TOWN OF FORT FRANCES

AGENDA - April 26, 2021

Microsoft Teams meeting

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COMMITTEE OF THE WHOLE MEETING
Virtually
(Session No. 066) 5:30 PM

Page

1. Call to Order / Roll Call

2. Disclosure of pecuniary interest and the general nature thereof.

3. Delegations/Deputations:

3.1 L. Hansen, Senior Negotiator and M. Dokis, Associate Negotiator, Ministry of Indigenous Affairs re: Rainy Lake First Nations Flooding Claims — 4 - 31

3.2 Public Notice: Consultation Period for Renaming Colonization Road East and Colonization Road West — 32

4. Council Reports on Board & Committee Activity:

4.1 Mayor June Caul - Verbal Update

Councillor Mike Behan - Verbal Update

Councillor Wendy Brunetta - Verbal Update

Councillor Andrew Hallikas - Verbal Update

5. Consent Agenda:

5.1 2021 By-law for Levy and Collection of Taxes — 33 - 34

- approval of this report will agree with the recommendation of the Administration & Finance Executive Committee to extend relief during the COVID-19 pandemic for the final tax billing for 2021 by revising By-law 12/21 to change the installment dates to August 31, 2021 and September 30, 2021.

		Page
5.2	Fire Safety Grant Transfer Payment Agreement - approval of this report will agree with the recommendation of the Administration & Finance Executive Committee to accept the funds and further that the Clerk prepare a by-law for execution.	35 - 36
5.3	Annual Policy Review - Health & Safety Policy, Workplace Harassment Policy, Workplace Violence Policy - approval of this report will agree with the recommendation of the Administration & Finance Executive Committee to approve the policies as attached.	37 - 50
5.4	Request from Fort Frances Canadian Bass Championship - approval of this report will agree with the recommendation of the Operations & Facilities Executive Committee to allow for the use of Shevlin Yard for parking of trucks and trailers relating to the 2021 Fort Frances Canadian Bass Championship.	51 - 53
5.5	Request for Sewer Rooting Reimbursement - 271 Biddeson Avenue - approval of this report will agree with the recommendation of the Operations & Facilities Executive Committee that the request for reimbursement for sewer rooting services for 271 Biddeson Avenue be denied.	54 - 58
5.6	Award of RFP 21-OF-05 - Development of a Municipality Wide Master Stormwater Management Plan - approval of this report will agree with the recommendation of the Operations & Facilities Executive Committee to award RFP 21-OF-05 to Computational Hydraulics International partnered with TBT Engineering for the development of a municipal wide Master Stormwater Management Plan at a cost of $89,500 plus the Town's portion of HST and further that an authorizing by-law be prepared for Mayor and Clerk to execute the agreement on behalf of the corporation.	59 - 60

6. <u>Administration and Finance Division:</u>

6.1	Councillor Brunetta -NOMA Board Meeting Per Diems - approval of this report will agree with the recommendation of the Administration & Finance Executive Committee to approve per diems in the amount of $80.00 each as submitted by Councillor Brunetta for her attendance at the NOMA Executive Board Meetings on October 14, 2020 and March 17, 2021.	61 - 63

7. <u>Planning and Development Division:</u>

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	7.1	B1-2021: Zoning By-law Amendment - 820 Fifth Street East - approval of this report will agree with the recommendations of the Planning & Development Executive Committee and the Committee of Adjustment to rezone 820 Fifth Street East to Residential Type Two (R2) with a site specific permitted accessory use as a day nursery (Early ON Centre) within the seniors' apartment building.	64 - 299
8.	**Operations and Facilities Division:**		
	8.1	Award of Tender 21-OF-02 - 2021 Road Reconstruction - approval of this report will agree with the recommendation of Administration to award to Bay City Contractors at an estimated cost of $1,661,101.13 which includes HST and a contingency allowance of $150,000.00, that the replacement of the Firehall Entry Slabs be funded out of the Corporate Projects Reserve, that prior to construction start and open house public meeting be scheduled to ensure all property owners abutting the construction project obtain first-hand knowledge of these projects and have the opportunity to ask questions and further that the Mayor and Clerk be authorized to execute the contract documents on behalf of the Corporation of the Town of Fort Frances.	300 - 317
	8.2	Application to the Regional Air Transportation Initiative	318
9.	**General:**		
	9.1	Letter from Fort Frances Police Services Board	319 - 321
10.	**Information:**		
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	10.5	Operations & Facilities Division - Public Works Area - Operations Statistics (February 2021)	370 - 373
	10.6	Sewer & Water Data for 2021 (updated April 14, 2021)	374
	10.7	Aircraft Landings & Airport Fuel Sales (as of March 31, 2021)	375 - 376
	10.8	2021 Tonnage at Landfill Site (updated April 19, 2021)	377

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10.9 Complaint Register - March 2021

11. ADJOURNMENT

Ministry of Indigenous Affairs

RAINY LAKE FLOODING CLAIMS UPDATE

FORT FRANCES MUNICIPAL COUNCIL

APRIL 26, 2021

TEAMS MEETING

Ontario

Purpose

- To provide information regarding:
  - The First Nations flooding claims on Rainy Lake
  - The status of the negotiations since 2018
  - Ontario's public information and Indigenous consultations process

AGENDA ITEM

The Claims

- The First Nation claimants are:

• Couchiching	• Naicatchewenin	• Seine River
• Mitaanjigamiing	• Nigigoonsiminikaaning	

- The First Nations' reserve lands were surveyed following the signing of Treaty #3 in 1873.
- The First Nations claim that dam-related flooding of their reserve lands was not authorized and they were not informed in advance about or compensated for the impacts on their reserve lands.

AGENDA ITEM

Impacts of the Flooding

- The Fort Frances-International Falls Dam was constructed early in the 20th century and its operation raised water levels on Rainy Lake.

- Since 1949, water levels have been established by orders issued by the International Joint Commission.

- Much of the original shoreline of the First Nations' Reserves is now permanently under water and other areas are subject to periodic flooding events.

- The dam-related flooding also created islands from the mainland of the First Nations' Reserves.

AGENDA ITEM

The Negotiations

- Since 2018, considerable progress has been made at the five negotiation tables.
  - Surveys of the flooded reserve lands have been completed for 8 of the Reserves; the ninth will be done this summer.
  - The Negotiating Partners have agreed that the settlements will be financial compensation.
  - In addition to settling the Couchiching and Mitaanjigamiing flooding claims, the two First Nations, Canada and Ontario have agreed that there was never any intention to exclude the Two Chain Allowance lands from Reserves 16A and 18C and have agreed to provide certainty with respect to their status.
- It is anticipated that the proposed settlements with each of the First Nations will be ready for approval by the individual First Nations, Ontario and Canada this year.

AGENDA ITEM

Surveys

- A key issue during the negotiations was determining the natural or pre-dam water levels on Rainy Lake; this information was needed to establish the flooded areas on the First Nations' Reserve lands.
- The Negotiating Partners agreed that the best approach would be to have surveys completed by a qualified, independent surveyor. Eight surveys have been done.
- The surveyor determined the contour that best represents the elevation of the natural or pre-dam low water level on Rainy Lake. He then used that elevation to determine the flooded area on the eight Reserves.
- The ninth Reserve (Couchiching) will be done in the Spring of 2021.

AGENDA ITEM

Results of Surveys

- The recent surveys have identified the First Nations' reserve lands, both above and below water, that have been impacted by dam-related flooding.

- As First Nation reserve lands, these lands are under the administration and control of the federal government and are not subject to provincial control or jurisdiction.

- As a result of the surveys, Ontario has identified lands that were, in certain instances, administered by Ontario

    - Ontario regulated islands as Rainy Lake Islands Conservation Reserve lands under the Ontario *Provincial Parks and Conservation Reserves Act*;
    - Ontario included reserve islands within the boundaries of allocations issued under the Fish and Wildlife Conservation Act, including traplines, bear management areas, and bait harvest areas; and
    - Ontario sold an island under the Ontario *Public Lands Act*.

- The Mitaanjigamiing Two Chain Allowance land is identified as being within the surveyed lands for Reserve 18C.

AGENDA ITEM

Moving Toward Settlements

- Ontario has identified the appropriate steps to address circumstances where certain reserve lands were administered by Ontario. Those steps include:

  - amending the boundary of the Rainy Lake Islands Conservation Reserve to confirm that reserve lands are not included in the Conservation Reserve;
  - amending resource harvester licenses, such as bear management area licences, baitfish harvester licences and trapline licences, to confirm that reserve lands are not included in those licenses;
  - ensuring that reserve lands are identified and not available for registration of mining claims in Ontario's Mining Lands Administration System (MLAS); and
  - identifying potential solutions with respect to a privately-owned island which has been confirmed to be within the area identified as forming part of a First Nation Reserve.

AGENDA ITEM

Ontario's *Environmental Assessment Act*

- In 2018, it was thought that Ontario's Class Environmental Assessment (EA) processes under the *Environmental Assessment Act* might be triggered by the settlement of the flooding claims.

- Now that eight surveys have been completed and it has been established that the lands shown on those plans are First Nation reserve lands, Ontario's Class EA processes do not apply.

- The Two Chain Allowance lands may involve certain additional federal and provincial processes, including the Ministry of Natural Resources and Forestry Resource Stewardship and Facility Development Projects Class EA, to provide certainty with respect to the status of the Two Chain Allowance lands.

AGENDA ITEM

Next Steps

- Due to the COVID-19 pandemic, a virtual process to engage Indigenous communities and provide information to the interested public is being carried out. Information will be posted on www.Ontario.ca and includes an interactive map showing the flooded reserve areas.

- Information about the flooded reserve lands for each of the 5 First Nations will be added to the interactive map as it becomes available, followed by a 45-day review period.

- We would be happy to meet with Council again once the survey for Reserve 16A is available.

AGENDA ITEM

How to Reach Us

To provide feedback or submit questions or to request an additional meeting during any of the upcoming 45-day review periods, please contact:

Lise Hansen, Senior Negotiator

Ontario Ministry of Indigenous Affairs

RLFloodClaim@Ontario.ca

Questions

AGENDA ITEM

Ontario

March 2021

BACKGROUND INFORMATION FACT SHEET

SETTLING THE HISTORIC FLOODING CLAIMS

OF THE RAINY LAKE FIRST NATIONS

The Couchiching, Naicatchewenin, Mitaanjigamiing, Nigigoonsiminikaaning, and Seine River First Nations and the Governments of Canada and Ontario ("the Negotiating Partners") are engaged in negotiations to settle the First Nations' claims that the dam built across the Rainy River at Fort Frances-International Falls caused the flooding of their reserve lands on Rainy Lake without proper authorization and without appropriate compensation. Discussions among the Negotiating Partners began in October 2009.

In addition to settling the flooding claims, the Couchiching and Mitaanjigamiing First Nations, Canada and Ontario will address the status of the Two Chain Allowance, a strip of land 132 feet wide that was surveyed along the pre-flood shoreline of Reserves 16A and 18C. The Two Chain Allowance has a complicated history and Ontario and Canada will be taking steps to ensure that the status of these lands is clear.

The goal of the negotiation process is to conclude fair and final settlements that will bring closure to these longstanding issues and foster reconciliation.

Quick Facts

- The Couchiching, Naicatchewenin, Mitaanjigamiing, Nigigoonsiminikaaning, and Seine River First Nations are among the signatories to Treaty 3, which was signed in 1873. Pursuant to that Treaty, the locations of reserve lands were selected by the signatory First Nations and surveyed by the Government of Canada.

- The First Nations' Reserves were surveyed on Rainy Lake over the course of several years after Treaty 3 was signed and before the Fort Frances-International Falls Dam was constructed on the Rainy River. These Reserves[1] are the subject of these negotiations.

[1] The Reserves are: Couchiching 16A, Naicatchewenin 17A, Mitaanjigamiing 18C, Seine River 23, 23A and 23B, and Nigigoonsiminikaaning 26A, 26B and 26C. Couchiching Reserve 16A today is the amalgamation of three reserves: 16A, 18B and 16D

Ontario

- Construction of the Fort Frances-International Falls Dam began in 1905 and it became fully operational in 1909, raising the water level of Rainy Lake by 2.85 metres[2] (9.35 feet) and permanently inundating the shorelines of the nine First Nation Reserves. Canada and Ontario were both involved in authorizing the construction of the Dam on the Canadian side of the International Border, however no provisions were made at that time for the resulting flooding of the nine First Nation Reserves.

- The flooding was brought to the attention of the Government of Canada by some of the First Nations and legal action in relation to some of the flooded reserves was taken by Canada against the owner of the Dam in 1920. In 1924, a decision was provided by the Privy Council in favour of the Government of Canada. The compensation that was ultimately paid in 1938 by the Dam owner likely did not address the full extent of the flooding and the resulting damages to reserve lands and did not include compensation for damage to all the affected First Nation Reserves. In addition, no arrangements for the on-going flooding of the Rainy Lake First Nations' reserve lands were put in place.

- The higher water levels resulted in the permanent inundation of the shorelines of the nine First Nation Reserves, additional reserve lands being subject to periodic flooding caused by extreme weather events, and the creation of islands within the Reserves where none existed prior to the operation of the Dam. The permanently flooded lands and islands created by the flooding were not recognized as part of the First Nation Reserves in subsequent years and were, at times, administered by Ontario.

- Recent surveys of eight of the First Nation Reserves have shown that approximately 2,960 hectares (7,300 acres) of land are situated above the natural, pre-dam water level (the "Lands") and have confirmed that these Lands were part of the First Nation Reserves before the dam-related flooding. The Mitaanjigamiing Two Chain Allowance, discussed above, is also identified as being within the surveyed Lands of Reserve 18C and its status will be clarified through the settlement of that First Nation's flooding claim. Please refer to **Table 1: Flooded Reserve Lands - Areas and Islands** for more information.

[2] This measure is based on the difference between the natural, pre-dam low water elevation of Rainy Lake, as determined by survey, and the regulated high elevation of Rainy Lake as set by the International Joint Commission.

Ontario

The Negotiations

The Negotiating Partners agree that the settlement of the flooding claims will be financial settlements that include an appropriate arrangement for the on-going flooding of the First Nations' reserve lands. The settlement of the Couchiching and Mitaanjigamiing First Nation's claims will also include a resolution to the status of the Two Chain Allowance lands. In addition, Ontario is taking the appropriate steps to address circumstances where certain reserve lands have been administered by Ontario.

The Negotiating Partners have worked together to find mutually acceptable solutions to issues that were identified during the negotiations.

A key issue during the negotiations was determining the natural, pre-dam water levels on Rainy Lake. This information was needed to confirm the locations of the reserve lands and establish the flooded areas on the nine First Nations Reserves. The Negotiating Partners agreed that the best approach would be to have surveys completed by a qualified, independent surveyor. Eight of these were undertaken between 2018 and 2020. The surveyor determined the contour that best represents the elevation of the natural or pre-dam low water level on Rainy Lake and then used that elevation to determine the extent of flooding on each of the First Nation Reserves. The ninth survey will be undertaken in 2021 for Reserve 16A.

Ontario's Steps to Correct Past Actions

In the past, there was a lack of clarity about the locations of the First Nations' reserve lands following the dam-related flooding. The surveys have clarified the situation. Ontario has identified the appropriate steps to address circumstances where certain reserve lands were administered by Ontario.

Past actions by Ontario include:

- regulating islands as Rainy Lake Islands Conservation Reserve lands under the Ontario *Provincial Parks and Conservation Reserves Act*;
- including reserve islands within the boundaries of allocations issued under the *Fish and Wildlife Conservation Act*, including traplines, bear management areas, and bait harvest areas; and
- selling an island[3] under the Ontario *Public Lands Act*.

[3] Once the survey for Reserve 16A is completed, Ontario will be able to determine if additional islands were sold.

Ontario

Appropriate steps to address these circumstances include:

- amending the boundary of the Rainy Lake Islands Conservation Reserve to confirm that reserve lands are not included in the Conservation Reserve;
- amending resource harvester licenses, such as bear management area licences, baitfish harvester licences and trapline licences, to confirm that reserve lands are not included in those licenses;
- ensuring that reserve lands are identified and not available for registration of mining claims in Ontario's Mining Lands Administration System (MLAS); and
- identifying potential solutions with respect to a privately-owned island which has been confirmed to be within the area identified as forming part of a First Nation Reserve.

Privately-Owned Islands

Based on the eight surveys that are currently available, there is one privately-owned island that was part of a First Nation Reserve before the dam raised water levels. The ninth survey may identify additional privately-owned islands. Ontario will be identifying potential solutions.

Two Chain Allowance

As noted, the Two Chain Allowance has a complicated history that includes errors that may have been made when the Couchiching and Mitaanjigamiing First Nations Reserves were first surveyed following the Treaty. To further complicate the history, in 1924, the Privy Council determined in the context of determining the extent of flooding damage to some of the Rainy Lake Reserves, that the Couchiching Two Chain Allowance lands were not part of that Reserve.

The Negotiating Partners agree that there was never any intention to exclude the Two Chain Allowance lands from these two First Nation Reserves and have agreed that as part of the settlement of the Couchiching and Mitaanjigamiing First Nations' flooding claims, Canada and Ontario will address the status of these lands.

Toward Settlement Agreements

Before the recent surveys were done, it was thought that Ontario's Class Environmental Assessment (EA) processes under the *Environmental Assessment Act* might be triggered by the proposed settlement of the flooding claims. For example, it was initially thought that the Class EA for Provincial Parks and Conservation Reserves might apply in respect of any proposed amendment to the boundary of the Rainy Lake Islands Conservation Reserve. This would have been necessary if any of the lands involved were provincial Crown lands. Now that

Ontario

the surveys have been completed and it has been established that the Lands are First Nation reserve lands, Ontario's Class EA processes are not applicable.

Given its complicated history, steps required to confirm that the Two Chain Allowance forms part of Reserves 16A and 18C may include the Ministry of Natural Resources and Forestry Resource Stewardship and Facility Development Projects Class EA. As is noted above, as part of the settlement of the Couchiching and Mitaanjigamiing First Nations' flooding claims, Ontario is taking the appropriate steps to address circumstances where certain reserve lands, including islands, were administered by Ontario.

Once the Negotiating Partners have concluded their talks on settlement proposals with each of the First Nations, the legal text of the proposed settlement agreements will be drafted by lawyers representing the First Nations, and the Governments of Ontario and Canada.

The First Nations' members will then have the opportunity to say "yes" or "no" to the respective proposed settlements in a community ratification vote held for each First Nation. Following the ratification by the membership of the individual First Nations, Ontario and Canada will make their respective decisions to approve the settlement agreements. The settlements are not final until each of the respective settlement agreements have been signed by all three parties.

Benefits of Negotiated Settlements

The timely resolution of these claims through negotiation is in everyone's best interest. Negotiations lead to "win-win" situations that balance the rights and interests of all concerned.

The goal of negotiated settlements is to provide First Nations with fair compensation to right past wrongs and honour outstanding obligations. They also bring economic benefits and certainty to First Nations and neighbouring communities, creating economic opportunities and potential new business partnerships in the region.

Ontario

For more information, please contact:

Lise Hansen, Sr. Negotiator
Ministry of Indigenous Affairs
Telephone: 647-262-9941
E-mail: RLFloodClaim@ontario.ca

Comments and personal information concerning the proposed settlements are collected by the Ontario Ministry of Indigenous Affairs (IAO) to allow for follow-up with individuals as required. This activity occurs under IAO's mandate to resolve land claims and, where appropriate, is in compliance with the requirements of the Environmental Assessment Act. IAO may provide the Ministry of Natural Resources and Forestry (MNRF), the Ministry of the Environment, Conservation and Parks (MECP) and the Ministry of Energy, Northern Development and Mines (ENDM) with copies of comments received that pertain to matters that are under their respective authorities. Comments not constituting personal information as defined by the Freedom of Information and Protection of Privacy Act, will be shared with others as appropriate, and may be included in documentation available for public review. Personal information will only be used/disclosed in accordance with the Freedom of Information and Protection of Privacy Act. If you have questions regarding the collection, use or disclosure of your personal information please contact Lise Hansen (contact information above).

Ontario

MARCH 2021

FREQUENTLY ASKED QUESTIONS AND ANSWERS

SETTLING THE HISTORIC FLOODING CLAIMS

OF THE RAINY LAKE FIRST NATIONS

The Couchiching, Mitaanjigamiing, Naicatchewenin, Nigigoonsiminikaaning and Seine River First Nations and the Governments of Canada and Ontario ("the Negotiating Partners") are engaged in negotiations to settle the First Nations' flooding claims. Recent surveys have confirmed the pre-dam natural water's edge of the First Nations' Reserves and the extent of the flooding on the reserve lands. In addition to settling their flooding claims, the Couchiching and Mitaanjigamiing First Nations, Canada and Ontario will take steps to confirm that the status of the Two Chain Allowance lands, a strip of land 132 feet wide surveyed along the pre-flood shoreline, is clear.

Please refer to the **Background Information Fact Sheet, Settling the Historic Flooding Claims of the Rainy Lake First Nations** for more information about the claims and the negotiations, as well as the **Interactive Map** that is posted on Ontario.ca for information about the flooded First Nation reserve lands.

Ontario is taking the appropriate steps to address circumstances where certain First Nation reserve lands have been administered by Ontario. Below are some frequently asked questions about those steps and answers to those questions, organized as follows:

1. Ontario's Environmental Assessment Act
2. Privately-Owned Islands
3. Rainy Lake Islands Conservation Reserve Lands
4. Resource Harvester Licenses
5. Mining and Claim Registration Activities
6. Crown Land Authorizations

Ontario

1. ONTARIO'S ENVIRONMENTAL ASSESSMENT ACT

Q: How does Ontario's *Environmental Assessment Act* apply to the flooded reserve lands?

A: Ontario's Class Environmental Assessment (EA) processes under the *Environmental Assessment Act* does not apply in respect of undertakings on lands now confirmed by survey as First Nation reserve lands.

Confirming the Two Chain Allowance lands as part of Reserves 16A and 18C may involve certain processes including those under the Ministry of Natural Resources and Forestry (MNRF) Resource Stewardship and Facility Development Projects Class EA.

2. PRIVATELY OWNED ISLANDS

One of the islands that has been confirmed as being within the area identified as forming part of one Reserve was sold by Ontario as a summer resort location after the flooding occurred.

It is possible that the pending survey of the flooded reserve lands on the Couchiching First Nation Reserve (Reserve 16A) may identify additional islands that are within the area identified as forming part of the Couchiching Reserve and were sold by Ontario.

Q: What is the Government of Ontario doing with respect to privately owned islands?

A: Ontario will be identifying potential solutions.

3. RAINY LAKE ISLANDS CONSERVATION RESERVE LANDS

In 2006, most islands in the Canadian portion of Rainy Lake were designated by the Government of Ontario as part of the Rainy Lake Islands Conservation Reserve (RLICR), under the authority of the *Provincial Parks and Conservation Reserves Act, 2006* (PPCRA). The Ontario Ministry of the Environment, Conservation and Parks (MECP) is supporting the settlement of the Rainy Lake Flooding Claims by pursuing amendments to O. Reg. 315/07 (Designation of Conservation Reserves) under the PPCRA to confirm that islands that are First Nations reserve lands are not included in the descriptions of this Conservation Reserve.

Ontario

Q: I have camped on Conservation Reserve islands for many years. Will I still be able to camp on these islands every summer?

A: If you have camped on an island that has been confirmed by the recent surveys to be First Nation reserve land, you should no longer camp on that island. You should only camp on islands that are part of the Rainy Lake Islands Conservation Reserve.

Please refer to the Interactive Map on Ontario.ca to identify islands confirmed by survey to be First Nation reserve land and not available to the public for camping or other activities.

Q: Will there be any impacts to significant ecological, cultural or recreational features by confirming that First Nation reserve lands are not included as part of the Conservation Reserve?

