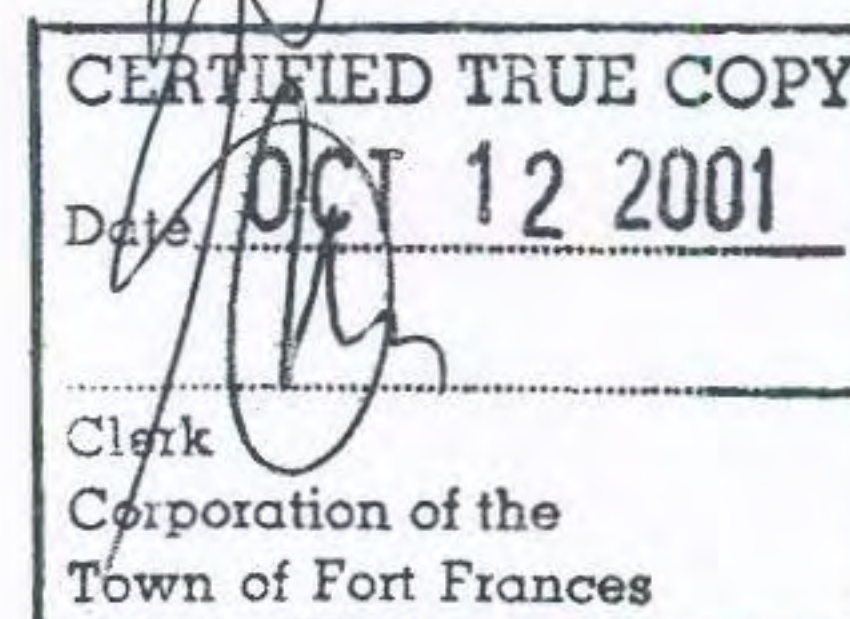
1. That the part of Front Street as shown on Plan M68 extending from the intersection of Central Avenue and First Street East, southerly to Church Street be renamed Central Avenue.

This by-law shall come into force and take effect on the final passing thereof.

READ THREE TIMES and finally passed in open Council this 9th day of October 2001.

  
MAYOR

  
CLERK





TOWN OF FORT FRANCES

BY-LAW NO. 61/01

(Being a by-law to assign on a notional basis, "LaVerendrye Parkway" as a collective name for certain portions of Colonization Road East and Front Street - the *Municipal Act*, R.S.O. 1990, c.M.45, Section 111.)

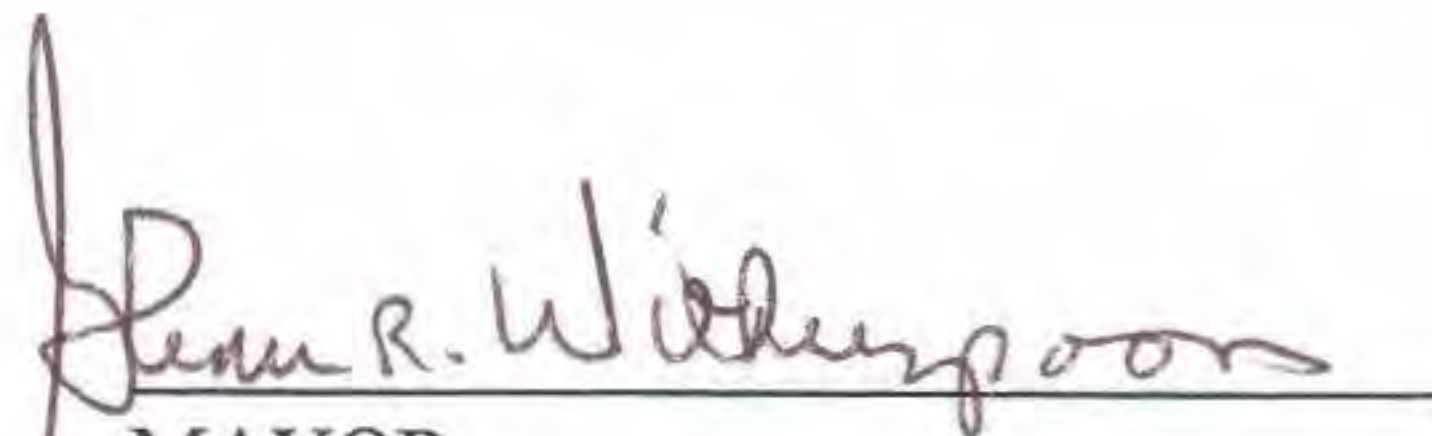
WHEREAS on October 9, 2001, Council approved a proposal to name a certain part of each of Colonization Road East and Front Street collectively as "LaVerendrye Parkway" without officially changing the name of those parts of the municipal roads included;