A: The confirmation that reserve lands are not included in the Conservation Reserve is not anticipated to impact any known values.

Q: Will the public be able to continue to access and use the islands for recreational purposes?

A: Where the recent surveys indicate that islands are First Nation reserve lands, those islands are under the administration and control of the federal government. Anyone wishing to access or use these lands would require permission of the applicable First Nation.

Q: Will other First Nations and Métis communities be able to continue to access and use the islands for the exercise of Aboriginal and treaty rights?

A: Where the recent surveys indicate that islands are First Nation reserve lands, those islands are under the administration and control of the federal government. Anyone wishing to access or use these lands would require permission from the applicable First Nation.

Ontario

Q: Have any leases, land use permits (LUPs), other forms of occupational authority been issued in relation to the islands that are confirmed to be First Nation reserve lands?

A: There are no current Crown land authorizations, such as land use permits or licenses of occupation or leases, issued to private individuals for the islands confirmed as First Nation reserve lands

4. RESOURCE HARVESTER LICENCES

The Ontario Ministry of Natural Resources and Forestry (MNRF) issues resource harvester licenses for the commercial harvesting of black bear, baitfish and furbearers under the authority of the Ontario *Fish and Wildlife Conservation Act*. The MNRF will be supporting the settlement of the Rainy Lake Flooding Claims by amending the boundaries of traplines, bear managements areas, and bait harvest areas to confirm that First Nation reserve lands are not included in these licenses.

If you hold a **License to Provide Bear Hunting Services** authorizing a **Bear Management Area** (BMA) that includes land confirmed by survey to be First Nation reserve land:

Q: What is going to happen to that license and BMA?

A: Starting in 2021, the boundaries of the BMA authorized by a License to Provide Bear Hunting Services will be amended to confirm that it does not include First Nation reserve land and fees may be adjusted accordingly. Any equipment or improvements, such as bait stands or boat caches that are located on First Nation reserve land, will need to be removed. MNRF staff in the Fort Frances District office will work the license holders to establish a date for removal.

Q: Will I be able to bring my clients to hunt black bears in the areas confirmed as reserve land?

A: The recent surveys confirm the locations of First Nation reserve lands. As such, these lands are under the administration and control of the federal government. Anyone wishing to access or use reserve lands would require permission of the applicable First Nation.

Ontario

Q: Will I be compensated by the Government of Ontario for amendments to my BMA?

A: No. Fees may be adjusted to reflect the amendment in the size of the BMAs. Amendments to confirm that First Nation reserve lands are excluded are not anticipated to have an appreciable impact on the ability of operators to provide their clients with quality bear hunting opportunities.

Q: Will I be compensated by the Government of Ontario for my costs to remove my equipment and improvements, such as bait stands or boat caches, that are located on First Nation reserve land?

A: No. Structures and other investments are not authorized by BMAs or licenses. Bait stands and any other improvements should represent modest investments that can be removed with minimal effort and costs to licensees. MNRF staff will work licensees to identify new locations for boat caches.

Q: Can I prevent my BMA from being amended if it includes islands confirmed to be First Nation reserve lands?

A: No. Lands confirmed to be First Nation reserve lands are under the administration and control of the federal government. As part of the settlement process, BMA holders will be notified that the boundaries and area of their BMAs will be amended by MNRF.

If you hold a **Commercial Bait License to Harvest Bait** authorizing a **Bait Harvest Area** (BHA) that includes land confirmed by survey to be First Nation reserve land:

Q: What is going to happen to that License and BHA?

A: Starting in 2021, Commercial Bait Licenses to Harvest Bait and the boundaries of the BHA will be amended to confirm that they do not include First Nation reserve land. Any equipment or improvements, such as bait traps or boat caches located on First Nation reserve land, will need to be removed. MNRF staff in the Fort Frances District office will work with the license holder to establish a date for removal.

Q: Will I be able to harvest bait in the areas confirmed as First Nation reserve lands?

A: The recent surveys confirm the location of First Nation reserve lands, which are under the administration and control of the federal government. Anyone

Ontario

wishing to access or use First Nation reserve lands would require permission of the applicable First Nation.

Q: Will I be compensated by the Government of Ontario for the amendments to my BHA?

A: No. Amendments to confirm that First Nation reserve lands are excluded are not anticipated to have an appreciable impact on the quality and quantity of bait harvested by operators.

Q: Will I be compensated by the Government of Ontario for my costs to remove my equipment or improvements, such as bait traps or boat caches, located on First Nation reserve land?

A: No. Structures and other costly investments are not authorized by BHAs or licenses. Any improvements should represent modest investments that can be removed with minimal effort and cost by licensees. MNRF staff will work licensees to identify new locations for boat caches.

Q: Can I prevent my BHA from being amended if it includes islands that are confirmed to be part of a First Nation Reserve?

A: No. Lands confirmed to be First Nation reserve lands are under the administration and control of the federal government. As part of the settlement process, BHA holders will be notified that the boundaries and area of their BHAs will be amended by MNRF.

If you hold a **Registered Trapping License** that includes land confirmed by survey to be First Nation reserve land:

Q: What is going to happen to that Registered Trapping License?

A: Starting with the 2021-2022 trapping season, your Registered Trapping License will be amended to confirm that it does not include First Nation reserve land. There are no trap cabins located on the First Nation reserve lands that will be affected. Any traps or boat caches that are located on First Nation reserve land, will need to be removed. MNRF staff in the Fort Frances District office will work license holders to establish a date for removal and will assist with the relocation of boat caches.

Ontario

Q: Will I be able to conduct trapping activities in the areas confirmed as reserve lands?

A: The recent surveys confirm the location of First Nation reserve lands which are under the administration and control of the federal government. Anyone wishing to access or use First Nation reserve lands would require permission of the applicable First Nation.

Q: Will I be compensated by the Government of Ontario for amendments to my trapline license?

A: No. Amendments to small areas in individual traplines are not anticipated to have an appreciable impact on harvesting success.

Q: Will I be compensated by the Government of Ontario for my costs to remove any traps or boat caches that are located on First Nation reserve lands?

A: No. It is anticipated that trappers will be able to remove any traps and boat caches from reserve land with minimal effort and cost. Traps will need to be relocated to areas that are not located on First Nation reserve lands. Fort Frances District staff will work with impacted commercial trappers to relocate boat caches to suitable locations.

Q: Can I prevent my trapline from being amended if it includes islands confirmed to be part of a First Nation Reserve?

A: No. Lands confirmed to be First Nation reserve lands are under the administration and control of the federal government. As part of the settlement process, commercial trappers will be notified that the boundaries and area of their traplines will be amended by MNRF.

5. MINING AND CLAIM REGISTRATION ACTIVITIES

There are no existing third-party mineral interests, including mining claims, within the areas identified as First Nation reserve lands by the recent surveys.

The Ontario Ministry of Energy, Northern Development and Mines (ENDM) is supporting the settlement of the Rainy Lake Flooding Claims by taking steps to ensure that First Nation reserve lands are identified and not available for registration of mining claims in Ontario's Mining Lands Administration System (MLAS) administered by ENDM.

Ontario

Q: Why did ENDM withdraw lands in 2020?

A: The withdrawal is a temporary measure that was taken to ensure no new mining claims are registered on the lands that were shown on the draft surveys of the flooded First Nation reserve lands.

Q: What happens to those withdrawn lands? Will they remain withdrawn?

A: Once the surveys of the flooded First Nation reserve lands are registered, ENDM will update MLAS to show the surveyed lands as part of the First Nations' Reserves. Those lands will not be available for registration of mining claims in MLAS. At the same time, ENDM will reopen the lands subject to the withdrawal order by issuing a reopening order. Once the reopening order is put on the MLAS viewer, any lands subject to the order that are not reserve lands would be open for claim registration.

6. CROWN LAND AUTHORIZATIONS

Q: Are there any current Crown land authorizations, such as land use permits or licenses of occupation or leases, for the areas, including the islands, that are now confirmed as First Nation reserve lands?

A: There are no current Crown land authorizations issued to private individuals for the areas that are confirmed as First Nation reserve lands by the recent surveys.

Ontario

Table 1: Flooded Reserve Lands - Areas and Islands (March 2021)

FIRST NATION	RESERVE	FLOODED AREA* (hectares)	NUMBER OF ISLANDS			
			LESS THAN 0.5 HA.	BETWEEN 0.5 & 1.0 HA.	BETWEEN 1.0 AND 2.0 HA.	BETWEEN 2.0 AND 3.0 HA.
Couchiching	16A	-	-	-	-	-
Mitaanjigamiing	18C	790.66	8	5	0	0
Naicatchewenin	17A	129.076	0	0	1	0
Nigigoonsiminikaaning	26A	-	-	-	-	-
	26B	73.706	1	0	0	0
	26C	293.97	5	1	0	0
Seine River	23	82.06	0	0	0	0
	23A	677.10	5	0	0	1
	23B	-	-	-	-	-

* Includes both permanently flooded and periodically flooded reserve lands.

NOTE: Information will be added as the survey plans are deposited in the CLSR

FORTFRANCES
BOUNDLESS

REQUEST FOR DELEGATION / DEPUTATION BEFORE COUNCIL OF THE TOWN OF FORT FRANCES

ALL DELEGATIONS / DEPUTATIONS ARE REQUIRED TO PROVIDE A WRITTEN SUBMISSION PRIOR TO THE AGENDA DEADLINE

All written or electronic submissions and background information for consideration by Council must be submitted to the Clerk's Office by 12 noon on the Thursday preceding the meeting. Electronic submissions should be submitted in Microsoft Power point, Microsoft word or PDF format. As per the Procedural By-law, there is a maximum of three (3) deputations allowed per meeting and delegates are given ten (10) minutes to make their presentation.

Preferred Meeting Date: April 26, 2021

I am requesting a delegation / deputation to speak:

a) ☐ On my own behalf; or

b) ☒ On behalf of a group / organization / association (if b) please state name of group below)
Ministry of Indigenous Affairs (IAO)

Will you be providing an electronic formatted presentation? ☒ Yes ☐ No

Name of Speaker (s) – A delegation / deputation wishing to appear before Council shall be limited to a total speaking time of ten (10) minutes (regardless of the number of speakers listed). Please state name of speaker(s) below.

Lise Hansen, Sr. Negotiator (presentation deck)

Melissa Dokis, Associate Negotiator (map demonstration)

Subject of Presentation

Please describe below the subject matter of the requested delegation / deputation in sufficient detail to provide the Town of Fort Frances a means to determine its content and define how the matter aligns with Council's mandate / strategic priorities. All material needs to be provided to the Clerk by 12 noon on the Thursday prior to the meeting.

To provide Council with information about the pending settlements of the Rainy Lake First Nations flooding claims, including a public, on-line mapping product that illustrates the flooded reserve lands

(use a separate sheet of paper if not enough space allowed here)

Reason why this delegation / deputation is important to Council and to the municipality:

Municipal-First Nations relations will benefit from Council's awareness of the pending settlements and of steps that Ontario has identified to address circumstances where certain reserve lands were administered by Ontario

Date of Request: March 17, 2021 Signature of Speaker: L Hansen

Address: 160 BLOOR STREET EAST FLOOR 9, TORONTO, ON, M7A 2E6
Telephone / Fax Numbers: 647 262-9941
E-mail Address: lise.hansen@ontario.ca

Scheduling will be at the discretion of the Clerk and will be confirmed prior to the meeting deadline. There are no guarantees that by requesting a certain date(s) your delegation / deputation will be accepted, as prior commitments may make it necessary to schedule an alternate date suggested by the Clerk.

Individuals who submit letters and other information to Council should be aware that any personal information contained within their communications may become part of the public record and made available through the Council Agenda process.

Personal information on this form is collected under the legal authority of the Municipal Act, S.O., 2001, Chapter 25, as amended. The information is collected and maintained for the purpose of creating a record that is available to the general public pursuant to Section 27 of the Municipal Freedom & Protection of Privacy Act. Questions about this collection should be directed to the Clerk's Office.

Clerk's Office Contact:

Elizabeth (Lisa) Slomke, AOMC, Clerk
320 Portage Avenue
Fort Frances, ON P9A 3P9
1-807-274-5323 ext. 1215
lslomke@fortfrances.ca

FORTFRANCES
BOUNDLESS

PUBLIC NOTICE

Re: Consultation Period for the Renaming of Colonization Road East and Colonization Road West

Mayor and Council of the Town of Fort Frances have passed Resolution No. 637 declaring their intent to rename Colonization Road East and Colonization Road West. By initiating the change through resolution, Council has provided administration the authority to issue Notice of Public Meeting to commence a 30-day consultation period prior to hosting an open public meeting as outlined in the Street Naming and Renaming Policy (No. 6.4).

During this 30-day consultation period the Town of Fort Frances encourages you to provide additional input on the matter as well as propose a street name. Input, proposed names, and comments received during the public meeting and consultation period will be summarized and presented to the Planning and Development Executive Committee to narrow the selection down to five names. When a name is proposed, it is requested that rationale and supporting information be submitted along with the suggested name. These five names along with additional input received will then be presented to Mayor and Council for decision on the renaming of Colonization Road East and Colonization Road West.

The Town intends to host the virtual public meeting on Monday April 26, 2021 at 5:30pm. Those wishing to speak at the public meeting are required to register with the Municipal Planner, Cody Vangel, no later than noon on Thursday April 22, 2021. The connection information for the meeting is as follows:

Microsoft Teams meeting

Join on your computer or mobile app
Click here to join the meeting
Or call in (audio only)
+1 807-701-5975,,802359781# Canada, Thunder Bay
Phone Conference ID: 802 359 781#
Find a local number | Reset PIN
Learn More | Meeting options

Additional input and proposed names are to be submitted in the following manners before Monday April 26, 2021:

Via email to: cvangel@fortfrances.ca

Vie mail to: The Corporation of the Town of Fort Frances
320 Portage Avenue
Fort Frances, Ontario P9A 3P9
Attention: Cody Vangel

FORTFRANCES
BOUNDLESS

ADMINISTRATION & FINANCE DIVISION
TREASURY REPORT 2021/17

TO: **Mayor Caul and Members of Council**
FROM: **Dawn Galusha, Treasurer**
DATE: **April 20, 2021**
SUBJECT: **2021 By Law 12~21- Levy and Collection of Taxes**

BACKGROUND

At the meeting of Council on March 22, 2021, By-Law 12~21 being a By-Law to authorize the levy and collection of taxes for all municipal purposes in the Town of Fort Frances for the year 2021 was passed. Council requested a further review of the due dates as we are still under the COVID-19 pandemic and many people and businesses are being affected.

In 2020, the decision was to extend the due dates by a month. This meant that final due dates were the end of August and the end of September (instead of the end of July and end of August).

Some points to consider before making a decision:

- Policy 1.9- Collections (Accounts Receivable, Taxation and Water & Sewer)
  TAX COLLECTION
  3. A. Tax bills shall be issued twice yearly, not including supplementary/omit billings.
  - Interim tax bills are to be issued no later than February 7th of the current year
  - Final tax bills are to be issued no later than July 10th of the current year.
  B. Interim tax bills will be due and payable in two instalments, being the last working day in February and March. Final bills will be due and payable in two instalments, being the last working day in July and August."
- Policy 1.9- Collections (Accounts Receivable, Taxation and Water & Sewer)
  COLLECTION ACTIONS ON TAX ACCOUNTS RECEIVABLE

Collection of Property Taxes in Distress	Property taxes are considered in distress on the 1st day of January in the second year following that in which the property taxes became owing. Telephone contact will be made in this second year, prior to notices being issued. Beginning September of each year a notice will be sent (See Pages 11-13) and at the beginning of each month thereafter, with a last and final notice (See Page 14) in December.

  In reviewing the Collection Policy you will see the Letters noted above are sent September, October, November and December (being the final notice).
- Tax payment calculations for the year are made in September by the Tax Clerk for those wishing to pay monthly.
- Further pressure is placed on the budget: less interest will be earned having less money in the bank or in GICs

It is Council's discretion to make a due date change to further support those that require extra time during the COVID-19 pandemic.

RECOMMENDATION

The Administration & Finance Executive Committee recommends that Council extend relief during the COVID-19 pandemic for the final tax billing for 2021 by revising By-Law12~21 to change the installment due dates to August 31, 2021 and September 30, 2021.

Council Approval of this Report will Agree to the recommendation of the Administration and Finance Executive Committee to extend relief during the COVID-19 pandemic for the final tax billing for 2021 by revising By-Law12~21 to change the installment due dates to August 31, 2021 and September 30, 2021.

To: Mayor and Council

From: Tyler Moffitt, Fire Chief/CEMC

Date: April 20, 2021

Subject: Fire Safety Grant Transfer Payment Agreement

Background

On March 11th, 2021 the Government of Ontario announced a one time $5M grant to municipal fire services to assist in addressing challenges associated with training and virtual inspections due to the COVID-19 pandemic.

I am pleased to advise that the Town of Fort Frances will be provided ***$6,500.00*** as part of this grant program. The grant will support training opportunities and the establishment of a virtual public fire safety education program, as well as a virtual fire safety inspection program.

Meanwhile, as part of the grant process, formalization of the grant allocation and the Transfer Payment Agreement is required and requires approval of the Town of Fort Frances Council.

The Office of the Fire Marshal will reach out to finalize and execute the Fire Safety Grant Transfer Payment Agreement, which is attached with this report once the Town of Fort Frances Council approves spending the funds provided.

The Administration & Finance Executive Committee recommends that Council approve the report as presented and furthermore authorizes the clerk to prepare the agreement and appropriate by-law for approval.

Respectfully submitted,

Tyler Moffitt

Tyler Moffitt
Fire Chief/CEMC,
Fort Frances Fire Rescue Service

Council approval of this report will agree to the recommendation of the Administration & Finance Executive Committee to approve this report as presented.

Ministry of Community Safety and Correctional Services

Office of the Fire Marshal and Emergency Management

25 Morton Shulman Avenue
Toronto ON M3M 0B1
Tel: 647-329-1100
Fax: 647-329-1143

Ministère de la Sécurité communautaire et des Services correctionnels

Bureau du commissaire des incendies et de la gestion des situations d'urgence

25, Avenue Morton Shulman
Toronto ON M3M 0B1
Tél. : 647-329-1100
Téléc. : 647-329-1143

Ontario

March 25, 2021

Tyler Moffitt
Town of Fort Frances
320 Portage Ave.
Fort Frances, ON P9A3P9

Dear Tyler Moffitt,

Further to ongoing discussions regarding the Fire Safety Grant Program, I am writing to confirm that the fire service has agreed (in principle) to utilizing its grant allocation to support its intended purpose as outlined below.

The Town of Fort Frances will be provided a total of $6,500.00 to support:

- Increased training opportunities and the establishment of a virtual inspection program

This aligns with the intended purpose of Fire Safety Grant Program.

As part of this process, formalization of the grant allocation and the Transfer Payment Agreement is required and will be tabled by you for your municipal council at its next meeting.

The Office of the Fire Marshal will reach out to finalize and execute the Transfer Payment Agreement once municipal council has had the opportunity to approve your proposal for spending the funds provided.

Sincerely,

Jon Pegg
Fire Marshal

Instructions to the Municipal Representative:

Please complete and submit a copy of this document to our office at ofm@ontario.ca by no later than March 29, 2021.

I hereby accept the grant allocation and proposed strategy for utilization, pending approval by Town of Fort Frances as outlined above.

Print Name:	Title:	Signature:	Date:
TYLER MOFFITT	FIRE CHIEF	Tyler Moffitt	MARCH 25, 2021

FORTFRANCES
BOUNDLESS

Administration & Finance Division

To: **Mayor and Council**

From: **Jordan Forbes, Human Resources Manager**

Date: **April 26, 2021**

Subject: **Annual Policy Review – Health and Safety Policy, Workplace Harassment Policy, Workplace Violence Policy.**

Attached, please find a copy of the following policies:

1) Health and Safety Policy
2) Workplace Harassment Policy
3) Workplace Violence Policy.

These copies are provided in order to undertake a required annual review of them. Given that they have been recently updated, only small grammatical changes are proposed at the present time, and do not create any material impact to the policy statements or procedures.

Thank you for your consideration.

Sincerely,

Jordan Forbes CHRL
Human Resources Manager

Council approval of this report agrees to the recommendation of the Administration and Finance Executive Committee to approve the policies as attached.

THE TOWN OF FORT FRANCES

Section: Health and Safety

Policy: Health and Safety

Creation Date:	December 1999
Revised Date:	2001, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2017, 2018, 2019, 2020
Review by Date:	April 30, 2021
Resolution Number:	037
Supersedes Resolution Number:	1065
Policy Number:	5.1

The Corporation of the Town of Fort Frances ("The Town") is vitally interested in the health and safety of our employees and protecting them from occupational injury and illness is a major continuing objective. The Town will make every effort to provide a safe, healthy work environment as indicated by acceptable industry practices and compliance with legislative requirements. All supervisors and workers must be dedicated to the continuing objective of reducing the risk of injury in the workplace.

The Town, as an employer, is ultimately responsible for worker health and safety and will strive to control any workplace hazards which may result in fires, security losses, damage to property, and occupational injuries and illness. Accidental loss can be controlled through sound management practices in combination with active employee participation and engagement.

Supervisors will be held accountable for the health and safety of workers under their supervision. Supervisors are responsible for ensuring that machinery and equipment are safe, and that workers work in compliance with established safe work practices and procedures. Employees must receive adequate training in their job-specific tasks to protect their health and safety.

Every worker must protect his or her own health and safety by working in compliance with the law and with safe work practices and procedures established by the Town.

It is in the best interest of all parties to consider health and safety in the workplace. Our commitment to occupational health and safety is an integral part of what we do at every level of the organization, from the Mayor and Council to every employee of the Town.

THE TOWN OF FORT FRANCES

Section: Health and Safety

Policy: Workplace Harassment

Creation Date:	June 2011
Review Date:	2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020
Resolution Number:	050 (consent)
Supersedes Resolution Number:	326 (consent)
Policy Number:	5.34.1

1. Intent

At the Corporation of the Town of Fort Frances ("the Corporation"), the physical and mental health, safety, security, dignity, and well-being of all our employees is critical.

Employees, and those who are present in our workplace, have a right to a safe workplace. The workplace should be free of harassment. Under no circumstance should employees fear reprisal for voicing a legitimate concern about unacceptable workplace behaviours.

It is the responsibility of the Corporation, including all managers and employees to foster a healthy workplace environment, where dignity and respect are the foundation of all communication and interactions. Simply put, we must treat each other in the way that we would want to be treated.

Harassment, intimidation, and bullying are unacceptable in the workplace, and any such acts may result in disciplinary action, up to, and including termination of employment for just cause.

The Corporation has an obligation to support and assist individuals who are experiencing harassment in the workplace. The Corporation will promptly investigate complaints and take appropriate action if harassment has occurred, and will not discriminate or retaliate against an employee because he or she voices concerns about workplace harassment.

This policy does not limit the reasonable exercise of management functions in the workplace, such as: providing direction, or raising performance concerns.

Harassment differs from normal, mutually acceptable interactions to the extent that it can be offensive, insulting, intimidating, hurtful and malicious. Everyone in the workplace must be dedicated to preventing workplace harassment, as it can create an uncomfortable work environment, which affects the well being of our Employees, and the performance of the organization. Given its impacts, harassment will not be tolerated.

2. Scope

All employees have the right to be treated with dignity and respect. Protection from negative, aggressive, and inappropriate behaviours extends to management, colleagues, subordinates, clients, customers, and other business contacts and expands beyond the place of work to off-site and work-related social events.

As such, this policy applies to all employees, management, elected officials, and members of boards and committees, referred to as “staff” and/or “employees”.

The workplace is not confined to the offices and buildings of the Corporation. It also includes washrooms, locker rooms, worksites, vehicles and equipment, and any other location where the business of the Corporation is conducted.

At law, bullying and/or harassment that occurs outside of the workplace but which relates to the workplace may be included in the scope of workplace harassment.

3. Definitions

The terms defined below are referred to in this policy as “unacceptable workplace behaviour”:

Workplace Harassment:

Workplace harassment is defined as a course of vexatious comment or conduct against a worker in a workplace, that is known or ought reasonably to be known to be unwelcome.

Sexual Harassment:

Any unsolicited, unwelcome, disrespectful, or offensive behaviour that has an underlying sexual connotation and can be typified as:

- Behaviour that is hostile in nature or intends to degrade an individual based on personal attributes, including: gender, sexual orientation, gender identity, gender expression, or any other relevant protected ground under human rights legislation.
- Sexual solicitation or advance made by a person in a position to confer, grant, or deny a benefit or advancement to the person, where the person making the solicitation or advance knows or ought reasonably to know that it is unwelcome.
- Reprisal or a threat of reprisal for the rejection of a sexual solicitation or advance where the reprisal is made or threatened by a person in a position to confer, grant, or deny a benefit or advancement to the person.
- Unwelcome remarks, jokes, innuendos, propositions, or taunting about a person’s body, attire, sex or sexual orientation, gender expression, or gender identity, or religion.
- Suggestive or offensive remarks.
- Bragging about sexual prowess.
- Offensive jokes or comments of a sexual nature about an employee.
- Unwelcome language related to gender.
- Displaying of pornographic or sexist pictures or materials.
- Leering (suggestive persistent staring).

- Physical contact such as touching, patting, or pinching, with an underlying sexual connotation.
- Sexual assault.
- Any actions that create a hostile, intimidating, or offensive workplace, which may include physical, verbal, written, graphic, or electronic means.

Bullying:

Bullying includes unwelcome behaviours such as malicious actions and/or omissions toward one or more individuals, which a reasonable person would perceive as unwelcome. These can negatively impact our emotional wellbeing and may cause an individual to feel hurt, embarrassed, incompetent, disrespected, and/or devalued. This can lead to damaging consequences for the victim, the observers, our clients, and the organization.

Unwelcome behaviours may include subtle and/or overt acts of hostility or aggression and may include instances of both omission and/or commission. This may include:

- Gossiping or spreading rumours
- Talking down to others
- Verbally berating others
- Using a harsh tone of voice
- Acting in a way that seems “out to get” others
- Blaming others for things out of their control
- Making or implying threats regarding one’s job security
- Excessive shouting
- Repeated emotional outbursts
- Using overt or subtle intimidation tactics
- Using degrading remarks or tone of voice
- Criticizing or talking down to others in front of a group
- Using condescending and/or demeaning body language
- Social exclusion or ostracism
- Ignoring others or giving “silent treatment”
- Intentionally excluding others from conversations and/or work activities
- Differential treatment (treating some less favorably than others)
- Undermining another’s work by assigning impossible deadlines or workloads
- Excessive monitoring of work or unnecessary micromanagement
- Withholding pertinent work-related information
- Undermining the work of a co-worker or subordinate in an undue manner
- Not providing sufficient information to discharge one’s duties effectively

4. General Guidelines

The Corporation does not tolerate harassment in the workplace and will make ongoing efforts to identify such hazards and take appropriate action through policies and procedures.

Our goal is to foster a friendly, professional, and satisfying working environment for all employees, as per our legal obligations to prevent workplace harassment.

Properly discharged supervisory duties, including disciplinary action, are not harassment. Conduct by a supervisor which does not interfere with the respect for the dignity of employees is not considered harassment.

All employees are encouraged to contact their supervisor, division manager, or human resources with any concerns about workplace harassment. Any concerns will be handled with strict confidentiality.

Employees are required to take the following steps when confronted with harassment in the workplace:

1. **Asserting Yourself**

If safe to do so, an employee must inform the harasser that his or her behaviour is unwelcome. An individual (although he or she should know better) may not realize that he or she is being offensive. A simple chat may resolve the problem. If the person refuses to co-operate, remind him or her that such behaviour is against Corporation policy.

2. **Documenting the Facts**

Document your observations, such as when the behaviours started; including dates, times, locations, witnesses, details of what happened, threats made (or implied), your response, and any reprisal.

3. **Filing a Complaint**

If the harassment continues, or is severe in nature, first report the issue to your supervisor. Where the respondent is your immediate supervisor, you may report the issue to their supervisor and/or Human Resources Manager. Under no circumstances shall anyone identified as a respondent in a complaint participate in conducting the investigation.

4. The Investigation

The supervisor of each department is responsible for ensuring a workplace free of bullying and harassment.

Upon becoming aware of such issues, the supervisor and/or division manager will inform human resources and will promptly investigate the matter with the support of Human Resources.

The investigation will include interviewing the following: the complainant, the respondent, and any other persons or witnesses who may have relevant information. Union members have the right to have a union representative present for their interview. Information received will be kept in strict confidence and will be documented as part of the record.

5. Resolution of complaint

If there is evidence of bullying or harassment on a balance of probabilities, it will result in disciplinary action and steps will be taken to prevent any further issues in the workplace. In the interest of privacy, such action will not be communicated to the complainant.

If there is no evidence of bullying or harassment on a balance of probabilities, it will not result in disciplinary action.

When there is evidence of a false allegation being made against a respondent, disciplinary action may be taken against the complainant.

6. Policy Expectations

Management Responsibility:

Management and others in positions of authority are held to a higher standard in ensuring that healthy and appropriate behaviours are being modelled, and that concerns are addressed effectively and in a timely manner. In addition to the expectations of employees listed in this policy, management must:

- Treat everyone in the workplace with dignity and respect
- Maintain a workplace free from and harassment
- Be familiar with the requirements of this policy and relevant procedures
- Take complaints seriously and follow-up appropriately
- Maintain confidentiality to the greatest extent possible
- Be aware of the signs of workplace bullying and/or harassment
- Intervene on behalf of others in the workplace
- Refer victims of harassment to appropriate resources, as required
- Comply and co-operate with the requirements of an investigation
- Provide good examples by treating all employees with courtesy and respect
- Promote awareness of the policy and complaint procedures
- Be aware and observant of the signs of unacceptable behaviours
- Act to resolve inappropriate behaviours before they escalate

- Deal sensitively with employees involved in a complaint
- Explain the procedures to be followed if a complaint of inappropriate behaviour is made
- Ensure that an employee making a complaint is not reprised against for doing so
- Monitor and follow up the situation after a complaint is made to prevent recurrence

Employee Responsibility:

Employees are expected to participate in the achieving a work environment that is free of bullying, harassment, incivility, and hostility. Employees are often aware of issues that management may not be, and along with complying with our policy requirements, they must:

- Treat everyone in the workplace with dignity and respect
- Support and contribute to a workplace free of these unacceptable behaviours
- Report in a timely manner these unacceptable behaviours upon witnessing them
- Modify their own behaviour upon becoming aware that it may be unacceptable
- Comply with the requirements of the investigation of unacceptable behaviours
- Understand that unacceptable behaviours will be dealt with through appropriate disciplinary action

7. Complaint & Investigative Procedures

The first step in establishing that an individual's behaviour in the workplace is unacceptable, is to advise them that their behaviour is unwelcome. This may be enough to resolve the issue, but in any case, documenting these interactions is critical, even if the problem appears to have been resolved.

Issues that remain unresolved after informing the individual that their behaviour is unwelcome must be reported to the employee's supervisor, division manager, or to Human Resources in a timely manner.

In some cases, the unwelcome behaviour may be severe in nature, or the individual involved may not feel safe in addressing the behaviour. In these cases, the individual involved may report the issue directly to their supervisor, or if their supervisor is the offending party, then to their division manager, or Human Resources

At law, there is no longer a need for an employee to complete and submit a written complaint form to trigger an employer's duty to enquire. Simply becoming aware of conduct that a reasonable person would perceive as unwelcome may trigger the duty to enquire or investigate.

The investigation process will include:

- A thorough investigation of allegations of unacceptable behaviours
- Documentation from all parties involved in the complaint
- Resolution in a timely manner

Resolution of a concern or complaint may include a variety of outcomes, depending upon the findings of an investigation of a complaint. These will include, but may not be limited to:

- Retraining

- Progressive discipline
- Transfer of employees
- Termination of employment

Any employee or manager seeking to file a complaint should take care to ensure the complaint is confined to and consists of precise details of each incident of such behaviours, including:

- Dates
- Times
- Locations
- Witnesses
- Frequency of occurrence

Within this procedure, the term “complainant” refers to the victim of the alleged unacceptable behaviour, who has raised their concerns with management. A complainant can also refer to another individual, such as a witness or a concerned colleague, who raises a concern on behalf of the victim. In this context, the “Respondent” refers to the person who has been alleged of committing and/or enabling unacceptable behaviours in the workplace.

Unacceptable workplace behaviour must be brought to the attention of management and will be documented accordingly. The respondent of such complaints will be notified in writing by the Corporation that an allegation has been made against them, and of the steps which will follow. Respondents are presumed to be innocent of allegations at this stage.

A. Obligations of Complainant

1. To clearly inform the respondent that their behaviour is unwelcome
2. Where appropriate, to inform their supervisor, division manager, or Human Resources of their concerns
3. To document dates, times, and the names of any witnesses, as well as any attempt to resolve the situation
4. To preserve anything which could be used as evidence to substantiate a complaint or concern
5. To comply with the requirements of the investigation

B. Obligations of Respondent

1. To preserve anything which could used as evidence to substantiate a complaint or concern
2. To comply with the requirements of the investigation
3. To not react with hostility or reprisal toward a complainant

C. Obligations of Human Resources

1. To educate employees and supervisors on unacceptable workplace behaviours
2. To assist, participate in, and lead investigations involving such allegations
3. To inform employees and managers of their legal rights and responsibilities, including the right to representation

4. To take steps to mitigate the risk of harm to employees, and the Corporation, because of workplace harassment.

D. Obligations of Investigator

1. To investigate a complaint of unacceptable workplace behaviour, which typically begins with the supervisor or the division manager, along with the assistance of Human Resources, and may be led by a third party, such as a lawyer
2. To carry out an impartial investigation, to gather evidence and draw conclusions
3. To provide the respondent a fair opportunity to provide a defense to the allegations
4. To conclude investigations in a timely manner

E. Obligations of Health and Safety Representative / Joint Health and Safety Committee

1. To respond to concerns related to unacceptable workplace behaviours
2. To make recommendations regarding policies and procedures to prevent unacceptable workplace behaviours

THE TOWN OF FORT FRANCES

Section: Health and Safety

Policy: Workplace Violence

Creation Date:	June 2011
Review Date:	2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020
Resolution Number:	050 (consent)
Supersedes Resolution Number:	326 (consent)
Policy Number:	5.34

1. Intent

At the Corporation of the Town of Fort Frances ("the Corporation"), the physical and mental health, safety, security, dignity, and well-being of all our employees is critical.

Employees, and those who are present in our workplace, have a right to a safe workplace. The workplace should be free of violence, and the threat of violence. Under no circumstance should employees fear reprisal for voicing a legitimate concern about workplace violence, or exercising their right to refuse unsafe work due to workplace violence, or the threat of workplace violence.

It is the responsibility of the Corporation, including all managers and employees to foster a healthy workplace environment, where dignity and respect are the foundation of all communication and interactions.

Violence, and intimidation are unacceptable in the workplace, and any such acts may result in disciplinary action, including termination of employment for just cause. Clients, or members of the public who are present in the workplace who engage in such acts will be asked to leave. If required, law enforcement may be contacted for assistance.

The Corporation has an obligation to support and assist individuals who are experiencing violence or threat of violence in the workplace. The Corporation will investigate complaints and take appropriate action to ensure the safety of employees, and others who may be present in the workplace. The Corporation will not discriminate or retaliate against an employee because he or she voices concerns about workplace violence.

2. Scope

All employees have the right to a safe workplace, free from violence, or the threat of violence. Protection from violent, intimidating, and aggressive behaviours extends to management,

colleagues, subordinates, clients, customers and other business contacts who are present in the workplace.

As such, this policy applies to all employees, management, elected officials, and members of boards and committees, referred to as “staff” and/or “employees”.

The workplace is not confined to the offices and buildings of the Corporation. It also includes washrooms, locker rooms, worksites, vehicles and equipment, and any other location where the business of the Corporation is conducted.

3. Definitions

Workplace Violence:

Workplace violence is the exercising of (or the attempt to exercise) physical force by a person against a worker, in a workplace, that causes or could cause physical injury. It also includes a statement or behaviour that may reasonably be interpreted as a threat to exercise physical force that could cause injury. This includes, but is not limited to:

- Threats of physical violence
- Intimidation
- Attempted and/or actual acts of violence
- Assault
- Acts of physical aggression
- Deliberate destruction of damage to property
- Violent actions that intimidate one or more individuals

4. General Guidelines

The Corporation not tolerate violence, or the threat of violence in the workplace, and will make ongoing efforts to identify such hazards and take appropriate action through policies and procedures.

Our goal is to ensure a safe working environment for all employees, as per our legal obligations.

5. Prevention of Workplace Violence

The Corporation has taken specific measures to prevent workplace violence. This includes procedures to control the hazard of workplace violence, as identified by workplace violence risk assessments.

A. Workplace Violence Risk Assessment

The Corporation conducts workplace violence risk assessments to identify and assess the risk of workplace violence specific to each department. The results of these assessments are communicated to the employees in those departments and to their health and safety

representatives (“HSR”), or joint health and safety committees (“JHSC”) in departments with a JHSC. When conducting these assessment, the Corporation considers the following factors:

- Circumstances specific to each workplace
- Circumstances specific to different roles within the organization
- Circumstances that would be common to similar workplaces

The Corporation will notify employees of the risk of violence specific to their work location, job or shift through their supervisors and general training programs. Employees are required to make their supervisors aware of risks that are not yet identified in our risk assessments.

B. Individuals with a History of Violence

By law, The Corporation is obligated to warn employees of the identities and personal details of an individual with histories of violent behaviour where there is a risk of workplace violence being perpetrated by that person. Such information will only be provided where the employees concerned would reasonably be expected to encounter that person while at work, and where the risk of violence is likely to expose those employees to hazards in the workplace.

Confidentiality will be maintained to the greatest extent possible. Information relating to potentially violent individuals will be shared with employees on a need to know basis. Employees are required to maintain confidentiality when they become aware of this information.

C. Workplace Violence Awareness Training

The Corporation requires its employees to take workplace violence awareness training. When management becomes aware of risks specific to your position, work location, or shift; you will be provided with further guidance and instruction.

D. Domestic Violence

The Corporation strives to respect the privacy of our employees and their personal lives. Its management does not intend to intrude on this privacy, but upon becoming aware of the risk of domestic violence affecting the workplace, the Corporation has a legal obligation to intervene in the interests of its workers.

The Corporation will fully support and assist our employees at risk of domestic violence in the workplace. Our zero-tolerance policy for workplace violence includes the risk of violence from current or former spouses/partners. This includes, but is not limited to:

- Actual or threatened physical violence or harm
- Assault (including sexual)
- The risk of homicide
- Stalking
- Threats of harm or actual harm to others, including personal property

The Corporation is obligated to take every precaution necessary to protect the health and safety of a worker regarding domestic violence. This may require us to warn other employees of the

identity and personal details of an individual with a history of domestic violence where there is a risk of violence in the workplace by any such individuals.

Information on potentially violent individuals may include the identities, personal histories, and descriptions of current or former partners of our employees. Confidentiality will be maintained to the greatest extent possible. Information that relates to actual or suspected domestic violence, or violent individuals, must only be divulged to others when required by law or policy.

Actions Employees Can Take

Employees who find themselves in the unfortunate position of being victims of domestic violence and abuse can take actions to protect themselves. You are not alone: help is available. Some the things you can do include:

- Talk to friends and family about your concerns;
- Inform your manager and / or Human Resources;
- Talk to your doctor;
- Contact the Employee Assistance Program or other support help line;
- Preserve evidence of instances of abuse and note dates and times of specific incidents.
- Call the police; and,
- Consider basic personal security measures such obtaining an unlisted telephone number, purchasing an alarm system, or avoiding isolated areas, etc.

E. Health and Safety Representative / Joint Health and Safety Committee Obligations

1. To respond to concerns related to workplace violence, or threat of workplace violence.
2. To review the results of workplace violence risk assessments and make recommendations to management.
3. To make recommendations regarding policies and procedures to prevent workplace violence.
4. To participate in investigations of work refusal due to workplace violence.

Everyone is required to work together to uphold this policy, and to take all reasonable steps required to prevent Workplace Violence.

This Workplace Violence Policy will be reviewed on an annual basis, or more frequently, as required.

April 21, 2021

Report To: Mayor and Council

From: Travis Rob, Manager of Operations and Facilities

RE: Request from Fort Frances Canadian Bass Championship

Typically, annually the Town receives a request from the Fort Frances Canadian Bass Championship committee to provide several in-kind services to assist in putting on the annual tournament.

In 2020 there was no tournament due to the impacts of COVID-19. In 2021 the committee is asking to use Shevlin Wood Yard for parking for participants for this year's tournament where there will be no tent, entertainment, or alcohol sales this year.

The Town opens Shevlin yard for overflow parking from the Sorting Gap Marina launch throughout the year. The staff from the Sorting Gap inspect the area used for parking regularly to ensure it is safe for the parked vehicles. In 2020 Makkinga Contracting utilized Shevlin Yard as a laydown site for the work that was undertaken along Scott Street. With the lion share of the work being completed in 2020, there will not be a need to stage a tremendous amount of materials or equipment on site for the work this year, so there should not be a major impact to their operations by the tournament use.

It is the recommendation of the Operations and Facilities Executive Committee to allow for the use of Shevlin Yard for parking of trucks and trailers relating to the 2021 Fort Frances Canadian Bass Championship.

Respectfully Submitted

Travis Rob, P.Eng

Council approval of this report will agree with the recommendation of the Operations and Facilities Executive Committee to allow for the use of Shevlin Yard for parking of trucks and trailers relating to the 2021 Fort Frances Canadian Bass Championship.

Manager of Operations and Facilities

2021April7 Request from FFCBC for use of Shevlin Yard.docx

April 19, 2021

Report To: Operations and Facilities Executive Committee

From: Michael Behan, Chair of Community Services Executive Committee

RE: Fort Frances Canadian Bass Tournament Request

The Fort Frances Canadian Bass Tournament has requested the use of the Shevlin Woodyard as an area to park trucks and boat trailers during the 2021 Fort Frances Canadian Bass Tournament being held July 22-24, 2021. This is a request that has been made for several years and has been granted. This year they note that the tournament will not have the traditional tent/entertainment/food/alcohol available at the waterfront.

In 2020 the Woodyard was not utilized as overflow parking for the Sorting Gap Marina as the parking available to its users was sufficient. Allowing the anglers to use the woodyard for these dates should not impact operations at the Sorting Gap Marina.

Recommendation

The Community Services Executive Committee recommends to the Operations and Facilities Executive Committee to allow the parking of Trucks and Trailers during the tournament being held from July 22-24, 2021.

Respectfully Submitted,

Michael Behan,
Chair of Community Services Executive Committee

RECEIVED
MAR 05 2021
TOWN OF FORT FRANCES

March 3, 2021

Town of Fort Frances
320 Portage Ave.
Fort Frances, ON

To Whom It May Concern;

The Fort Frances Canadian Bass Championship's Tournament is scheduled to be held July 22nd, 23rd and the 24th, 2021.

We are requesting permission from the Town of Fort Frances to use the Shevlin Woodyard, as a parking area for the Fishermen, to park their trucks, boats and trailers.

There will be no Tent, no Entertainment, no Food and no Alcohol this year. All Boats will take off from the Sorting Gap and Weigh In at the Sorting Gap.

All COVID 19 protocols will be in place and Regulations adhered to at All times.

Thank you for your time and consideration to this matter.

Yours truly,

Wayne Allen
CoChair FFCBC

April 21, 2021

Report To: Mayor and Council

From: Travis Rob, Manager of Operations and Facilities

RE: Request for Sewer Rooting Reimbursement – 271 Biddeson Avenue

The Town has received a request from Mr. Cody Hunsperger at 271 Biddeson Avenue for reimbursement of sewer rooting that had been completed by JD Plumbing Solutions (Jamie Davis). The invoice was for $427.00 + $55.51 HST for a total of $482.51. The work was performed on or about February 25, 2021. The invoice from Mr. Davis does not indicate the location of the blockage nor the cause of the blockage. The email from Mr. Hunsperger indicates the blockage was at 150 feet. Due to Covid-19 work restrictions, Town employees were not entering private buildings for work, including sewer rooting, however between February 16 and March 15 the area was in 'yellow' and in-house work was being completed.

Town Bylaw 06/16 speaks to sewer blockages, as follows:

2.19 Maintenance responsibility - service lateral - building sewer - charges When authorized by the property Owner the Town will perform maintenance work with respect to cleaning of the service lateral and/or building sewer only. The Owner or Authorized representative of the Owner shall give the Town written authorization to perform such work by executing the appropriate Work Requisition form. The charge for maintenance services shall be determined as follows:

a) A minimum service charge as outlined in the current Town's User Fee By-law will be charged to the Owner for maintenance services.

When the Town's employees perform sewer rooting services, the following charges may be incurred (all based on work being done during normal working hours):

- Minimum Charges (regardless of where the blockage is): $26.50
- Minimum Charge if blockage is on owner's property or owner is at fault: $117.40 per hour. (A typical sewer rooting is a one-hour charge).

The town does not charge HST on sewer rooting work.

The Town continues to adapt to the Covid-19 pandemic and imposes work restrictions to ensure the safety of Town employees. Not entering private buildings for sewer work was one of the restrictions implemented. However, this limitation is only imposed when the area is in 'Orange – Restrict' or worse colour codes. At the time of the plugged sewer the Town was doing in-house work.

The Town has been to this property, however only recently for plugged sewers and in February 25, 2021 the Town completed a CCTV inspection of the sewer service. The sanitary service is in very good condition, PVC on private property and Asbestos Cement on Town Property. The line runs a long distance to the main then drops straight down into the main. There is a slight low spot just before the 90-degree bend into the riser however the pipe is smooth and constructed appropriately. Given the extremely long run of this sewer, infrequent use may cause solids to build up creating a blockage which is likely the cause of the recent blockages.

It was the property owner's choice to call JD Plumbing to clear their sewer on February 25th and not as a result of COVID related work restrictions. It is my recommendation that we do not reimburse this sewer rooting request. A Google Street View picture is attached of the property.

It is the recommendation of the Operations and Facilities Executive Committee that the request for reimbursement for sewer rooting services 271 Biddeson Avenue be denied.

Respectfully Submitted

Travis Rob, P.Eng

Council approval of this report will agree with the recommendation of the Operations and Facilities Executive Committee that the request for reimbursement for sewer rooting services for 271 Biddeson be denied.

Manager of Operations and Facilities

2021April21 Private Sewer Reimbursement 5.docx

Travis Rob

From: Lori Pattison
Sent: Friday, April 9, 2021 8:58 AM
To: Travis Rob
Subject: FW: [External] Plumber bill 271 Biddeson
Attachments: 20210331_102237.jpg

Good morning Travis

I am forwarding this to you to start the process to see if he is eligible to get some of this bill paid – I talked to him this morning – he was told by his plumber to submit the bill to the town for payment – I think he is of the understanding that we will pay the whole bill for him.

Lori

From: Cody the man <codyhunsperger50@gmail.com>
Sent: Friday, April 9, 2021 8:49 AM
To: Lori Pattison <lpattison@fortfrances.ca>
Subject: [External] Plumber bill 271 Biddeson

[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.