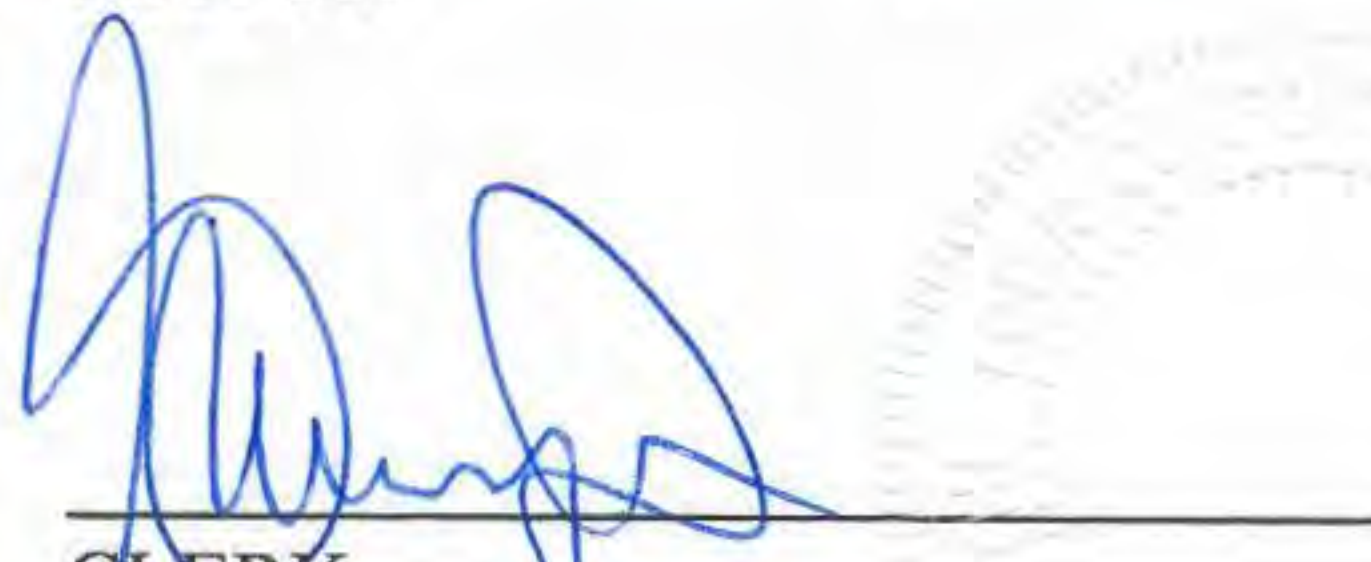
NOW THEREFORE Council for the Corporation of the Town of Fort Frances HEREBY ENACTS as follows:

1. That the portion of Colonization Road East, from the overpass to Front Street, and Front Street, from its intersection with Scott Street and Colonization Road East to Victoria Avenue, be collectively named "LaVerendrye Parkway", on a conceptual (notional) basis only such that the official names of the included municipal roads remain unchanged.

This by-law shall come into force and take effect on the final passing thereof.

READ THREE TIMES and finally passed in open Council this 13<sup>th</sup> day of November 2001.

  
MAYOR

  
CLERK



TOWN OF FORT FRANCES

BY-LAW NO. 10/96

(Being a by-law to assume and rename roads within the Town of Fort Frances - the Municipal Act, R.S.O. 1990, c.M.45.)

**WHEREAS** by resolutions passed November 27, 1995, December 18, 1995 and February 12, 1996, Council approved recommendations with respect to changing names of certain roads within the Town of Fort Frances; and

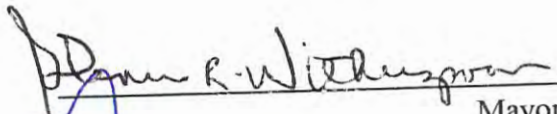
**WHEREAS** in compliance with the Municipal Act, a public meeting was held January 22, 1996 with respect to the proposal to change the names of certain roads in the Town of Fort Frances;

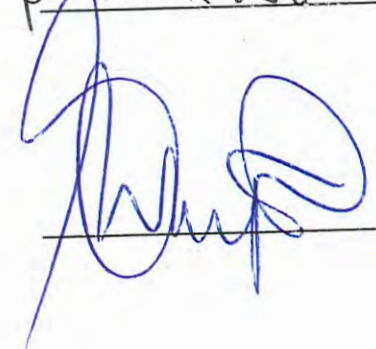
**NOW THEREFORE** Council for the Corporation of the Town of Fort Frances **HEREBY ENACTS** as follows:-

1. That those roads listed in Schedule "A" attached to and forming part of this by-law be and the same are hereby assumed.
2. That those roads listed in Schedule "B" attached to and forming part of this by-law shall have their names changed as set out in said Schedule "B".
3. That any existing avenue extended by new development north of the Canadian National Railway tracks shall have included in its name the suffix "North" for that segment of the avenue north of the tracks.

This by-law shall come into force and take effect on the final passing thereof.