Sorry I forgot to add my phone number is. 1(807)275-7468

---------- Forwarded message ---------
From: **Cody the man** <codyhunsperger50@gmail.com>
Date: Wed, Mar 31, 2021, 10:22
Subject: Plumber bill 271 Biddeson
To: <lpattison@fortfrances.ca>

Hello.
My name is Cody Hunsperger,
I live at 271 Biddeson ave P9A 3L7
On February 25 2021 My main sewer was plugged.
I called JD plumbing solutions, and they had to power snake 150feet to unplug it.
After witch they got the town to sitck a camera down my pipes. The guys said my pipes looked really good and to send the bill to the town as there was a 90 degree bend that should be a 45 in the towns pipes. I hope this is the right person to email, or if you can point me in the right direction I would be grateful. Attached is a photo of the bill. Hope to hear from you soon to know if this is the right person.
Cody Hunsperger

2491570 Ontario Limited o/a JD Plumbing Solutio INVOICE

RR#1 Site 105-7
Fort Frances, Ontario P9A 3M2

Invoice No 2408
Date 03/10/2021
Ship Date
Page 1
Re. Order No

Sold to:

Hunsberger, Cody
271 Biddeson Ave
Fort Frances, ON P9A 3L7

Ship to:

Hunsberger, Cody
271 Biddeson Ave
Fort Frances, ON P9A 3L7

Business No.: 796804490

Item No.	Unit	Quantity	Description	Tax	Unit Price	Amount
			Feb 25/2021 Plugged main sewer			
		1	wax bowl ring with sleeve	H	7.00	7.00
		3	Labour - David	H	70.00	210.00
		3	Labour - Mike	H	70.00	210.00
			Subtotal:			427.00
			H - HST 13%			
			GST/HST			55.51

Shipped By: Tracking Number:

Comment: Balance Due Upon Receipt. Thank You for your Business. Email JD.Plumbing@hotmail.com

Sold By:

Total Amount	482.51
Amount Paid	0.00
Amount Owing	482.51

Google Maps 271 Biddeson Ave

Image capture: Jun 2012 © 2021 Google

Fort Frances, Ontario

Google

Street View

April 21, 2021

Report To: Mayor and Council

From: Travis Rob, Manager of Operations and Facilities

RE: Award of RFP 21-OF-05 – Development of a Municipality Wide Master Stormwater Management Plan

Included in the 2021 Capital Budget were funds to complete a master stormwater management plan for the entirety of the Town of Fort Frances. On March 11, 2021 the Town advertised a Request for Proposals looking for an Engineering Firm to complete the modelling of the Town's stormwater system and develop a master stormwater management plan. Part of the work is to model the system behaviours during a 5, 25, 50, and 100 year storm event to determine where our system weaknesses are. From these models, firms will develop strategies for remediation and prioritize them to provide guidance to the town on how to become more resilient to severe storm events. One of the impacts of climate change is that higher intensity storms are becoming more frequent so these remediation activities will help the Town to become more prepared for the impacts of climate change. In addition to this, understanding the portion of the Town's systems that can handle certain storm events is a requirement of O.Reg. 588/17 Asset Management Planning for Municipal Infrastructure. The Master Stormwater Management Plan will also set out specific design requirements for new developments in the Town of Fort Frances and an investigation into funding models whereby stormwater can move away from a tax funded asset class to a user funded asset class.

On April 6 proposals were opened at 2:00pm at the Civic Centre with the public joining via Microsoft Teams, four proposals were received for consideration. JR Cousins Consultants of Winnipeg, KGS Group of Thunder Bay, Keewatin-Aski Ltd of Sioux Lookout and Computational Hydraulics International (CHI) partnering with TBT Engineering submitted proposals. The proposals were reviewed and scored using a review matrix by the Transportation Superintendent and Operations and Facilities Manager. All firms were to carry an allowance for $10,000 to complete any on-site field work required to fulfill data gaps and improve the accuracy of the system model. This allowance will only be used if field work is required and is an upset limit of costs where firms outlined their per hour field work costs. An overview of the proposal costs including the field work allowance are outlined below:

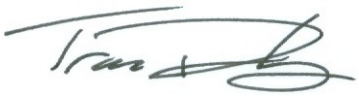
Firm	**Proposal Cost (+ HST)**
JR Cousins Consultants	$134,637.00
KGS Group	$92,700.00
CHI & TBT Engineering	$89,500.00
Keewatin-Aski Ltd.	$67,120.00

CHI and TBT rated the highest for their proposal due in part to their robust modelling experience and additional modelling and training activities they will provide to the Town at no additional cost. Based on an award date of April 26, 2021 it is anticipated that the final plan will be complete in November 2021. The 2021 Capital Budget allocation for this work was $100,000.00 so all but one of the proposals are within budget.

It is the recommendation of the Operations and Facilities Executive Committee to award RFP 21-OF-05 to Computational Hydraulics International partnered with TBT Engineering for the development of a municipal wide Master Stormwater Management Plan at a cost of $89,500 plus the Town's portion of

HST and further that an authorizing by-law be prepared for Mayor and Clerk to execute the agreement on behalf of the corporation.

Respectfully Submitted



Travis Rob, P.Eng

Council approval of this report will agree with the recommendation of the Operations and Facilities Executive Committee to award RFP 21-OF-05 to Computational Hydraulics International partnered with TBT Engineering for the development of a municipal wide Master Stormwater Management Plan at a cost of $89,500 plus the Town's portion of HST and further that an authorizing by-law be prepared for Mayor and Clerk to execute the agreement on behalf of the corporation.

Manager of Operations and Facilities

2021April21 Award of RFP 21-OF-05 Master Stormwater Management.docx

FORTFRANCES
BOUNDLESS

ADMINISTRATION & FINANCE DIVISION
TREASURY REPORT 2021/16

TO: **Mayor Caul & Members of Council**

FROM: **Dawn Galusha, Treasurer**

DATE: **April 20, 2021**

SUBJECT: **Councillor Wendy Brunetta– NOMA Board Meeting Per Diems**

BACKGROUND

Attached are two Schedule "F" Travel Statement – Mayor/Council Honorarium per diems in the amount of $80.00 each to attend the NOMA Executive Board Meetings virtually on October 14, 2020 and March 17, 2021 as submitted by Councillor Wendy Brunetta.

The per diem claim is in compliance with Town of Fort Frances By-Law 02/10-E Schedule 'A'.

RECOMMENDATION

The Administration & Finance Executive Committee recommends approval of two Schedule "F" Travel Statement – Mayor/Council Honorarium per diem claims in the total amount of $80.00 each as submitted by Councillor Wendy Brunetta for her virtual attendance at the NOMA Executive Board Meetings on October 14, 2020 and March 17, 2021.

Council Approval of this Report will agree to the Administration & Finance Executive Committee recommendation to approve two Schedule "F" Travel Statement- Mayor/Council Honorarium per diems in the total amount of $80.00 each as submitted by Councillor Wendy Brunetta for her attendance at the NOMA Executive Board Meetings held virtually on October 14, 2020 and March 17, 2021.

TOWN OF FORT FRANCES - SCHEDULE "F"
TRAVEL STATEMENT – MAYOR / COUNCIL HONORARIUM

Attendee	Wendy Brunetta
Conference / Seminar Attended	NOMA Board
Location	Virtual 8am-noon
Dates	October 14, 2020

Details of Per Diem

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Total
Date			Oct 14/20					
Amount			$80.00					

Name (Please Print) Wendy Brunetta	Signature
Approved	Date Mar 17/21 sorry its late :(

To be submitted to Payroll for processing when approved by Council

TOWN OF FORT FRANCES - SCHEDULE "F"
TRAVEL STATEMENT – MAYOR / COUNCIL HONORARIUM

Attendee	Wendy Brunetta
Conference / Seminar Attended	NOMA Executive Board
Location	Virtual 8am - noon
Dates	March 17/21

Details of Per Diem

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Total
Date			Mar 17/21					
Amount			$80					

Name (Please Print) Wendy Brunetta	Signature WBrunetta
Approved	Date March 17, 2021

To be submitted to Payroll for processing when approved by Council

Date: April 26, 2021

Report To: Mayor & Council

From: Cody Vangel, Chief Building Official & Municipal Planner

Re: B1-2021: Zoning By-Law Amendment – 820 Fifth Street East

Background

An application to amend the Zoning By-law 03/14 (File B1-2021) submitted by authorized agent Rainy River District Social Services Administration Board (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. The proposal would see the former school renovated to accompany seniors housing with the inclusion of a day nursery (Early ON center) and the remainder of the property utilized for the construction of up to five 8-plexes.

Property History

This property and applicable building was formerly used for an elementary school.

Information contained on file indicates the following building permits:

- 1962: Construct of school
- 1989: 161'x123' addition to school
- 1997: Roofing upgrades
- 2000: Construct a 20'x24' detached accessory building
- 2002: temporary 24'x32' portable classroom
- 2006: plumbing renovation
- 2008: repairs to fire damaged classroom
- 2011: 136m^2 addition and interior renovations

In 1975 a severance application was approved to transfer the easterly 6 feet of the property to a depth of 120 feet from Fifth Street East. This was then added to the residential property of 900 Fifth Street East.

Official Plan

The subject property is currently located within a Living Area as designated by the Town of Fort Frances Official Plan. Section 4.1 of the Official Plan includes policies for Living Areas. Section 4.1.3 of the Official Plan states,

4.1.3.c New housing developments should reflect a range of lot and housing sizes, including smaller, affordable housing units, which would be suitable for seniors and smaller families. Where the development of smaller forms of housing occurs adjacent to older housing on larger lots, the new development should be designed and landscaped to be compatible with the character of the surrounding neighbourhoods.

The proposal conforms with 4.1.3.c given that is provides a wide array of housing options for seniors directly and indirectly, as well as affordable housing units. The new development and

landscaping can be reviewed for surrounding streetscape compatibility through a site plan control agreement.

4.1.3.e Prior to approving new residential uses, Council shall be satisfied that the development can be adequately serviced with sanitary sewers, municipal water, fire protection and utilities. Provisions for storm water management shall be provided on-site to ensure that the predevelopment run-off rates are maintained or improved. Council shall also be satisfied that there is safe access to the development for existing and future traffic.

The proposal subject land is located in an area that is serviced by Town of Fort Frances water, sanitary sewer and storm sewer. A site servicing plan including a stormwater management plan can be part of a site plan control agreement, as well as through the building permit application process.

The applicant has stated that there is intention for the playground equipment to be relocated on site and remain open to the public after hours. It should be noted that this is not a Public Town-owned park. However, there are two parks in the nearby area being at the north end of Phair Avenue and the Lion's Park on Second Street East. These parks generally conform with section 4.1.6 of the Official Plan related to travel distance, though fail to meet the general size recommendations. Other considerations are Robert Moore School, Park at Butler and Nelson, East End Hall Greenspace, Greenspace at Nelson and Williams and the Point Park.

4.1.6 Neighbouring Parks
a) Within Living Areas, neighbourhood parks should be provided within 1000 meters of all residential uses. Pedestrian and bicycle access to and between these parks should be developed wherever possible.
b) Neighbourhood parks should be between 1.5 and 2.0 ha n size and should have suitable dimensions to provide for junior soccer pitches and junior baseball diamonds.

Additional Official Plan statements for consideration within section 4.1.8 are as follows,

4.1.8.f Affordable Housing: The Town will work with the appropriate housing agencies to ensure that a sufficient supply of housing is provided which is affordable to low and moderate income households. The Town will also consider alternative requirements for residential lot standards and required floor space in the Zoning By-law which would support the provision of affordable housing.

4.1.8.g Accessible Housing: The Town will work with the Province and the private sector to ensure that an adequate supply of accessible housing is provided to meet long term demand for persons with physical disabilities.

Generally, the proposed application is consistent with the Town of Fort Frances Official Plan.

Zoning By-Law

The property is currently zoned **Institutional (I)** which does not support the proposed use for the facility and property as a multi residential complex. The property is requested to be rezoned to **Residential Type Two (R2)** where the following uses are permitted:

a) single detached dwelling
b) semi-detached dwelling
c) duplex dwelling
d) townhouse dwelling
e) triplex dwelling
f) fourplex dwelling
g) apartment dwelling
h) group home
i) home occupation
j) boarding house
k) community garden

In addition to the rezoning, a site-specific permitted accessory use as a day nursery is requested to permit an early on centre within the senior's apartment building. The zoning by-law offers to following definition for this use:

DAY NURSERY: *A day nursery as defined by the Day Nurseries Act, R.S.O., 1980, c.111 as amended or a building where temporary care and/or guidance is provided for five or more individuals, for a continuous period not to exceed 24 hours.*

The zoning provisions for the Residential Type Two (R2) zone have been attached with this report. The applicant will be required to comply with the zoning provisions, and where not feasible, apply for a minor variance to the Committee of Adjustment. Final zoning review can be conducted through the Site Plan Control Agreement and building permit application process.

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:

1.1.1 Healthy, liveable and safe communities are sustained by:

a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term 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.*

4.4 This Provincial Policy Statement shall be implemented in a manner that is consistent with Ontario Human Rights Code and the Canadian Charter of Rights and Freedoms.

Divisional Comments

Fort Frances Power Corporation

- No comments received

Fort Frances Fire Rescue

- Looking at the fire hydrant location in proximity to the proposed 2-storey apartment units, it appears that a second hydrant may need to be installed to meet the requirements of the OBC – judging by the conceptual site plan, the distance from hydrant to building face may be exceeded. I also have some concerns regarding fire department access/access lane. It appears as though the access for fire apparatus is either the parking lot or the road. There is a significant distance from the road to the north units and the parking lot has restrictions for responding apparatus. I feel this warrants further discussion.

Fort Frances Public Works

- water/sewer connect to Fifth Street mains near intersection of Fifth/Frenette – possibly require upgrade (unsure of sizing). Would each building have a separate curb stop?
- 2 fire hydrants in existence currently at site
- Existing storm sewer will need to be upgraded
- The Storm Sewer that exists to the parking area is 300mm and runs all the way to Frenette Ave. The area of the new parking lots will be at least four times the area of the existing

and will take the water from the housing area as well. Not sure that they have the depth or if the storm sewer can handle the amount of water period. With all of the changes to the curb and entrances on the Fifth Street frontage it would be nice if we could run a larger main down the curb line on the north side of Fifth and that all of the curb was new on the frontage.

- There is currently no storm sewer along this section of 5th to tie additional infrastructure into.
- Concerns as well with the amount of new services tying into older Sewer and Water Mains. Resulting in potentially numerous patches. New services should be consolidated as much as possible.
- Not sure if there is any options for piggybacking on funding for a project like this but it would be nice to reconstruct the whole street at least to the East property limits.

Fort Frances Planning & Development

- On street parking to be converted back to calendar parking
- Site plan control will be required for the development including thorough site servicing plan and stormwater management plan.

Committee of Adjustment

The Committee of Adjustment considered this matter at their March 17, 2021 session and subsequently recommended that Mayor and Council approve this application.

Planning and Development Executive Committee

The Planning and Development Executive Committee considered this matter at their April 5, 2021 session and subsequently recommended that Mayor and Council approve this application.

Public Meeting

A public meeting was held regarding this application on April 12, 2021.

During the public meeting three members of the public spoke in opposition the application

Application Objection

Approximately 80 letters of objection to the application have been submitted by members of the public, some submitting multiples. In these letters of objection there are various concerns noted. Some of these concerns have been listed below with information in response to:

- Delay in circulation of proposed plans
    - Notice of public meeting was provided in accordance with the Planning Act on March 4, 2021 by way of newspaper and TOFF website. This method of providing notice is specified in O. Reg 545/06.
- Public meeting not effective
    - Three members of the public spoke in opposition of the application at the public meeting.

- Loss of privacy
    - The proposed 8-plexes are two storey units. There are multiple two storey homes in the general area. There are also two two-storey multi residential buildings within 200m northeast of the subject property. The zoning by-law would allow a maximum of 15m building height in the Residential Type Two zone.
- Streetscape Concerns
    - Streetscape concerns can be addressed and approved by Council though a Site Plan Control Agreement.
- Loss of green space
    - The greenspace and play structures are not Town owned, additionally the property is private. The Town does not have the authority to require this greenspace and playground to remain open to the public regardless of the zoning or ownership as it is private. The current or future owner could remove the play structures and fence the property restricting access if they wish.
- Land swap
    - It is not within the Town's authority to negotiate land swaps as part of a zoning by-law amendment application process.
- Request for additional public meeting
    - One open Public Meeting was held as per Planning Act requirements. There is no statutory requirement to hold further meetings. The applicant can do so if they wish outside of the zoning amendment process.
- Parking/Traffic Impacts
    - To the Town's understanding a Traffic Impact study has not been completed. This may be a consideration as part of a Site Plan Control agreement.
- Site servicing
    - A site servicing report including stormwater management will be required as part of a Site Plan Control agreement and building permit application process.
- Crime & Violence
    - The Town cannot speculate on crime and violence.

Ontario Human Rights Commission

The proposed application is to be considered for rezoning based on applicable land-use and not that of who will occupy said units. Attached with this report is supplemental information from the Ontario Human Rights Commission for consideration. Additionally, section 35(2) of the *Planning Act* states the following regarding zoning land use versus tenancy:

No distinction on the basis of relationship

(2) The authority to pass a by-law under section 34, subsection 38 (1) or section 41 does not include the authority to pass a by-law that has the effect of distinguishing between persons who are related and persons who are unrelated in respect of the occupancy or use of a building or structure or a part of a building or structure, including the occupancy or use as a single housekeeping unit.

Summary

The information provided above acts a supporting information for Mayor and Council on the application.

The proposal appears consistent with the Official Plan and Provincial Policy Statement 2020 as it provides multiple options for housing opportunities. Compliance with the zoning by-law general provisions will be managed through plans reviews, further discussion with the applicant prior to construction and through a site plan control agreement.

Respectfully submitted

Cody Vangel
Chief Building Official & Municipal Planner

Approval of this report will agree with the recommendations of the Planning and Development Executive Committee and the Committee of Adjustment to rezone 820 Fifth Street East to Residential Type Two (R2) with a site-specific permitted accessory use as a day nursery (Early ON Center) within the seniors' apartment building.

FORTFRANCES BOUNDLESS

Town of Fort Frances
320 Portage Avenue
Fort Frances, On P9A 3P9
T: 807-274-5323
F: 807-274-8479
www.fort-frances.com

APPLICATION FOR ZONING BY-LAW AMENDMENT

The Planning Act, RSO 1990, as amended (O'Reg. 545/06)

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)

- [X] 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:
Northwest Catholic District School Board on behalf of the Rainy River District Social Services Adminsitration Board, Dan McCormick, CAO, 450 Scott Street, Fort Frances, ON P9A 1H2, 807-274-5349 ext. 238 or dan.mccormick@rrdssab.on.ca
2. If known the names and full addresses of the holders of any mortgages, charges or other encumbrances in respect of the subject land:
Northwest Catholic District School Board 555 Flinders Avenue, Fort Frances ON P9A 3L2 Brendan Hyatt - Director of Education bhyatt@tncdsb.on.ca 807-274-2931 ext 1222 No charges or encumbrances

3. The current Official Plan designation of subject land:	Living area

4. Describe how the application conforms to the official plan of the municipality?
Supports Residential Development with a multi-residential Seniors with support services & potentially five - eight unit multi-resident buildings. Each eight-plex consists of two bachelor apartments, two one bedroom accessible apartments and four one bedroom apartments. 30% of the apartments must be at 20% of market rent, remainder would be market rent. School retrofit will also include Early ON Family Center.

5. The current zoning of the subject land:	I - Institutional

6. The nature and extent of the rezoning requested:
Rezone from Institutional (I) to Residential Type Two (R2) with a site specific accessory use as a day nursery - Institutional (I)

7. The reason why the rezoning is requested.

To allow re-purposing of existing school into Senior apartments and day nursery, and to allow construction of new apartments for singles housing

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 ☐ No ☒ 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 56017-0034 Parcel 18499 Sec Rainy River; PT LT 23 River Range McIrvine; PT LT 24 River Range McIrvine, PT 2 RR164 except PT 1, 48R1193, Fort Frances approximately 4.16 acres.
Municipal address of the school is 820 5th street East, Fort Frances, ON P9A 1V4

10. The frontage, depth and area of the subject land (in metric):

Frontage:	202.726	Depth:	83.116	Area:	16,849.774

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 ☐ No ☒ 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 ☐ No ☒ 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 ☐ No ☒ 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:

Former Public School with Playground

17. Are there any buildings or structures on the subject land: Yes [x] No [ ]

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 plan

19. The proposed uses of the subject land:

Multi-residential with parking for each facility
Early ON Family Center

20. Are any buildings or structures proposed for the subject land? Yes [x] No [ ]

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 concept drawings noting required setbacks

22. If known,

a. the date the subject land was acquired by the current owner:	April 1, 2021

b. the date existing buildings or structures on the subject land were constructed:

Building was constructed in 1962 with additions in 1989 and 2011

c. the length of time that the existing uses of the subject land have continued:

~ 58 years operations ceased in 2020

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

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
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 ☐ No ☒ X b. a hydrogeological report Yes ☐ No ☒ X
26. Indicate whether storm drainage is provided by sewers, ditches, swales or other means:
Sewers Swales
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 ☐ No ☒ X
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 ☐ No ☒ X
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 ☐ No ☒ X
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 [X] No [ ]

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

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.

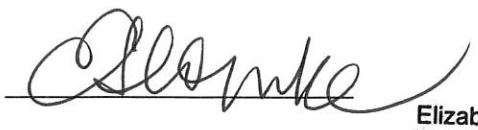
DECLARATION
Of Applicant or Authorized Agent

I, Dan McCormick 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 Ac.

DECLARED before me at the)
)
Town of Fort Frances, in the)
)
District of Rainy River, this 26th)
)
day of February 2021)

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.

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, Brendan Hyatt (NCDSB), 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.

Feb 24, 2021
Date

Signature of Owner

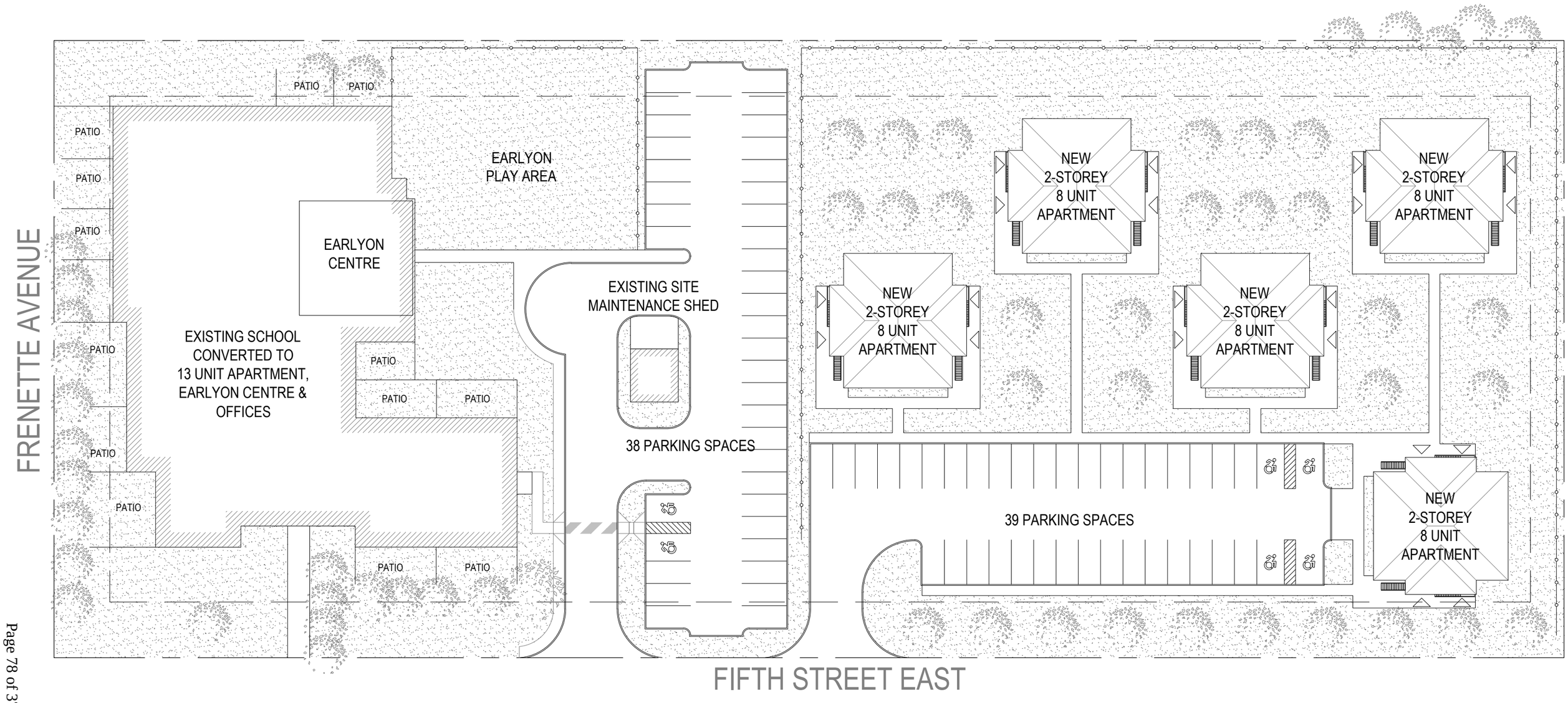
COMPLETE IF APPLICANT IS NOT THE OWNER

AUTHORIZATION OF OWNER

I, Brendan Hyatt, 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 Dan McCormick 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

Feb 24, 2021
Date

Brendan Hyatt
Signature of Owner



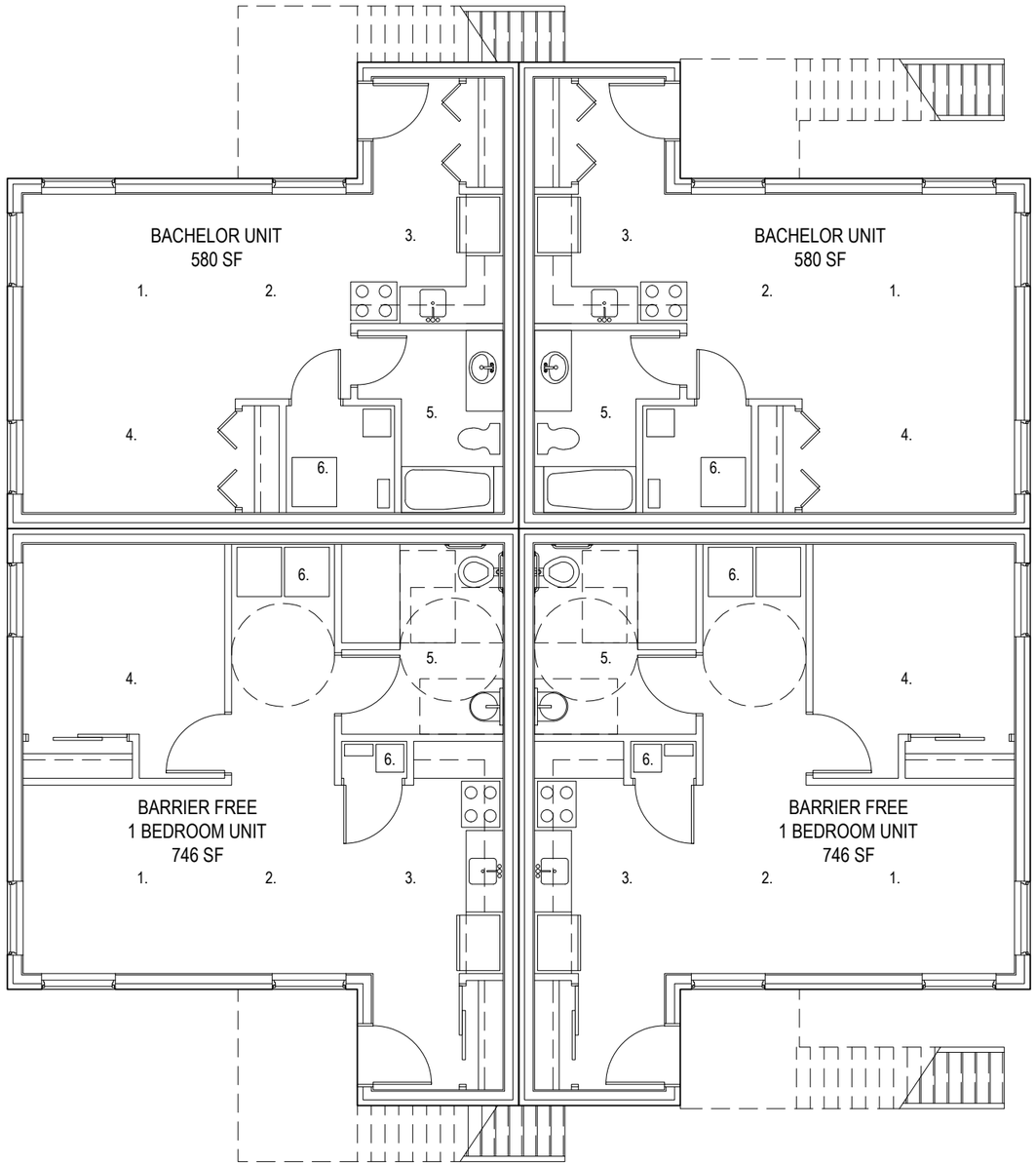
OPTION 'F'

CONCEPTUAL SITE PLAN

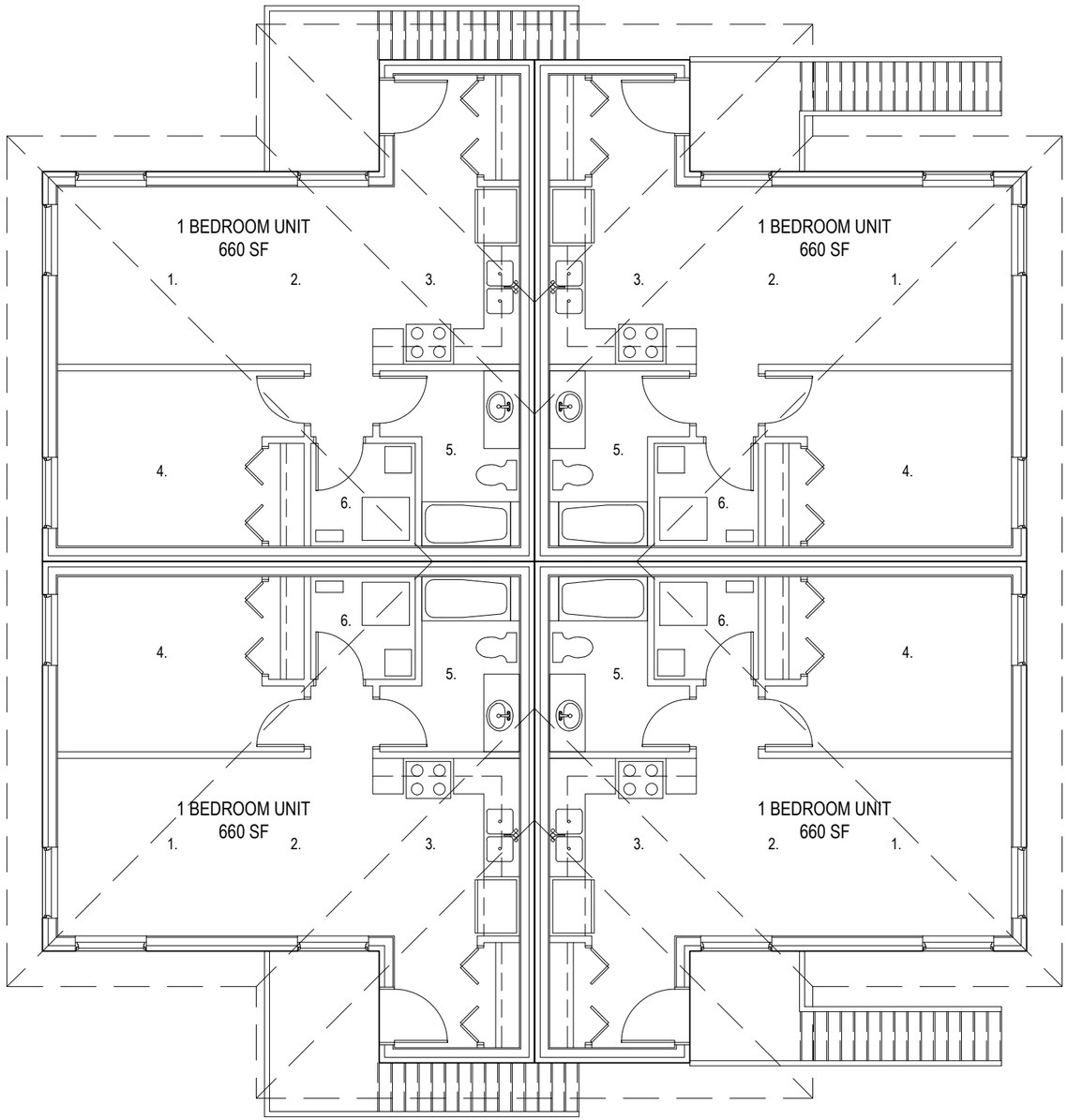
5TH STREET SCHOOL CONVERSION & 40 UNIT APARTMENTS
820 FIFTH STREET EAST, FORT FRANCES

SCALE 1:500

SCE



GROUND FLOOR PLAN



SECOND FLOOR PLAN

1. LIVING ROOM
2. DINING ROOM
3. KITCHEN
4. BEDROOM
5. BATHROOM
6. LAUNDRY/UTILITY

5TH STREET 8 UNIT APARTMENTS W/ 2 BARRIER FREE UNITS ON THE GROUND FLOOR

820 FIFTH STREET EAST, FORT FRANCES

SCALE 1/8"=1'-0"

SCE

CONCEPTUAL FLOOR PLAN

RRDSSAB - ST. MICHAELS SCHOOL CONVERSION
820 5TH STREET EAST, FORT FRANCES

SCALE NTS

AUGUST 12, 2020

Sixth Street East
Sixth Street East
Sixth Street East
Patcin Avenue
Russell Bay
Baeker Bay
Banta Boulevard
Crowe Avenue
Phair Avenue
Frenette Avenue
Fifth Street East
Fifth Street East
Page 61 of 87
Fourth Street East
Shevlin Avenue
AGENDA ITEM #7.1

Frenette Avenue
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Fifth Street East
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4.5 RESIDENTIAL TYPE TWO (R2) ZONE

No **person** shall within a Residential Type Two (R2) **Zone**, **use** any land or **erect**, alter or **use** any **building** or **structure** except in accordance with the following:

4.5.1 Permitted Uses

a) single detached dwelling
b) semi-detached dwelling
c) duplex dwelling
d) townhouse dwelling
e) triplex dwelling
f) fourplex dwelling
g) apartment dwelling
h) group home
i) home occupation
j) boarding house
k) community garden

4.5.2 Regulations for Single Detached Dwellings

a) Single detached dwellings shall meet the Regulations for Permitted Uses for the R1 **Zone**.

4.5.3 Regulations for Semi-Detached, Duplex, Triplex, Fourplex, Townhouse, Dwellings

a) Minimum **Lot Area**	240 m² per unit
b) Minimum **Lot Frontage**	8.0 m per unit
c) Minimum Yard Requirements	
Front Yard	7.5 m
Interior Side Yard	
with attached wall	nil
without attached wall	2.5 m
Exterior Side Yard	3.5 m
Rear Yard	7.5 m
d) Maximum **Lot Coverage**	50%
e) Minimum **Landscaped Open Space**	20%
f) Maximum Height of Building	12 m
g) Minimum Floor Area	70 m²

4.5.4 Regulations for an Apartment Dwelling

a) Minimum **Lot Area**	240 m² per unit for first 4 units plus 93 m² for every unit thereafter
b) Minimum **Lot Frontage**	30 m
c) Minimum **Yard** Requirements	
Front Yard	7.5 m
Interior Side Yard	4.5 m or half the **building** height; whichever is greater
Exterior Side Yard	7.5 m
Rear Yard	7.5 m
d) Maximum **Lot Coverage**	50%

e) Minimum **Landscaped Open Space** 30%
f) Maximum **Height of Building** 15 m
g) The minimum floor area of **apartment dwelling** units, shall be as follows:

Bachelor	28 m²
1 bedroom	37 m²
2 bedroom	55 m²
3 or more bedrooms	65 m²

4.5.5 Regulations for a Boarding House

a) Minimum **Lot Area** 650 m²
b) Minimum **Lot Frontage** 21 m
c) Minimum **Yard** Requirements

Front Yard	7.5 m
Interior Side Yard	4.5 m or half the building height; whichever is greater
Exterior Side Yard	7.5 m
Rear Yard	7.5 m

d) Maximum **Lot Coverage** 50%
e) Minimum **Landscaped Open Space** 20%
f) Maximum Height of Building 12 m

What's HOT to watch

A weekly look at the best of TV

By Hayley Michaud
Special to the Times

Amazon Prime Video

The Sunlit Night – Drama, Romance – March 4

An aspiring painter (Jenny Slate) meets eccentric locals and a fellow New Yorker while working on a barn in Norway.

Dispatches from Elsewhere – TV-14 – Drama, Mystery – Available now

Created by, and starring, Jason Segel, this series follows four people who feel like there's something missing in their lives when they stumble upon a puzzle hiding just past the veil of everyday life. Their eyes are soon opened by a world of magic and possibility.

Crave

First Cow – PG-13 – Drama, Western – March 5

A skilled cook travels west and joins a group of fur trappers in Oregon, he finds a connection with a Chinese immigrant also seeking his fortune. Soon the two start a successful business.

Disney+

Raya and the Last Dragon – PG – Animation, Action Adventure – March 5

The latest from Disney animators, this new release does cost $34.99 to watch for now. In a realm known as Kumandra, a re-imagined Earth inhabited by an acient civilization, a warrior named Raya (Kelly Marie Tran) is determined to find the last dragon.

Netflix

Moxie – PG-13 – Comedy, Drama, Music – Available Now

Directed by Amy Poehler, Moxie follows Vivian, a shy 16 year-old, who is fed-up with the sexist and toxic status quo at her high school. Taking inspiration from her mother's rebellious past she anonymously publishes a Zine that sparks a school-wide revolution.

Canadian Libraries reassess Dr. Seuss books pulled from publication for racist images

Several school boards have already pulled the books from shelves

THE CANADIAN PRESS

Canadian librarians and educators are reassessing several Dr. Seuss titles that are being pulled from publication because of racist and insensitive imagery.

The business that preserves the legacy of Dr. Seuss says it's ceasing sales of six titles - including "And to Think That I Saw It on Mulberry Street" - that portray people in ways that are hurtful.

In response to the decision, the Hamilton-Wentworth District School Board in southern Ontario says it's removing these "harmful" books from its libraries.

A Toronto Public Library spokeswoman says a group of librarians are reviewing the titles, and if they identify racial or cultural representation concerns may recommend to pull the books from the stacks or move them out of the ch dren's section.

A spokesman for Vanco ver Public Library says i also launching a review of t materials to determine if fu ther action is needed.

Books by Dr. Seuss, wh was born Theodor Geisel 1904 and died in 1991, ha faced mounting criticism recent years over the wa Blacks, Asians and others a depicted.

- With files from The Asso ated Press

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posters
stickers
floor decals
laminating

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FORTFRANCES BOUNDLESS

NOTICE OF PUBLIC MEETING

Town of Fort Frances

Zoning By-Law Amendment

TAKE NOTICE that Council will hold a Public Meeting on Monday April 12, 2021 for the purposes of providing information to the public on proposed amendments to the Zoning By-law relative to an application received from authorized agent **Rainy River District Social Services Administration Board (RRDSSAB)**.

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. The proposal would see the former school renovated to accompany seniors housing with the inclusion of a day nursery (Early ON center) and the remainder of the property utilized for the construction of up to five 8-plexes.

The Town of Fort Frances will hold a public meeting to provide interested parties the opportunity to make comments, identify issues, and provide additional information relative to the proposed amendments. Any person may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposal. Individuals making an oral submission at the Public Meeting are requested to submit a written outline to the Town Clerk.

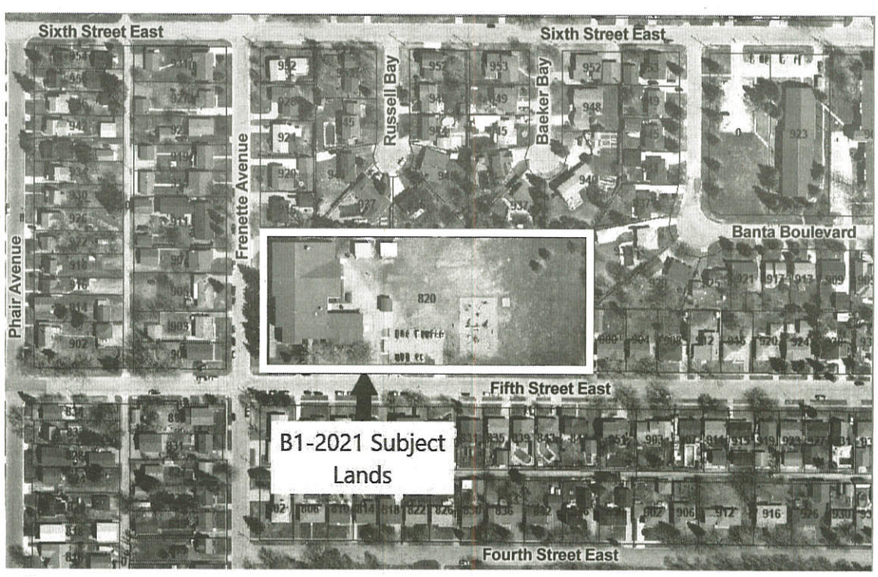
The public meeting will be held:
Meeting Date: April 12, 2021
Meeting Time: 5:30 p.m. or as soon thereafter as can be accommodated

Due to gathering restrictions in place surrounding the COVID-19 pandemic this public meeting will be held virtually and via teleconference. A digital link will be available at the top of the Committee of the Whole meeting agenda for April 12, 2021. Participants wishing to join via telephone can do so by calling 1-807-701-5975 and entering Conference ID 264 526 205#.

If you wish to be notified of subsequent meetings or the adoption of the proposed Zoning By-law Amendment, or of the refusal of a request to amend the Zoning By-law, you must make a written request to the Clerk's Office, 320 Portage Avenue, Fort Frances, ON P9A 3P9.

For more information about this matter, including information about appeal rights, contact the Municipal Planners Office between 8:30 a.m. and 4:30 p.m. on weekdays at 807-274-5323 ext. 1216 or by email at cvangel@fortfrances.ca.

Key Map



Cody Vangel, CBO/Municipal Planner
Town of Fort Frances
320 Portage Avenue
Fort Frances, Ontario P9A 3P9

In the zone:

Housing, human rights and municipal planning

50 years • ans
Advancing human rights | Promouvoir les droits de la personne

Ontario

Ontario Human Rights Commission
Commission ontarienne des droits de la personne

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Introduction

"Every person has a right to equal treatment with respect to the occupancy of accommodation without discrimination because of race, ancestry, place of origin, colour, ethnic origin, citizenship, creed, sex, sexual orientation, age, marital status, family status, disability or the receipt of public assistance."

– Ontario *Human Rights Code, s.2(1)*

This guide offers an overview of the human rights responsibilities of municipalities in housing. It offers information about the various legislated tools municipalities have, and shows some examples of how municipal planners, councillors, Housing Service Managers, District Social Service Boards and others can use "best practices" to overcome discriminatory neighbourhood opposition and promote housing that is free from discrimination. The guide can also be a resource for organizations and advocates who are working with municipalities to advance human rights in housing.

Affordable housing (which includes social housing and market rental housing, lodging houses, and many other housing forms) and housing that is accessible and barrier-free help build attractive, liveable and economically competitive communities. Housing is the foundation for stable living conditions, and a key starting point for financial stability and being included in the community.

Affordable housing can take many forms, such as rooming or lodging houses, group homes, social and supportive housing, boarding houses, institutional care homes and transitional housing.

Many people face barriers to securing affordable housing because of discrimination based on grounds of the Ontario *Human Rights Code* (the *Code*). Many people who identify under *Code* grounds (such as race, disability, family status and receipt of public assistance) face an urgent need for affordable housing.

There is an acknowledged need for affordable housing in Ontario and across Canada – but the public controversy that is attached to affordable housing continues to be one of the biggest barriers to developing it. A key part of achieving inclusive neighbourhoods where all residents feel welcome to live, work and play is taking steps to overcome community opposition to affordable housing.

One way to overcome these barriers is to clearly and consistently make the connection between human rights and the bylaws, policies and procedures that govern housing. This guide can help you make this connection. It represents the best advice from the OHRC, and draws on information from Ontario's Ministry of Municipal Affairs and Housing. As well, we consulted with a team of planning experts, planning and human rights lawyers, housing providers and advocates to make sure the guide reflected a wide range of perspectives.

In the summer of 2011, the Ministry of Municipal Affairs and Housing published its *Municipal Tools for Affordable Housing Handbook* (www.mah.gov.on.ca/Page9572.aspx), which offers an in-depth look at the many tools municipalities have for increasing and protecting affordable housing. *In the zone* talks about the same options, from a human rights perspective.

This guide does not offer a high level of detail about these tools like the handbook does. Instead, it is designed to complement the handbook, to help municipalities use familiar tools with the added goal of meeting human rights obligations.

Connecting human rights and housing is more than just "a good thing to do." Under Ontario's *Human Rights Code*, it's the law. This guide offers steps to help make the law a lived reality for all Ontarians.

Housing is a human right – on an international scale

The international community has long recognized that housing is a fundamental and universal human right that must be protected in law. Since proclaiming the *Universal Declaration on Human Rights* in 1948, the United Nations has recognized the right to housing in many documents. Examples are:

- *Universal Declaration of Human Rights* and the *International Covenant on Economic, Social and Cultural Rights* (the *ICESCR*)
- *International Convention on the Elimination of All Forms of Racial Discrimination*
- *Convention on the Elimination of All Forms of Discrimination Against Women*
- *Convention of the Rights of the Child.*

Canada has ratified all of these treaties.

Ontario is one of the wealthiest jurisdictions in the world. Yet, many Ontarians do not have access to adequate and affordable housing. Access to appropriate housing is inequitable for many groups identified by prohibited grounds of discrimination

including race, disability and family status. International human rights groups have severely criticized Canada's housing situation numerous times. For example, in 2007, Miloon Kothari, the former United Nations Special Rapporteur on adequate housing, described Canada's housing situation as "very stark and very disturbing" and amounting to a "national crisis."[1]

The international community has made the connection between human rights and housing. Canada and Ontario have laws such as the *Human Rights Code* that can help make this same connection. Solid planning processes are among the steps municipalities can take to ensure human rights at the community level.

Every municipality is different

Municipalities in Ontario come in all shapes and sizes. Each has different issues, different neighbourhoods and different community needs. And each has a different capacity to respond to these needs. This guide offers a variety of steps municipalities can tailor to meet their unique circumstances, while also meeting their human rights responsibilities.