READ THREE TIMES and finally passed in open Council this 12th day of February, 1996.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Clerk

<u>Road by Name:</u>	<u>Description:</u>
1. Faries Avenue	Pcl Street-1, Section SM-157, being secondly; Pcl Street-10, Section SM-193, being seventhly;
2. Home Street	Parcel Street-1, Section SM-164, being firstly;
3. Home Street East	Parcel Street-1, Section SM-27, being sixthly;
4. Rainy River Colonization Road (Commonly known as Colonization Road West)	that part of the original Rainy River Colonization Road as shown on the original Plan of the Township of McIrvine, commencing from Third Street West at York Avenue continuing southwesterly to a point where said road intersects with Wright Avenue, excluding that part of the road comprising Parcel 5336, Rainy River, Part of River Range, Lot 36 and excluding that part of the road comprising Parcel Street-1, Section SM-119, being firstly;
5. Rainy River Colonization Road (Commonly known as Colonization Road West)	Parcel 5336, Rainy River, Part of River Range, Lot 36;
6. Rainy River Colonization Road (Commonly known as Colonization Road West)	Parcel Street-1, Section SM-119, being firstly;
7. River Avenue (commonly known as River Road)	Pcl Street-1, Section SM-59, being secondly;
8. River Drive Road (commonly known as River Drive)	Pcl Street-1, Section SM-119, being fourthly; Parcel Street-1, Section SM-157, being firstly;
9. Morrison Street	Pcl Street-10, Section SM-193, being eighthly;
10. Elliot Avenue	Pcl Street-10, Section SM-193, being ninthly;
11. Road Allowance between Township of Crozier and Township of McIrvine (commonly known as Boundary Road West)	the original road allowance laid out along the western boundary of Section 18 and 19 of McIrvine Township as shown on the original plan of the Township of McIrvine; save and except that part north of King's Highway;
12. Road Allowance between Township of McIrvine and Township of Miscampbell (Commonly known as Boundary Road North)	the original road allowance laid out along the north boundary of Section 31 as shown on the original plan of the Township of McIrvine;
13. Armit Avenue	Part Parcel Street-1, Section SM-33, being seventhly; save and except that part of said street south of the right of way of the CN Railway Company;



- |                     |   |
|---------------------|---|
| 14. Christie Avenue | Part of Parcel Street-1, Section SM-33, being tenthly; save and except that part of said street south of right of way of the CN Railway Company;  |
| 15. Cornwall Avenue | that part of the original road allowance as laid out on the original plan of the Township of McIrvine between Sections 28 and 29 and Sections 20 and 21 of said Township of McIrvine; save and except that portion of said original road allowance south of the right of way of the CN Railway Company; |
| 16. Faries Avenue   | Pcl Street-1, Section SM-211, being thirdly;  |
| 17. Lillie Avenue   | Part Parcel Block K-16, Section SM-140, Pt Block K, Plan SM-140;  |
| 18. McIrvine Road   | that part of the original road allowance as laid out by the original plan for the Township of McIrvine between Sections 19 and 20, Sections 30 and 29 and Sections 31 and 32; save and except that part of said original road allowance south of the right of way of the CN Railway Company;            |
| 19. McKenzie Avenue | Part Parcel Street-1, Section SM-33, being eighthly; save and except that part of said street south of the right of way of the CN Railway Company;  |
| 20. Portage Avenue  | Part Parcel Street-1, SM-33, being seventhly; save and except that part of the right of way of the CN Railway Company; Parcel Street-1, Section SM-117, being firstly;  |
| 21. Victoria Avenue | Part Parcel Street-1, Section SM-33, being ninthly; save and except that part of said street south of the right of way of the CN Railway Company;   |
| 22. Webster Avenue  | Parcel Street-1, Section SM-140, being firstly;   |
| 23. Wright Avenue   | Pcl Street-1, Section SM-211, being fourthly;   |
| 24. York Avenue     | Pcl Street-1, Section SM-140, being secondly.   |



All those parts of roads as described and shown on Schedule "A"

<u>Present Name:</u>	<u>Proposed Name:</u>
1. Faries Avenue	Keating Avenue
2. Home Street	Osborne Street
3. Home Street East	Woodward Street
4. Rainy River Colonization Road	King's Highway
5. Rainy River Colonization Road	King's Highway
6. Rainy River Colonization Road	King's Highway
7. River Avenue	River Road West
8. River Drive Road	Riverview Drive
9. Morrison Street	Morrison Crescent
10. Elliot Avenue	Morrison Crescent
11. Road Allowance between Township of Crozier and Township of McIrvine	Oakwood Road
12. Road Allowance between Township of McIrvine and Township of Miscampbell	Frog Creek Road
13. Armit Avenue	Armit Avenue North
14. Christie Avenue	Christie Avenue North
15. Cornwall Avenue	Cornwall Avenue North
16. Faries Avenue	Keating Avenue North
17. Lillie Avenue	Lillie Avenue North
18. McIrvine Road	McIrvine Road North
19. McKenzie Ave	McKenzie Avenue North
20. Portage Avenue	Portage Avenue North
21. Victoria Avenue	Victoria Avenue North
22. Webster Avenue	Webster Avenue North
23. Wright Avenue	Wright Avenue North
24. York Avenue	York Avenue North