About the *Human Rights Code*

The Ontario *Human Rights Code* offers protection from discrimination in five social areas:

- Services, goods and facilities
- Accommodation, which includes housing
- Employment
- Contracts
- Membership in trade, vocational and professional associations

In the area of housing, the *Code* offers protection based on the following grounds:

- race
- ancestry
- place of origin
- colour
- ethnic origin
- citizenship
- creed (religion)
- sex (includes gender identity, pregnancy and breastfeeding)
- sexual orientation
- age (18 years or older, and in some cases 16 years or older)
- marital status
- family status
- disability (includes perceived disability)
- receipt of public assistance

[1] Kothari, Miloon, United National Special Rapporteur on adequate housing, "Preliminary Observations at the end of his Mission to Canada 9 – 22 October 2007," A/HRC/7/16/Add.4 *(Preliminary Observations*). In May 2008, Ms. Raquel Rolnik (*Brazil*) was named as the new Special Rapporteur on adequate housing.

Defining discrimination in housing

Every person has the right to be treated equally in the area of housing without discrimination because of any of the grounds set out in the *Code*. The purpose of anti-discrimination laws is to prevent the violation of human dignity and freedom by imposing disadvantage, stereotyping, or political or social prejudice.

There are several ways of defining and identifying discrimination. The OHRC's *Policy on Human Rights and Rental Housing* states that discrimination includes any distinction, including any exclusion, restriction or preference based on a prohibited *Code* ground, that impairs the recognition of human rights and fundamental freedoms.

The most important issue to determine is whether a prohibited *Code* ground was a *factor* in the discrimination. Even if a *Code* ground is only one of the factors in a decision to restrict a person's equal access to housing, this may be a violation of the *Code*.

Discrimination in housing may often take on systemic or institutional forms. Systemic or institutional discrimination includes municipal bylaws, policies or practices that create or perpetuate a position of relative disadvantage for people identified by *Code* grounds. These may appear neutral on the surface, and may have been well-meaning, but nevertheless have an exclusionary impact based on Code-protected grounds. The key here is not to just consider intent – it is equally important to think about the impact municipal decisions have.

It's not just about adding housing – think about potential losses

Municipalities have human rights responsibilities in their roles as facilitators of affordable housing. But they must also take steps to apply a human rights lens to decisions that could result in the **loss** of affordable housing. Examples include:

- Revitalization projects that raise property values
- Lodging house zoning or regulations that act to reduce availability

- Rental housing licensing
- Heritage planning
- Zoning bylaw amendments that place new restrictions on the location of accessory apartments, yet do not grandfather existing accessory apartments.

In each of these examples, the discrimination may not be intentional, but again, look beyond the intent to the impact. Unless municipalities take steps to mitigate the effect of these decisions on people who identify with *Code* grounds, they may be at risk of human rights complaints.

Did you know?

Because the *Human Rights Code* is "quasi-constitutional," it has primacy over provincial and municipal legislation, unless the legislation specifically says that it operates despite the *Code*. This means that when municipal bylaws and the *Code* conflict, the *Code* takes precedence.

It's not our choice

"We don't get to approve who buys the house across the street from us, and we don't get to choose our neighbours. We don't have the right to discriminate."

– Barbara Hall
Chief Commissioner,
Ontario Human Rights Commission

Overcoming opposition to affordable housing

NIMBYism – a human rights issue

When affordable housing is being considered, there is almost always some opposition. Some of it may be legitimate (such as wanting to build a high-rise apartment building on a street with only single detached housing) – but other opposition has the potential to leave municipalities vulnerable to human rights complaints.

Discriminatory opposition to affordable housing for groups protected under the *Code* is a prime example of the "Not in My Backyard" syndrome or "NIMBYism." It happens when people hold negative attitudes or stereotypes about the people who live in affordable housing or use emergency shelters. This is often directly related to one or more *Code* grounds. This kind of opposition can be hidden in planning terms, and can be expressed in many ways, sometimes based on exaggerated concerns about changes to the neighbourhood, impact on traffic or about the building form.

NIMBYism often arises as a response to a local development. As well, it can be seen from "single issue" groups that are opposed to affordable housing.

Opposition to housing projects based on stereotypes or prejudice towards the people who will live in them can be a violation of people's rights to be free from discrimination in housing – which means it can be against the law.

The bottom line is that people do not have the right to choose their neighbours.

Dispelling the common NIMBY myths

Affordability and Choice Today (ACT) is an initiative funded by the Canada Mortgage and Housing Corporation. ACT, operated by the Federation of Canadian Municipalities (FCM) with the participation of the Canadian Home Builders' Association and the Canadian Housing and Renewal Association, works to overcome planning and building regulations that create barriers for

developing affordable housing. It does this by promoting practical solutions at the local level. In its guide called *Housing in my Backyard: A Municipal Guide for Responding to NIMBY,* ACT lists some common NIMBY objections and how municipalities can respond:

Myth: Property values will go down.

Reality: Many studies on affordable housing conclude that there is no impact on property values.[2] One study done in Toronto found that, "there was no evidence that the existence of the supportive housing buildings studied has negatively affected either property values or crime rates in the neighbourhood. Property values have increased and crime decreased in the period considered by the study."[3]

Myth: Traffic will increase.

Reality: Like any new development, a higher density or infill-housing proposal must meet the municipality's planning and engineering standards. In addition, multiple-family dwellings near quality transit services are likely to attract residents with lower levels of car ownership, as are dwellings geared to older people, people with disabilities, and families with lower incomes.

Myth: There will be a strain on public services and infrastructure.

Reality: Generally, higher-density housing needs less extensive infrastructure than new development – features like piped water, sewer services, schools and roads already exist. Also, higher-density development and infill can provide the larger customer base needed to increase the range and quality of available services (such as public transit).

Myth: New residents won't fit into the neighbourhood.

Reality: Often, the future occupants of new affordable housing already live in the neighbourhood. They are people sharing an apartment with other family members or friends, or struggling to pay market rent by giving up meals or having to walk because they cannot afford transit fares. Inclusive communities provide housing opportunities for all.

Myth: Affordable housing won't fit the character of the neighbourhood.

Reality: Affordable housing must comply with the same building restrictions and design standards as market-rate housing, and will be designed to fit in with the character of the neighbourhood.

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[2] Ontario HomeComing Coalition, *Yes, In My Backyard – A Guide for Ontario Supportive Housing Providers*, 2005, p. 27

[3] de Wolff, Alice. *We are Neighbours: The Impact of Supportive Housing on Community, Social, Economic, and Attitude Changes*, 2008, Wellesley Institute, p.iv.

- **Myth: Crime will increase.**

  Reality: A Canadian study of 146 supportive housing sites concluded that "there was no statistically significant evidence that supportive housing led to increased rates of reported violent, property, criminal mischief, disorderly conduct or total crimes."[4] In fact, the future occupants of new affordable housing often already live in the neighbourhood.

Types of discriminatory opposition to affordable housing

Discrimination in housing can result from attitudes, actions, laws or policies that create barriers for people based on *Code* grounds, such as people receiving social assistance or people with disabilities, who seek to move into affordable or supportive housing in a neighbourhood. This opposition can violate the *Code* when it results in changes to existing planning processes, barriers to housing access, or when it exposes proposed residents to discriminatory comment or conduct. Exclusions or limitations written into municipal bylaws can also violate the *Code*.

Talk about land use, not people

Concerns about affordable housing projects must be based on legitimate land-use planning considerations, and not on stereotypical assumptions about the people who will live there. When policies or practices are directed towards, or disproportionately affect, *Code*-protected groups, they may violate the *Code*.

Some examples of discriminatory practices could include:

- requiring affordable or supportive housing providers to adopt restrictions or design compromises that are not applied to other similar housing structures in the area, such as:
  - requiring fences or walls around the property to separate it from other neighbourhood homes because of the intended residents
  - putting arbitrary caps on the numbers of residents allowed by project, ward or municipality
  - adding visual buffers or removing balconies so tenants can't look out on their neighbours
  - requiring residents to sign contracts with neighbours as a condition of occupying the building

[4] George Galster, Kathryn Pettit, Anna Santiago, and Peter Tatian, *The Impact of Supportive Housing on Neighbourhood Crime Rates*, 2002.

- requiring extra public meetings, lengthy approval processes, or development moratoria because the intended residents of a proposed housing project are people from *Code*-identified groups
- imposing minimum separation distances or restrictions on the number of housing projects allowed in an area
- making discriminatory comments or conduct towards the intended residents of a housing project at public planning meetings or in published or displayed notices, signs, flyers, pamphlets or posters
- enacting zoning bylaws that restrict affordable housing development that serves people identified by *Code* grounds (e.g. group homes) in certain areas while allowing other housing of a similar scale.

Example:

A community agency meets with municipal staff to discuss the impact the municipality's bylaws are having on the development of group homes. In this small municipality, a group home for 10 residents must be spaced 1,000 metres from another group home. This restricts the ability of group home residents, who are people with developmental and mental health disabilities, to live in the neighbourhood of their choice without discrimination. This also creates a shortage of group homes in the municipality despite a high need for housing for people with developmental and mental health disabilities.

In response to the concerns raised, the municipality examines the issue taking human rights considerations into account, and amends the zoning bylaw to remove the separation distances.

Zone supportive housing as residential

Affordable, supportive and group housing – with or without support workers – are still residential uses. The OHRC does not support zoning such living accommodations as businesses or services, because these zoning categories can subject the people who live in the housing to higher levels of scrutiny and expectations than do other forms of residential housing.

The Community Living experience

A few years ago, Community Living Toronto received funding to find and set up a couple of new group homes in Etobicoke. The group homes were to house 3-5 individuals with an intellectual disability, who had spent all or most of their lives living in Etobicoke. These people worked or attended day programs in Etobicoke and many of their key family members also lived there. Etobicoke was their home – and the community they wanted to live in.

I soon discovered that Etobicoke had a distancing bylaw that stated that new group homes (defined as 3-10 persons requiring a group living arrangement supported by a recognized social service agency) could not be located within 800 metres of any other group home or residential facility. After identifying all the group homes in Etobicoke and placing them on a map, I quickly discovered that there were only a couple of "postage stamp" areas where a new group home could be legally located. Given the timelines for the start-up, the distancing requirements and all of the complications with the start-up of new group homes, we had to go to another area of Toronto to find housing for most of these individuals.

– Dale Makino, Program Manager, Etobicoke/York Region, Community Living Toronto

Make sure public meetings are really needed

Under the *Zoning Act*, municipalities must host a public meeting when considering zoning bylaws or amendments. However, if zoning rules already allow the housing being considered ("as-of-right"), a meeting is not required. Yet many local councillors call meetings anyway, which often gives voice to discriminatory discussions. In these meetings, people wishing to live in the housing are subjected to hurtful comments and a level of negative scrutiny that none of their potential neighbours had to face when moving into the neighbourhood.

These meetings also reinforce the incorrect assumption that neighbourhood residents have the right to approve who moves in next door, and often inflame, rather than calm, neighbourhood opposition to the housing. They also inflame the potential for human rights complaints.

At the same time, sometimes people are genuinely afraid because they've been given misinformation about risks, and not calling public meetings can cause resentment. In these cases, a public meeting can be helpful as long as it is carefully planned, communicated and moderated. If done well, meetings can be used to overcome attitudes

that were based on misinformation, educate, get buy-in, engage the silent majority and defuse tensions and fears.

Example:

A municipal council had a staff recommendation to fund an as-of-right social housing project. The council deferred the decision until a public meeting could be held. When lawyers advised that holding such a meeting could be discriminatory, the municipality changed the meeting format to a session on the value of social housing.

Best practice – public meetings

At the beginning of each public meeting to talk about a new affordable housing project, lay out clear ground rules. State that the only issues open for discussion are legitimate land use issues such as location, size, setback and parking requirements. Advise attendees that the meeting will not be a forum to make negative comments about the people who will be living there. In addition, actively interrupting and objecting to discriminatory language or prejudicial comments can help prevent them from happening again.

Can neighbours choose tenants? No.

In many meetings, community groups demand to have a say in how tenants are selected for a housing project. And in some cases, developers agree to this to allow the project to move forward. The practice of allowing neighbours to select tenants as a condition of "approving" the project can amount to discrimination.

Elected officials have human rights obligations

Discriminatory comments can also happen outside of community meetings (for example, in municipal council meetings involving planning, zoning or funding approvals). Elected representatives are not exempt from the *Code* – they have a legal duty to not discriminate, and they are elected to represent all of their constituents.

Extra requirements mean more barriers

If a municipality imposes different or extra requirements for public meetings, consultations, hearings, design charettes or other processes on affordable and/or supportive housing that are not placed on ownership housing, then this could amount to discriminatory behaviour. Using excessive or extra requirements for consultation for certain types of housing delays the development process, increases the uncertainty and costs associated with the project and could, if the delays and extra requirements add up, ultimately jeopardize the project itself. Developers of affordable and/or supportive housing should face the same regulatory processes as other forms of housing, and not face additional or excessive requirements for meetings and consultations. Smart developers usually seek to creatively engage their potential neighbours, but requirements for excessive consultation can frustrate a project.

– Michael Shapcott, The Wellesley Institute

Principles for human rights in housing

The following human rights principles apply to housing:

- Everyone in Ontario has the right to be free from discrimination in housing based on membership in a *Code*-protected group. This covers getting housing, during tenancy and evictions
- People should be able to live in the community of their choice without discrimination
- Healthy and inclusive communities provide and integrate a range of housing for people of all income levels
- Landlords, housing providers, neighbourhood associations, municipalities, appeal bodies like the Ontario Municipal Board and the courts all have an obligation to make sure that people do not face discrimination in housing
- Discriminatory opposition to affordable housing projects is often found in the form of policies, legislation, actions, attitudes or language used that create barriers for people from *Code*-protected or disadvantaged groups
- Legislation governing municipalities, such as the *Municipal Act, 2001* and the *Planning Act*, are frameworks for municipal autonomy, decision-making, transparency and accountability. In carrying out their responsibilities under these and other legislation, policies and programs, municipalities are responsible for ensuring they do not violate the *Code*.

To help put these principles into practice, the OHRC released its *Policy on Human Rights and Rental Housing* in October 2009. This policy provides extensive details about both rights and responsibilities relating to rental housing in Ontario. It is available at: www.ohrc.on.ca/en/resources/Policies/housing/pdf.

The Ministry of Municipal Affairs and Housing administers a variety of policies, legislation and resources that municipalities can use to encourage new affordable housing (for example, the recently published *Municipal Tools for Affordable Housing Handbook*). These tools and resources, when combined with the OHRC's *Policy on Human Rights and Rental Housing*, make it possible to apply an effective human rights lens that can help to overcome discriminatory opposition to affordable housing.

Best practices – housing strategies

- Create an overall housing strategy for the municipality, addressing different types of housing, such as lower-end market, social, and special needs housing.
- Include policies for as-of-right affordable and/or supportive housing throughout the municipality in all neighbourhoods
- Offer a mixture of rental and ownership opportunities
- In the housing strategy, develop a set of principles that sets out the connection between human rights and housing.

Applying housing legislation and programs to prevent discrimination

Responsibility for housing, either as a Service Manager or as a landlord, also includes a responsibility for human rights. A human rights lens needs to be applied to all housing matters, including the use of tools enabled by legislation.

Municipalities must follow a variety of provincial legislation regulating housing and housing-related issues. Examples are the *Residential Tenancies Act* and the *Housing Services Act*. Both of these contain provisions that can help prevent discrimination and encourage inclusiveness.

But a municipality's responsibility does not end there – it must also comply with the *Human Rights Code*. And if there is a conflict between the legislation and the *Code*, the *Code* must prevail.

What is a Service Manager?

Local Service Managers are responsible for funding and administering social housing. A Service Manager can be a regional government, county, or a separated city, depending on local circumstances. Service Managers are also responsible for administering other social programs, such as Ontario Works and childcare.

(Source: www.mah.gov.on.ca/Page6450.aspx)

Residential Tenancies Act, 2006 (RTA)

The *RTA* is the legislation governing rental housing in Ontario. Under the *RTA*, when selecting prospective tenants, landlords can only consider information that complies with the *Human Rights*

Code and related regulations. They may not discriminate on the basis of race, ancestry, place of origin, colour, ethnic origin, citizenship, creed, sex, sexual orientation, age, marital status, family status, disability or the receipt of public assistance.

If a person is already a tenant, the *RTA* does not allow landlords to evict them based on any of the grounds of discrimination included in the *Code*.

The *Code* also provides that every person has the right to equal treatment and to be free from discrimination when applying for housing and during their tenancy, and a tenant has the right to freedom from harassment by the landlord or other tenants based on race, ancestry, etc. The *Code* also outlines a landlord's legal duty to accommodate tenants based on the *Code* grounds.

For more information on appropriate landlord practices, see the OHRC's *Policy on Human Rights and Rental Housing*, available at www.ohrc.on.ca/en/resources/Policies/housing.

Housing Services Act, 2011

The *Housing Services Act, 2011* outlines the provincial commitment to affordable housing. It clarifies the housing roles and responsibilities of municipalities, and helps them to set municipality-specific priorities for affordable housing, social housing, housing for persons with disabilities, and preventing homelessness.

Service Managers, which include regional governments, cities and district boards, are responsible for delivering and administering affordable and social housing as well as other social service programs such as Ontario Works and childcare. Service Managers also have obligations under the *Human Rights Code* to provide housing that is free from discrimination. This includes a legal duty to respond to requests for accommodation based on *Code* grounds, and to accommodate to the point of undue hardship. For more information, see the OHRC's *Policy on Human Rights and Rental Housing*.

Under Section 6 of the *Housing Services Act*, Service Managers have to develop Local Housing and Homelessness Plans to set the municipality's overall strategy in these areas. While developing and implementing these plans, Service Managers have an excellent opportunity to make sure human rights are supported and respected. Best practices include:

- Developing anti-discrimination and anti-harassment policies
- Reviewing and removing barriers
- Designing inclusive housing programs
- Drafting procedures to respond to accommodation requests
- Setting procedures for resolving disputes quickly and effectively
- Setting up education and training programs.

For more detailed information on these Acts, refer to the *Ministry of Municipal Affairs and Housing's Municipal Tools for Affordable Housing Handbook*.

Municipalities have authority – and human rights obligations

Licensing rental housing

Under the *Municipal Act, 2001* and the *City of Toronto Act, 2006*, municipalities have broad powers to pass bylaws (subject to certain limits) on matters such as health, safety and well-being of the municipality, and to protect persons and property.

Both Acts also give municipalities the specific authority to license, regulate and govern businesses operating within the municipality. This includes the authority to pass licensing bylaws covering the business of renting residential units and operating rooming, lodging or boarding houses/group homes.

With this authority also comes a human rights responsibility. The *Code* requires that these decisions consider all members of their communities. The *Code* also requires that such decisions do not have a disproportionate adverse impact on or target people or groups who identify with *Code* grounds.

At the same time, the Ministry of Municipal Affairs and Housing is encouraging municipalities to use the tools at their disposal to create more affordable housing. In light of recent affordable housing legislation, licensing bylaws that reduce or restrict affordable housing may not be in line with the provincial vision.

Building Code Act, 1992

The *Building Code Act, 1992 (BCA)* governs the construction, renovation, demolition and change of use of buildings. The Building Code is a regulation under the *BCA* and sets out minimum technical and administrative requirements. Principal authorities, which include municipalities, are responsible for enforcing the *BCA* and Building Code.

Current Building Code requirements for barrier-free design include:

- specific dimensions and placements for barrier-free entrances, paths of travel and washrooms

- requiring new tactile signs for people with visual disabilities
- requiring that a percentage of units in new apartments buildings or hotels include accessible features.

These accessibility requirements are *minimum* standards that builders may exceed, and they have been progressively enhanced in each successive edition of the Building Code.

The proposed Accessible Built Environment Standard developed under the *Accessibility for Ontarians with Disabilities Act (AODA)* may lead to further enhancements to the Building Code's barrier-free design requirements. The goal of the *AODA* is to achieve accessibility for Ontarians with disabilities in the areas of goods, services, facilities, accommodation, employment, buildings, structures and premises on or before January 1, 2025.

The *Human Rights Code* comes first

In many cases, the requirements of the *Human Rights Code* exceed those of the *AODA* and the Building Code. When this happens, requirements under the *Human Rights Code* take precedence.

Despite the intention to achieve inclusive buildings, accessibility requirements set out in the Building Code do not always result in equal access for people with disabilities as required by the *Human Rights Code*. Housing providers should consider their obligations under the *Human Rights Code* when designing housing. Relying on relevant building codes has been clearly rejected as a defence in claims of discrimination under the *Human Rights Code*.

Retrofitting buildings to make them accessible can be a very costly process, because the accommodation required may not fit easily within the original design. The best way to avoid these costs is to design up-front for inclusion. By looking at accessibility early when preparing building designs, it is possible to add in accessibility features at the lowest cost, and to prevent significant financial outlays in the future.

Best practice – design inclusively

Design buildings and renovation projects as inclusively as possible, and consider the obligations of the *Human Rights Code*. Never create new barriers when building new facilities or renovating old ones.

For more information on making buildings accessible, see the Canadian Standards Association's Barrier-Free Design (www.csa-intl.org/onlinestore) and the Principles of Universal Design (www.design.ncsu.edu/cud/about_ud/udprinciples).

Did you know?

In the case of *Quesnel v. London Educational Health Centre* (1995), 28 CHRR D/474 (Ont. Bd. Inq.), a woman who used a wheelchair could not get chiropractic treatment because the building was inaccessible to wheelchairs. The Health Centre argued that it had followed all of the Building Code rules of the time, but the Board of Inquiry (now the Human Rights Tribunal of Ontario) found that it had discriminated based on disability. The Board stated that the *Human Rights Code* took precedence over the *Building Code*, and ordered the Centre to install a wheelchair ramp.

Maintaining properties

The *Building Code Act* provides authority for municipalities to pass property standards bylaws covering the maintenance and occupancy of buildings and properties.

Under the *BCA*, these bylaws cannot set out requirements, standards or prohibitions that distinguish between persons who are related and persons who are unrelated when considering the occupancy or use of a property, including the occupancy or use as a single housekeeping unit. Such bylaws must be about buildings and property, not people.

Best practices – work with the wider community

- Allow housing for seniors, people with disabilities and other people identified under *Code* grounds across a municipality, including but not limiting it to locations that are close to amenities such as transit and community services, by including objectives and policies to this end in official plans.
- Work closely with housing developers, agencies and people who will benefit from such housing when choosing the right planning tools and developing housing strategies.
- Work with community stakeholders to review policies, bylaws and practices to identify and remove potential barriers to affordable housing (such as discriminatory neighbourhood opposition) for groups who experience discrimination based on *Code* grounds.

Good planning leads to healthy, inclusive communities

Planning Act

The *Planning Act* provides a framework for municipalities to make land use decisions to fit local needs and circumstances. It also recognizes human rights as part of the planning process. In making these decisions, municipalities must make sure they do not violate the *Human Rights Code*.

The built environment – buildings, transport networks, green spaces, public realms, natural systems and all the other spaces that make up a community – plays a critical role in shaping the physical, psychological and social health of individuals and their communities.

Healthy communities need a mixture of rental and ownership opportunities, as well as market, non-market and social housing. Planning restrictions that result in a concentration of low-income housing in certain areas because they are effectively prohibited elsewhere in the municipality can lead to neighbourhoods that are stigmatized, resulting in social exclusion and instability. For example, grocery stores and banks often view "poor" neighbourhoods as unprofitable places to do business. The result is that people in these neighbourhoods face added barriers to their nutritional and financial well-being.

What sound land use planning does: Sound land use planning creates opportunities for inclusiveness and supports the natural evolution of welcoming neighbourhoods that are free from restrictions.

What sound land use planning does not do: Sound land use planning does not include making decisions about the types of people who are allowed – or not allowed – to live in a neighbourhood.

Did you know?

A 2010 OMB decision [*Advocacy Centre for Tenants Ontario v. Kitchener (City)* (2010), O.M.B.D. Case No. PL050611] identified that when bylaws result in restrictions for groups protected by the *Code*, a municipality may need to show that they are rationally connected to municipal objectives, they were established in good faith, and that it would be impossible to accommodate the group affected without undue hardship.

The proposed bylaw was designed to limit certain housing forms in an area the City felt was over-concentrated with single-person, low-income households, residential care facilities and social/supportive housing.

The OMB ruled that while decentralization might be a valid planning tool, it must be balanced based on *Human Rights Code* obligations The OMB ordered the City to revisit the bylaw, and the City ultimately repealed it due to changing planning circumstances.

The issues outlined in this decision can also be applied to other similar housing situations. For example, if a municipality enacted bylaws that limited or restricted where young people or students were allowed to live, it could face challenges before the OMB and also complaints (called applications) to the Human Rights Tribunal of Ontario.

Zone for land use, not for people

Section 34 of the *Planning Act* sets out the powers of municipalities to pass zoning bylaws to regulate matters including the use of land (e.g. residential, commercial, industrial), and standards associated with land uses such as location, size, setback and parking requirements.

Section 35(2) of the *Planning Act* says municipalities may not pass zoning bylaws that distinguish between people who are related and people who are unrelated in respect of the occupancy or use of a building. For example, a zoning bylaw cannot stipulate that a family rather than roommates must occupy a house.

Example:

A community agency wants to build a rooming house with low rents, for 10 residents, who may be people with mental health disabilities, single people receiving social assistance and/or newcomers to Canada. Zoning bylaws in the city prohibit rooming houses in that neighbourhood, as well as in most residential areas in the city.

The agency wants to build this project in a residential neighbourhood, and seeks to amend the bylaw to allow this use and to reduce the parking requirements. Neighbourhood residents are opposed to the project, saying that their neighbourhood cannot sustain this type of project, and the project will decrease property values, as well as create crime and security issues.

The city listens to the residents' concerns, but examines the potential land use impact of the rooming house and determines that it would not negatively affect the neighbourhood. Excluding the rooming house would restrict the opportunity of the residents, who are from *Code*-protected groups, to live in the neighbourhood. This could violate their rights under the *Human Rights Code*.

The city also needs to meet its goals for intensification and affordable housing targets and wants to encourage more income-integrated neighbourhoods, so it amends the bylaw and allows the parking exemption. After studying the issue more fully, the city eventually changes its zoning bylaws to allow rooming houses as-of-right in all residential areas.

Did you know?

In 2002, an Ontario court ruled that a bylaw in an Ontario municipality that restricted the number and location of foster and group homes with four or more foster children was illegal because it distinguished between related and non-related persons and thus contravened the *Planning Act (Children's Aid Society of the Region of Peel v. Brampton (City)*, [2002] O.J. No. 4502 (S.C.J), aff'd [2003] O.J. No. 2004 (C.A.)).

About minimum separation distances

Many municipalities want to use minimum separation distances as a way to manage overconcentration of some types of housing within one neighbourhood. While there may be merit in the goal of spreading housing types and services across a municipality, higher real estate costs and other factors may make this difficult.

When other factors act as barriers, minimum separation distances further limit housing options and can have a negative impact on the people who rely on these options. Instead, look at the broader issues and consider incentives and ways to encourage and facilitate

affordable housing in the other parts of the municipality. This is a positive approach, instead of the punitive one that minimum separation distances often suggest.

Did you know?

The courts have stated that zoning powers do not include the power to zone by referring to the user of the land or to define the use by referring to a personal characteristic. For example, the Manitoba Court of Appeal ruled that a zoning bylaw breached s.15 of the *Charter of Rights and Freedoms* because it restricted the location of group homes for older persons, people with disabilities, persons recovering from addictions and discharged penal inmates to a limited number of zones, and required minimum separation distances (*Alcoholism Foundation of Manitoba v. Winnipeg (City)*, [1990] M.J. No 212 (C.A.): the Supreme Court of Canada denied leave to appeal).

Best practice

In 2010, the City of Sarnia changed its bylaws to ensure that people with disabilities do not face additional barriers in finding supportive housing. A group of psychiatric survivors had filed a human rights complaint against the city, alleging that its zoning bylaws violated the human rights of people with disabilities living in group homes. The city changed the bylaw so that:

- distancing requirements for all group homes were removed
- the requirement that group homes with more than five residents be located on an arterial or collector road was removed
- group homes are now included in all zones allowing residential use
- residential care facilities are a permitted use in any residential zone.

Leadership in York Region

In December 2009, the Regional Municipality of York adopted an Official Plan that outlines specific policies for promoting an appropriate mix and range of affordable housing, including:

- Requiring local municipal official plans and zoning bylaws to permit a mix and range of housing types, lot sizes, unit sizes, functions, tenures and level of affordability that is consistent with intensification and density requirements.
- Requiring all new secondary plans to include a strategy to implement affordable housing policies, including:
  - Specifications on how the affordable housing targets in this plan will be met
  - Policies to achieve a mix and range of housing types within each level of affordability
  - Policies to ensure larger sized, family units within each housing type and level of affordability
  - Consideration of locations for social housing developments.
- A minimum of 25% of new housing units across the region must be affordable (and with a range of types and sizes to accommodate different household types), and a portion of these units should be accessible for people with disabilities. In addition, a minimum of 35% of new housing units in Regional Centres and key development areas must be affordable.
- Developing an affordable housing implementation framework in partnership with local municipalities and the development industry to achieve the targets in this plan
- Considering innovative financial arrangements to encourage and support the development and maintenance of non-profit and affordable housing, such as height and density incentives, Community Improvement Plans, and reduced municipal fees and charges.
- Encouraging the construction of new non-profit, special needs, emergency, affordable and seniors' housing in proximity to rapid transit and other human services.
- Preparing education and awareness programs with community, government and industry stakeholders to highlight the economic and social advantages of incorporating affordable housing into our communities.
- Identifying optimal sites for affordable housing early in the development process to maximize funding opportunities.
- Encouraging accessibility features in all new housing, and building design that will facilitate subsequent conversion to provide additional housing units, such as secondary suites
- Requiring local municipalities to adopt Official Plan policies that protect rental housing from both demolition and conversion to condominium or non-residential use, and to include "as-of-right" secondary suite policies, on a municipal-wide basis.

Using existing tools can have human rights benefits

Legislation like the *Planning Act* and the *Municipal Act*, along with the Provincial Policy Statement, 2005 (PPS) and other Ministry of Municipal Affairs and Housing public documents offer many well-known tools to plan for affordable housing and make neighbourhoods healthy and inclusive.

Beyond planning, however, municipalities have limited tools for actually building affordable housing – they often lack the federal and provincial funding to make much-needed expansions of the affordable housing stock. Given these existing barriers, it is even more critical that municipalities apply the principles of the *Code* in their planning activities.

Municipalities can use existing planning tools when considering their human rights requirements. By increasing options for housing in a community, a municipality can also increase the opportunity to include many people whose low income is related to a *Code* ground.

Planning for affordable housing can also advance human rights. Here are examples of tools that municipalities are already using, which they can also apply to meet human rights goals.

Under the *Planning Act*, municipalities can:

- secure affordable housing in exchange for increased height and density of a development
- use Section 37 of the *Act* as an incentive-based system to authorize increases in the height and density of development otherwise prohibited by a zoning bylaw, in return for the provision of facilities, services or matters specified in the bylaw
- reduce or waive planning application processing fees as a financial incentive to encourage affordable housing
- reduce or exempt an applicant from parking requirements to promote affordable housing
- use a Development Permit System to streamline approvals and reduce the time and costs needed to develop affordable housing

Under the *Municipal Act, 2001* and the *City of Toronto Act, 2006*, municipalities can:

- reduce fees/taxes or provide low-interest loans to groups seeking to build affordable housing
- give full or partial exemption from growth-related development charges for affordable housing
- pass a bylaw to prohibit and regulate the demolition or conversion of a residential rental property that contains six or more dwelling units to a purpose other than a residential rental (e.g., condominium).

These are just some of the many provincial laws that enable municipalities to promote and offer incentives to build affordable, equitable housing.

For more detailed information on these and other tools, refer to the *Municipal Tools for Affordable Housing Handbook*, available online at www.mah.gov.on.ca.

As well, *Affordability and Choice Today (ACT)* provides practical information and grants to help local teams modify planning and building regulations in ways that can improve housing affordability and choice. Information on best practices and on how to apply for a grant is available at www.actprogram.com. ACT has also released a guide for municipalities to address NIMBYism, called *Housing in My Backyard: A Municipal Guide for Responding to NIMBY*.

Responding to public inquiries about tenancy or human rights

This section includes contact information for various government bodies that monitor both tenancy and human rights issues. Tenants have a number of options for making complaints:

Human Rights Tribunal of Ontario

To file a human rights claim, tenants or prospective tenants can contact the Human Rights Tribunal of Ontario at:
Toll Free: 1-866-598-0322
TTY: 416-326-2027 or
Toll Free: 1-866-607-1240
Website: www.hrto.ca

Human Rights Legal Support Centre

If they need legal help with a human rights claim, tenants or prospective tenants can contact the Human Rights Legal Support Centre at:
Toll Free: 1-866-625-5179
TTY: 416-314-6651 or
Toll Free: 1-866-612-8627
Website: www.hrlsc.on.ca

Ontario Human Rights Commission

www.ohrc.on.ca

The OHRC's website offers a wide variety of information on human rights and housing, for tenants, landlords, housing providers and decision-makers.

Ministry of Municipal Affairs and Housing

Tenants or prospective tenants having problems with a landlord can contact the Ministry's Investigation and Enforcement Unit at 1-888-772-9277, or can apply for help through the Landlord and Tenant Board.

Website: www.ltb.gov.on.ca

If people have inquiries about land use planning in Ontario or the tools described in this guide, they can contact one of the Ministry's five regional offices:

Central (Toronto)
416-585-6226
800-668-0230 (toll-free)

Western (London)
519-873-4020
800-265-4736 (toll-free)

Eastern (Kingston)
613-548-4304
800-267-9438 (toll-free)

Northeastern (Sudbury)
705-564-0120
800-461-1193 (toll-free)

Northwestern (Thunder Bay)
807-475-1651
800-465-5027 (toll-free)

Appendix A

Poverty, social condition and the *Human Rights Code*

The OHRC knows that low social and economic status is a common factor in many types of housing discrimination. People identified by *Code* grounds are disproportionately likely to have low incomes. The shelter allowance rates for people and families who receive social assistance are far below market levels. This, together with a limited supply of adequate and affordable housing in many parts of the province, puts such people at a significant disadvantage when seeking shelter.

The *Code* provides protection against discrimination in housing based on specific grounds, including "receipt of public assistance." The inclusion of "receipt of public assistance" allows some individuals with low social and economic status to file human rights claims where they have been subjected to differential treatment in housing. However, many people with low social and economic status will not be in receipt of public assistance (*e.g.* people earning low wages, homeless people, *etc.*), but will still experience differential treatment in housing.

In many cases, given the strong link between low social and economic status and membership in a *Code*-protected group, these people will be identified by one or more *Code* grounds, and may experience discrimination based on an intersection of low social and economic status with other grounds.

Example:

A housing provider denies a lone working mother with two children a one-bedroom apartment, even though she cannot afford a larger apartment. Although the grounds for the claim would be marital status and family status (receipt of public assistance does not apply as the woman is working), it is her social and economic condition that forces her to rent a one-bedroom apartment.

In such cases, planners, decision-makers and housing providers need to consider the impact that low social and economic status have on the overall discrimination the person experiences.

The Government of Ontario has acknowledged the connection between poverty and human rights. Section 2.(2)3 of the *Poverty Reduction Act, 2009*[5] recognizes, "That not all groups of people share the same level of risk of poverty. The poverty reduction strategy must recognize the heightened risk among groups such as immigrants, women, single mothers, people with disabilities, aboriginal peoples and racialized groups." Section 2.(3)3 of the *Act* recognizes that "housing" is one of the key determinants of poverty, and section 4.(1) requires annual reporting on indicators to measure its success.

Because of the close connection between low social and economic status and membership in a *Code*-protected group, measures that subject people who have low social and economic status to differential treatment will frequently raise human rights concerns. Government, housing planners, policy-makers and housing providers should make sure that their policies and practices do not have an adverse impact on people identified by *Code* grounds.

[5] *Poverty Reduction Act, 2009*: www.e-laws.gov.on.ca/html/source/statutes/english/2009/elaws_src_s09010_e.htm

Appendix B

Best practices – looking to the United States

New Jersey, Massachusetts and California have all taken noteworthy steps to promote affordable housing. While each state's approach may be different, they all share the following features, which may serve as best practices for future consideration in Ontario:

1) The municipalities are given an affirmative obligation to provide for affordable housing. More specifically, this means that they are obliged to use all of their resources and powers proactively to the fullest extent reasonably possible in supporting the development of affordable housing.

2) The obligation is defined in terms of measurable targets or quotas that are set by the states. They provide a basis for assessing performance, and ensure that all municipalities are doing their fair share.

3) The term "affordable housing" is defined in a rigorous and functional way. These definitions, in turn, provide the basis for setting the household income thresholds used in determining who is eligible for the affordable housing.

4) The municipalities are given the tools necessary to meet the obligation. The most effective (but not only) of these tools is inclusionary zoning, which is permitted in all of these states.

5) The municipalities not meeting their obligation are subject to effective penalties.

Source: Richard Drdla, Affordable Housing Consultant

Appendix C – Glossary

Affordable housing: Under the *Investment in Affordable Housing program*, the federal/provincial governments define affordable housing as new rental housing that is rented at no more than 80% of the local average market rent as determined by Canada Mortgage and Housing Corporation.

Arterial road: Major traffic and transit route, intended to carry large volumes of traffic.

As of right use: Land uses that are automatically allowed bylaws such as a municipality's zoning bylaw.

Barrier-free design: Design of buildings, products and environments that are inherently accessible to both people without disabilities and people with disabilities.

Charette: A workshop-like public meeting to brainstorm community design issues.

***Code* grounds:** Ontario's *Human Rights Code* prohibits discrimination based on the following grounds:

- race
- ancestry
- place of origin
- colour
- ethnic origin
- citizenship
- creed (for example, religion)
- sex (includes gender identity, pregnancy and breastfeeding)
- sexual orientation
- age (generally 18 years or older, but age 16 or older in some housing situations)
- marital status
- family status
- disability
- record of offences (only in employment)
- receipt of public assistance (only in housing).

People are also protected from discrimination when two or more grounds are involved (for example, a single parent with a disability), when they are associated with someone who identifies with a *Code* ground, or when they are perceived to be a member of a group identified by a *Code* ground.

Collector road: Traffic and transit routes designed to carry lower volumes of traffic than arterial roads, and providing continuous access across neighbourhoods.

Community Improvement Plan: A provision of the *Planning Act* that allows municipalities to prepare plans for designated community improvement project areas. These areas need improvement because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings, or for any other environmental, social or community economic development reason.

Discrimination: Discrimination includes any distinction, including any exclusion, restriction or preference based on a prohibited *Code* ground, that impairs the recognition of human rights and fundamental freedoms.

The purpose of anti-discrimination laws is to prevent the violation of human dignity and freedom through the imposition of disadvantage, stereotyping, or political or social prejudice.

Discriminatory neighbourhood opposition (also called NIMBYism): Opposition to housing projects that is based on stereotypes or prejudices towards the people who will live in them. It can refer to discriminatory attitudes as well as actions, laws or policies that create barriers for people, such as persons with low income and/or disabilities, who seek to move into affordable or supportive housing in a neighbourhood.

Diversity: The presence, in an organization or a community, of a wide range of people with different backgrounds, abilities and identities such as ethnicity, race, colour, religion, age, sex, gender identity and sexual orientation.

Duty to accommodate: Under the Ontario *Human Rights Code*, people identified by *Code* grounds are entitled to the same opportunities and benefits as everybody else. In some cases, they may need special arrangements or "accommodations" so they can take part equally in all of the social areas covered by the *Code*, including, for example, employment, housing and education. Employers, housing providers, education providers and other parties responsible under the *Code* have a legal obligation to accommodate *Code*-identified needs, unless they can prove it would cause them undue hardship. Undue hardship includes considerations of cost, outside sources of funding and health and safety.

Harassment: Harassment means engaging in a course of vexatious comment or conduct that is known or ought to be known to be unwelcome. Such comment or conduct could include unwelcome attention, remarks, jokes, threats, name-calling, touching or other behaviour. It also includes displaying (in workplaces, schools or housing)

pictures that insult, offend or demean someone because they belong to a *Code*-protected group.

Housing Service Manager: In Ontario, Housing Service Managers establish, administer and fund housing programs and services, and may provide housing directly. There are 47 Service Managers and District Social Service Boards in Ontario.

Inclusive design: Design approaches meant to produce buildings, products and environments that are inherently accessible to both people without disabilities and people with disabilities.

Lodging house: While there are many definitions for this term, in general lodging or rooming houses are buildings where four or more tenants rent individual rooms that do not have both kitchens and washrooms for a tenants' exclusive use.

NIMBYism (also called discriminatory neighbourhood opposition): "Not in My Back Yard" opposition to housing projects that is based on stereotypes or prejudices towards the people who will live in them. It can refer to discriminatory attitudes as well as actions, laws or policies that create barriers for people, such as persons with low income and disabilities, who seek to move into affordable or supportive housing in a neighbourhood.

Official Plan: A long-range planning and policy document that guides and shapes growth and manages development over a 20-30-year timeframe. Official Plans contain goals, objectives and policies to guide future physical development of a community through the land use planning process while also considering important social, economic and environmental matters and goals.

Ontario Municipal Board (OMB): An independent administrative tribunal responsible for hearing applications and appeals and deciding on a variety of contentious municipal matters. Board members are appointed by the Lieutenant Governor in Council and include lawyers, accountants, architects, planners and public administrators. The OMB operates under the *Ontario Municipal Board Act*, as well as other legislation and its own rules of practice and procedure. It reports administratively to the Ministry of the Attorney General.

Quasi-constitutional: When we call the Ontario *Human Rights Code* "quasi-constitutional," we mean that it has primacy or takes precedence over other laws. In other words, if an Ontario law such as the *Planning Act* says one thing and the *Code* says another, the *Code* will prevail unless the other law specifically states the *Code* will not take precedence.

Racialization: The process by which societies construct races as real, different and unequal in ways that matter to economic, political and social life. This term is widely preferred over descriptions such as "racial minority," "visible minority" or "person of colour" as it expresses race as something imagined by society rather than as a description of persons based on real characteristics.

Second units (also known as accessory or basement apartments, secondary suites or in-law flats): Self-contained residential units with kitchen and bath-room facilities within dwellings or within other buildings on the same property, such as coach houses or laneway garages.

Social housing: Housing developed under a federal/provincial government program by a non-profit or co-operative housing corporation, where some or all of the rents are subsidized so that households do not pay more than 30% of gross income on shelter.

Supportive housing: Housing developed and/or funded under a provincial government program, with support services to help tenants to live independently.

Systemic discrimination: Systemic or institutional discrimination consists of patterns of behaviour, policies or practices that are part of the social or administrative structures of an organization, and which create or perpetuate a position of relative disadvantage for people identified by *Code* grounds. These appear neutral on the surface but, nevertheless, have an exclusionary impact on people identified by *Code* grounds.

Transitional housing: This temporary or interim accommodation (in the form of multi-unit apartments, single room occupancies, scattered site apartments, etc. is combined with case managed support services, aimed at helping people make the transition to long-term and permanent housing, self-sufficiency and independence.

Variance: Permission to deviate from a specific requirement of a zoning bylaw.

Zoning: A system of land use regulation that designates allowed land uses based on their location and whether they conform with the Official Plan.

Zoning bylaw: A bylaw that controls the use of land in a community. It states exactly how land can be used, where buildings and other structures can be located, the types of buildings that are allowed and how they can be used, and the lot sizes and dimensions, parking requirements, building heights and setbacks from the street.

Zoning bylaw amendment: A change in zoning that allows a property to be used or developed in a way that was not allowed before by the zoning bylaw.

For more information

Human rights and housing:
www.ohrc.on.ca
www.ohrc.on.ca/en/resources/Policies/housing/pdf

Affordable and rental housing:
www.mah.gov.on.ca/Page126.aspx
www.mah.gov.on.ca/Page9572.aspx

Planning Act tools:
www.mah.gov.on.ca/Page6819.aspx

Affordability and Choice Today:
www.actprogram.com
www.actprogram.com/CMFiles/CRA_ACT_NIMBYGuide_WebEN.pdf

Poverty and housing:
www.e-laws.gov.on.ca/html/source/statutes/english/2009/elaws_src_s09010_e.htm

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@OntHumanRights

From: Dawson M
To: Cody Vangel
Subject: [External] Help Young People Stay in Fort Frances -- approve the RRDSSAB St. Michael"s Project!
Date: Wednesday, April 21, 2021 8:47:14 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.

Dear decision makers,

I am writing you to-day urging you to vote IN FAVOUR of the RRDSSAB's proposal to change the zoning of the St. Michael's property from I to R2. I urge you to SUPPORT the building of 40 units of housing in a town where we are experiencing increasing houselessness and a massive out-migration of young people.

Please think about the future of Fort Frances, and about how these units will help keep young university-educated professionals living in our town. As a young person without the financial security to buy a home (and with house prices being severely inflated), I cannot afford to live on my own in this town. Many people my age cannot either. We move to Winnipeg, or Kenora, or Thunder Bay or a big city in Southern Ontario in order to start a future. These units would not solve that, but it would be a step in the right direction for our young people.

You will hear many concerns about green space, property value, and "sketchy people". Please do not let that stop you from approving this project. Work with the DSSAB to plant trees and keep the playground available for public use, but don't throw the baby out with the bathwater. We desperately need more housing in this town, in every part of town, especially for young people.

Sincerely,

Dawson Mihichuk
1118 River Rd. W.
Fort Frances, ON
P9A 2V4

April 14, 2021

Jeff Tilbury
932 Frenette Avenue
Fort Frances, Ontario P9A 3N4

RE: Zoning by –Law Amendment (B1-2021) for 820 Fifth Street East

I would like to submit my objection to the above request for Zoning By Law Amendment. I 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. Where each eight plex consists of two bachelor apartment, two one bedroom accessible apartments and four one bedroom apartments. 30% of the apartments must be at 20% of market rent, and the remainder would be market rent.

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

I do not believe that this application and proposal to build 5-8 plexes is desirable to the public interest of this neighborhood. For the following reasons:

1) Character of the neighborhood, I believe that the development of 5- 8 plexes would be out of scale, out of character and inappropriate and destabilize the character of the neighborhood as it is insensitive and visually incongruent to the current street scape and housing in the existing neighborhood. If you were to consider the existing nature and characteristics of the homes adjacent to the proposed development, most are 1 or two story homes, most in the 2 to 3 bedroom range, and the proposed mass and bulk of adding 5- 8 plexes and a 39 and 38 parking space lots does not fit with the existing character of this neighborhood.

It also seems very inappropriate and incongruent to bring into close proximity 2 vulnerable populations such as seniors and youth (early year's children). To units of lower income populations that most often have higher rates of crime, drug use, family violence and police intervention, all of which pose risks directly to these vulnerable populations, and cause an unacceptable adverse impact to the neighborhood.

People purchased homes in this area because it is a quiet, safe area with the existing green space and should continue to enjoy these qualities and are entitled to protection from a reduction in zoning standards. As legal doctrine assumes the validity of the status quo I therefore submit that Town Council and RRDSSAB prove that this proposed rezoning benefits the residents of this neighborhood.

2) Privacy and insensitive development: The existing property Consistent of an area of green space that has an existing playground with play equipment on it. Both of which are well utilized by the existing children, families in the area, it offers children the privacy to play close to home without concerns of safety for their parents. Removing this space to add in 5-8 plexes is both removing the privacy of the area and is insensitive to the current function of the play area and green space.

3) Traffic and parking: With the proposed addition of the senior units (space for 22-24 residents) and 5-8 plexes this would create living space for up to 60 + residents in this area. Within the proposal it includes 77 parking spots split between two parking areas. As well the addition of an early year's facility with staff, and parents dropping children off would increase the traffic in this area to levels I would consider to be potentially hazardous. I would like to see what impact studies have been under taken for this proposal by the developer, to indicate how this will be dealt with safely. IT also seems that trying to find space for all occupants and attempting to accommodate so many vehicles on site, seem to have the potential to create problems of parking easements and would have a negative visual impact on adjoining yards and street scapes in this neighborhood

I would also like to bring up existing issues with RRDSSSAB, as there is also an already established community history of RRDSABB parking out of service ambulances on their existing properties. Case in point 3 ambulances that had been parked at Green/Rose Manor for several years up until this past year (end of 2020) when they were finally removed. I therefore worry that with so many additional parking spots that the RRDSSAB will continue this bad habit of parking out of services vehicle throughout the community.

Another issue is the existing curb and entrance into the parking lot to the existing 8 plex on Fifth Street East. The curb and the road and the parking area were never finished appropriately and as you can see from the picture (Picture 1) attached there is a considerable drop between the road and the parking area, which does not offer very flat access into the parking area for vehicles and does not allow proper drainage. I believe someone has made efforts to put gravel in the space to allow for smoother access into the parking area. I am not sure who is responsible for such issues but this was left after the 8 plex was constructed on Fifth Street East by the RRDSSAB and highlights s my concern about their ability to complete projects with good planning principles appropriately in the community.

4) Drainage: I have included a picture of the already existing drainage issue at the corner of Fifth and Frenette (Picture 2). As you can see after 2 days of rain that he water has pooled and is not draining at this corner. Further Issues of drainage appear to have also been identified in the April 5, 2021 Report to the Planning and Development Executive Committee regarding Zoning By-law Amendment to 820 Fifth Street East, from Cody Vangel . See the following from this report. Fort Frances Public Works

- water/sewer connects to Fifth Street mains near intersection of Fifth/Frenette – possibly require upgrade (unsure of sizing). Would each building have a separate curb stop?
- 2 fire hydrants in existence currently at site
- Existing storm sewer will need to be upgraded
- The Storm Sewer that exists to the parking area is 300mm and runs all the way to Frenette Ave. The area of the new parking lots will be at least four times the area of the existing and will take the water from the housing area as well. Not sure that they have the depth or if the storm sewer can handle the amount of water period. With all of the changes to the curb and entrances on the Fifth Street frontage it would be nice if we could run a larger main down the curb line on the north side of Fifth and that all of the curb was new on the frontage.
- There is currently no storm sewer along this section of 5th to tie additional infrastructure into.

- Concerns as well with the amount of new services tying into older Sewer and Water Mains. Resulting in potentially numerous patches. New services should be consolidated as much as possible.
- Not sure if there is any options for piggybacking on funding for a project like this but it would be nice to reconstruct the whole street at least to the East property limits.

As a resident of this neighbourhood all of the existing issues outlined above create many concerns for me and should for people even closer to the proposed site. It also seems inappropriate to me for the Town or council to approve any rezoning, or to allow the RRDSSAB to make any final plans to purchase this property and or go ahead with any aspect of this proposed project until all of these matters of drainage have been addressed.

5) Building maintenance; I have issues with RRDSSAB being the potential landlord of the proposed 5 -8 plexes, and would like to bring up the following issues they seem to have with the existing 8 plex on Fifth Street. The curb entrance to this facility is problematic see picture attached (Picture 1). How does town council justify rezoning property to a land lord for 5- 8 plexes when they cannot properly finish all aspects of one 8 plex project over several years. I feel this would need to be explained to the residents of the proposed area prior to any discussion to rezone this area.

6) Increased Crime and violence: Statistically lower income housing tends to have higher incidences of crime, drug use, family violence and police intervention. It is also my understanding from Current Community report that there is an increased call for police intervention to the existing 8 plex that is operated by the RRDSSAB and I am sure this could be supported by reviewing police stats showing where and for what they respond to in the community. So I do have concerns that one 8 plex has increased the need for police interventions, what will be the outcome of developing 5-8 plexs in one area, have on this neighborhood.

7) After speaking with MPAC representatvive Steven DeRocco who informed me that MPAC has no ability to determine and forecast how this rezone and development will impact the neighbourhood or housing prices either negatively or positively until such time that this project is actually completed. And with the RRDSSAB announcement that the 5-8 plex project would be a multi year/phase approach as each unit might cost 1.2 million to develop. This causes me to have several issues I will outline. Will it be possible to use the same contractor to develop each unit, so will they look the same or be sufficiently different because they are built by different contractors over several years. How many years of construction will the neighbourhood have to endure and how will this impact housing prices and quality of life. I would therefore submit that town councillor and/or RRDSSAB explain to me and the neighborhood how they have determined that this project will benefit this neighborhood in a positive manner.

Thank you

Jeff Tilbury
932 Frenette Avenue
Fort Frances, On P9A 3N4
Phone: 274-6848
Email jwtilson@tbaytel.net.

Clarke A. Allen.

909 Third St. East
Fort Frances ON P9A 1S2.

April 14, 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 (File B1-2021) from RRDSSAB for 820 Fifth Street East

Dear Sir,

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

1. **Delay in circulation of proposed plans:** The day of the meeting was the first time that we saw the plan for the re-development and like many citizens didn't have much time to process the information.
2. **Public Meeting not effective**: as a result the delay in circulation of the proposed plans the meeting of April 12 was poorly attended by members of the public and unusually brief for such an important issue. Poor attendance should not be viewed as acquiescence.
3. **Loss of Privacy:** 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. Two story residences will violate that privacy whether they were 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. 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 EarlyOn 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 side of green space in exchange for space in the Shevlin Wood Yard development. 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.

Sincerely,

Clarke A. Allen

Address:

909 Third St. East.

Fort Frances ON P9A 1S2.

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

Dear Sir,

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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,

DDeGagné Danielle DeGagné

Address: 281 First St E.
Fort Frances ON P9A 1K4
807-271-5731

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

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Sincerely,

DARLENE HUGHES — PRINT
Darlene Hughes — SIGN
916-5th St E, Fort Frances, ON — ADDRESS

April 14, 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 (File B1-2021) from RRDSSAB for 820 Fifth Street East

Dear Sir,

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

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Sincerely,

~~Don B. Egan~~ Karen Egan April 16/21

Address:
823 Frenette Ave
~~Fort Frances~~ ON
P9A 2N4

April 14, 2021

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

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Sincerely,

DAVID GREEN KAREN GREEN

Address:
916 4th STE
FORT FRANCES

April 15, 2021

Town of Fort Frances
320 Portage Avenue
Fort Frances, ON P9A 3P9
ATTN: Cody Vangel, Municipal Planner
Sent via email: cvangel@fortfrances.ca

Subject: Application for Zoning By-Law Amendment at 820 Fifth Street East

Dear Mr. Vangel:

I would like to express my concern regarding the availability for the public to provide input into the re-zoning of 820 Fifth Street East. The following shows chronological list of related media notices I have been able to find:

November 25, 2020	FF Times article on Low-Cost Housing Planned for St Michael's School.
January 27, 2021	FF Times review of DSSAB presentation to Rainy River District Municipality Assoc.
March 4, 2021	Town of Fort Frances posted 'Notice of Public Meeting' on their website stating a digital link to the information will be available at the top of the Committee of The Whole meeting agenda.
April 12, 2021	Town of Fort Frances posted Committee of the Whole meeting agenda package, including: • Application for Zoning By-Law Amendment • Conceptual Site Plan – dated August 12, 2020
April 12, 2021	FF Times announcing first council meeting of the month to review application to rezone 820 Fifth Street East (St Michael's School) and the public is invited to attend.

As an interested member of the public, my first opportunity to view the proposed plans was April 12, 2021. I was then offered an opportunity to provide any comments for or against at the Committee of the Whole meeting a few hours later that evening.

At the Committee of the Whole meeting, I was astonished to learn this was not a public meeting regarding the DDSAB proposal, rather a meeting to obtain comments regarding the re-zoning of 820 Fifth St East. Any questions regarding the proposed complex and future plans were quickly suppressed.

I later learned that our Council can only address the Application for Amendment to the Zoning By-Law. If Council approves the rezoning, then DSSAB will move foreword with purchasing the property. Once they own property, they can construct what they want.

I am not opposed to development; however, I believe there has been truly little to no opportunity for the public to view and understand the proposal, thus **I request Council defer the decision on this Amendment to the Zoning By-Law until DSSAB can provide proper opportunity for the public to be informed.**

Sincerely

Dave Legg
948 Russell Bay
Fort Frances, ON P9A 3N9
E: davelegg555@gmail.com

c.c. Dan McCormick, RRDSSAB Chief Administrative Officer (dan.mccormick@rrdssab.on.ca)
Megan Walchuk, Fort Frances Times Editor (mwalchuk@fortfrances.com)
Randy Thoms, B93.1 The Border (news@931theborder.ca)

April 16, 2021

June Caul
Mayor
Jcaul@fortfrances.ca

Re: meeting of April 12, 2021: An application to amend the Zoning By-law (File B1-2021) from RRDSSAB for 820 Fifth Street East

Dear Mayor,

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

1. **Delay in circulation of proposed plans:** The day of the meeting was the first time that we saw the plan for the re-development and like many citizens didn't have much time to process the information.
2. **Public Meeting not effective**: as a result the delay in circulation of the proposed plans the meeting of April 12 was poorly attended by members of the public and unusually brief for such an important issue. Poor attendance should not be viewed as acquiescence.
3. **Loss of Privacy:** When families bordering the St. Michael's property purchased their lots over 40 years ago (or just a few short months ago like us) one of the most attractive features was the privacy in their back yards. Two story residences will violate that privacy whether they were 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, but having lived on on air avenue I'm aware of the safety issues with needles and adults drinking here or in the trails directly behind this park. Which is why my children will not be using this park, it to mention the lack of play equipment and close vicinity to the road. Where will children go for a game of pickup soccer, softball or touch football? Phair Avenue Park is far too small for that. If councillors 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 EarlyOn 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 side of green space in exchange for space in the Shevlin Wood Yard development. 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.
Many other location have free space in the town. Ie property on 6th street and Webster, near other apartments. Property north of the tracks on Williams (multiple available lots) to name a few.

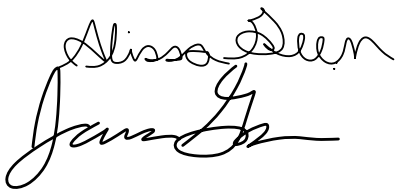
6. **Request for additional public meeting**. Before COVID there would have been in person public meetings where citizens would be able to comment and ask questions. We request another meeting for the public to ask questions before town council considers the proposed rezoning request.

We are a family like many others near us with three young children under the age of five. We have worked hard to afford to live in a safe, quiet area of town. We just moved in October from a beautiful home that was near a multi unit facility that brought endless traffic, noise, and lack of privacy, the only green space near us was the point park that was overwhelmed with tenters and unsafe activity. We were so excited to move to this family friendly neighbourhood that has so much to offer, including the park/green space that we have direct access to from our backyard. The news to create this type of facility was devastating. Please think of the families being affected by this decision and consider another location.

Sincerely,

Alissa Green

Jason Green



Address: 937 Baeker Bay, Fort Frances, Ontario

April 16, 2021

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

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Sincerely,

Address:

937 Baeker Bay_____

Fort Frances, Ontario__

April 20, 2021

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Town of Fort Frances
cvangel@fortfrances.ca

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Sincerely,

Amy Gushulak — April 20, 2021

Amy Gushulak — Date

Address:
814 Fourth St. E
Fort Frances, ON P9A 1T4

Notes:

- Why would you want to remove such a large green space amidst so many homes that house so many kids?
- My observations over the last 20 years (as my parents live across the street) is that kids from all areas of Fort Frances come to play at this park, which is on a back residential street (not a main street), away from a bush line which would allow wild animals to roam in much easily (like at the Phair Avenue park), has the playground equipment and a large field for playing other sports such as soccer, football, baseball etc.
- Should seniors move into the school residences, I believe that it would provide them with joy to watch children and parents interact at the park and green space.
- This park is very well used, and clean. It does not seem to be overtaken by needle users in the area like other parks have seen.
- Realistically are 40 -1 bedroom/bachelor suites the answer to housing situation in the town? I think not.
- I ask you to kindly reconsider allowing any of the green space to be altered.

RECEIVED
APR 19 2021
TOWN OF FORT FRANCES

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,

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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.

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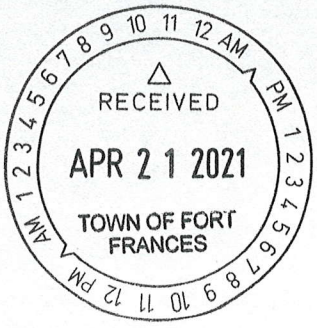
Please do not destroy the park.

Sincerely,

Andrea Coyle Andrea Coyle

Address: 1147 River Rd W
Fort Frances, ON
P9A 2V3

April 15,2021



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Andrew Mueller Tanya Mueller

Address: 909 Phair ave

April 14, 2021

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Sincerely,

Arlene Grinsell Homeowner.

Address:

801 4TH ST.E. CORNER OF 4th & Trenette.
FORT FRANCES.

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,

Ashley Sisco

Address: 512 Armit Ave.
Fort Frances ON P9A 2H7

April 15,2021

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Town of Fort Frances
cvangel@fortfrances.ca

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Please do not destroy the park.

Sincerely,

_____ _____

Address: _____

_____

Hi Cody, I am emailing you this in hopes it can be submitted this way, contactless! Hope it counts.

Ashley York
830 3rd Street East
Fort Frances, ON
P9A 1S1

Thanks, Ashley

From: Barb Jodoin
To: Cody Vangel
Subject: [External] St. Michael"s School
Date: Monday, April 19, 2021 3:16:43 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.

Re: 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 Council at the Planning & Development Executive Committee - 19 April 2021

1. Community input: Due to COVID restrictions, the meeting concerning this application had to be virtual. Therefore, many concerned citizens did not have an opportunity to join the meeting, citizens were not heard and others were cut off. Simply stated, community concerns were not heard.

1. Loss of Green Space: The proposed rezoning permanently eliminates the third and last significant green space that exists east of Frenette Avenue. Public green spaces have been diminishing in area in Fort Frances which has lead to the loss of ecosystem services that humans receive from natural systems.

-Green spaces enhance the health and wellbeing of the people living in the community.
-Green space improves the physical fitness of the community and reduces depression.
-Green space improves air quality. (reduces carbon emissions, an important aspect in battling climate change)
-Green space enables greater social cohesion. (Hartig et al. 2014)

As I watch the children play and families gather at the park, I am a first hand witness to how this particular green space fosters communication and interaction, and the physical and mental well being of the people of Fort Frances. With more families moving into the new Erin Crescent, there will be a greater need for this green space.

1. Violation of Privacy: When families bought property in the area and especially those families that bought properties bordering St. Michael's School yard, two of the most attractive features were the quiet area and the privacy in the yards. The two story residences will lead to more noise, more pollution and will violate that privacy whether they are expensive condos or the proposed apartments.

We support the redevelopment of the former St. Michael's school building for senior housing and the Early On Centre. We do not support the rezoning for the condos or apartment buildings. We request a new meeting be scheduled to ensure our community is heard.

Im not sure who owns the lareg property that the old 6th St School is on, but that would be a great place to build apartments. There is also room for parking and green space for the residents of said apartments.

Thanks
Barb & Claude Jodoin
810 Shevlin Avenue

Begin forwarded message:

From: Scott Fawcett <scottrfawcett@hotmail.com>
Subject: Re: our letter

April 14, 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 (File B1-2021) from RRDSSAB for 820 Fifth Street East

Dear Sir,

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

1. **Delay in circulation of proposed plans:** The day of the meeting was the first time that we saw the plan for the re-development and like many citizens didn't have much time to process the information.

2. **Public Meeting not effective**: as a result the delay in circulation of the proposed plans the meeting of April 12 was poorly attended by members of the public and unusually brief for such an important issue. Poor attendance should not be viewed as acquiescence.

3. **Loss of Privacy:** 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. Two story residences will violate that privacy whether they were 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. 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 EarlyOn 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 side of green space in exchange for space in the Shevlin Wood Yard development. 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.

Sincerely,

Michael Asplund

Barbara Asplund

Address:
820 6th St E
Fort Frances
On P9A 1N9

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,

Belva Kingbird Belva Kingbird

Address: 1122 Fourth St. East
FF ON P9A 1T5

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,

Bev Thomson

Address: 516 Crowe Ave
Fort Frances ON
P9A 2L3

April 15,2021

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

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Sincerely,

BEVERLY GUSHULAK STEVE GUSHULAK

Address: 924 SIXTH ST E

FORT FRANCES

April 14, 2021

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

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    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. If councilors want healthy active citizens, then they must provide green space for recreation.
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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,

Address:

929 BANTA BLVD.
FORT FRANCES, ON
P9A 3N7

change.org

Recipient: Cody Vangel, Town of Fort Frances

Letter: Greetings,

Save the Green Space at St. Michael's School

Comments

Name	Location	Date	Comment
Tanya Mueller	Fort Frances, Canada	2021-04-21	"Please dont remove this green space and push back our park. This community and the children need this space. I dont want my young children to have to cross major roads with traffic to get to the other big park. The use of this green space and park is so important to the families in this east end location."
Deirdre Drombolis	Devlin, Canada	2021-04-21	"Green spaces and spaces for our children to run and move and play are crucial for mind, body, and spirit. Concerns over children's mental and developmental health are at a all time high. And spaces that are integral to health promotion and development are needed and should be fiercely protected. The space at St. Mike's is open and safe. There is minimal traffic there and there is already beautiful equipment for the children to use. Why not build upon this space? And make that commitment to our children?"
Lindsey Dann	Thunder Bay, Canada	2021-04-21	"This park is part of my childhood. I went to this school, lived around the corner. My parents still own that house. Their grandchildren play here!"
Travis gruttner	Fort Frances, Canada	2021-04-21	"We want to keep the park and green space. We agree with using the school for seniors housing and early on program. Just don't take away the green space."
Amy Kielczewski	Thunder Bay, Canada	2021-04-21	"The community needs this."
Madeleine Franey	Ottawa, Canada	2021-04-21	"We need as much green space as possible...if we don't keep it one day there will be no more green space"
Brandy Zelinsky	Winnipeg, Canada	2021-04-21	"My nephews play here and when we visit it's a great space for all the kids to get their energy out together"
Jenna Pham	Fort Frances, Canada	2021-04-21	"Our kids love this safe space on a quiet street"
Amanda Wars	Fort Frances, Canada	2021-04-21	"I live in this area. The green space and playground is utilized by kids and families of all ages. On any given day you will find kids playing here. The park is the only park that is safe in this town. The one on 6th is not as good and is sketchy people always lurking around. We DO NOT NEED MORE CREEPY PEOPLE CREEPING AROUND! Keep our kids kids and let them keep the space. Plenty of other spots for housing to go."
Joelle Labute	Fort Frances, Canada	2021-04-21	"We use this park almost daily. There are few parks in Fort Frances with this amount of green space which aren't on a busy road. We feel this park is very safe for little kids to run and play, as well as older kids to have a game of soccer, etc. This park is always busy! It would be sad to see it limited to only use after hours as proposed."
Mac Potter	Dryden, Canada	2021-04-21	"I am fully supportive of the retrofit of the former school. However, the park area and green space provides youth in the area a safe location to play, one that is centered within a residential area, and

Name	Location	Date	Comment
			fenced. The park /green space has been actively used for years, and would be a loss to the neighborhood."
Amy Gushulak	Fort Frances, Canada	2021-04-21	"There is no question that affordable housing is needed in Fort Frances, but I don't agree that this large green space should the place for this. I am NOT opposed to the actual school building transitioning into an EarlyON Centre and Housing Units at all. Just keep this large green space in the east end of town as it is the last of its kind, and provides a playground and field that is NOT located by a high traffic, busy street or a bush line. This space is used daily by many families in the area. There are many other locations in Fort Frances that can be used for housing units."
Kristie Green	Canada	2021-04-21	"We use this park almost everyday!!"
Heather Johnson	Fort Frances, Canada	2021-04-21	"This park/green space is the perfect place to bring a family. Please keep it as it is. There are so many other places apartments can go."
Jamie Gushulak	Fort Frances, Canada	2021-04-21	"Im signing because this park and green space is what makes this neighbour what it is. We need a safe place for kids to run and play away from high traffic and not secluded. Housing can be placed in other more suitable areas."
Ron Pidlubny	Fort Frances, Canada	2021-04-21	"I have lived in this neighborhood for over 4 decades and have watched kids grow up using this park, Including my 2 boys and my Grandson ... It would be a shame to see the most utilized park and greenspace gone for more housing ... There are a lot of other places the housing can go without destroying the park and greenspace !"
Wendy Orchard	Minnesota, US	2021-04-21	"This green space is needed and used by the many families in the St Michaels area. Housing is definitely needed but there are other options within town limits that are a better fit than eliminating green space and parks for residents. Especially being in a lockdown province, this space is sorely needed and should remain status quo."
Sarah Leduchowski	Thunder Bay, Canada	2021-04-21	"Children need parks and places to play outdoors, especially now with the pandemic."
Bev Johnson	Fort Frances, Canada	2021-04-21	"The town needs its green spaces as well as housing. There are many more areas to destroy other than this one."
Brienne Lebel	Fort Frances, Canada	2021-04-21	"Green space and parks are an important part of our community, there are plenty of other space for housing"
Cathie Sinninghe	Fort Frances, Canada	2021-04-21	"I agree we need to keep this for that kids !"
Nikki Armstrong	Fort Frances, Canada	2021-04-21	"Green space is more precious than ever before and this specific space is one of our very best. Please let this special park remain.... kids have suffered enough heartbreak this year."
Paul Doupe	Fort Frances, Canada	2021-04-21	"Ever since I went to St.Michaels school in the 70's and bought a house a few doors down in 2015, this green space has always been a hub of activity for children and families. It's destruction would be

Name	Location	Date	Comment
			a monumental loss especially considering the multitude of other perfectly acceptable building locations."
Nancy Taggart	Fort Frances, Canada	2021-04-21	"I live near the playground and there are many young families who use/enjoy this playground and green space."
Jillian Gustafson	Hinton Alberta, Canada	2021-04-21	"I grew up at this park!! Don't take it away from the children. This is such a safe area for a park and it's convenient to have a safe place for parents for their children!"
Linda Snider	Fort Frances, Canada	2021-04-21	"safe by-law (file B1-2021) from RRDASSAB for 820 Fifth Street East"
Wendell Stevens	Fort Frances, Canada	2021-04-21	"We can't afford too lose any more green space so kids can play outdoors instead of being on their media devices. Also the town has the wood yard too build more housing."
Elizabeth Shine	Atikokan, Canada	2021-04-21	"Parks are essential for children's well being especially thru difficult times like now"
Kirsty Sinclair	Fort Frances, Canada	2021-04-21	"The park is needed. I believe it's a bad idea to get rid of it."
Andrea Coyle	Fort Frances, Canada	2021-04-22	"My kids use this park all the time"
Chantel Gallagher	Devlin, Ontario, Canada	2021-04-22	"This is one of the best play areas for younger children. Would be heartbreaking to see it gone. There are many children in the area that utilize this space. Don't take away their ability to play safely, engage in creative play and support their mental and physical health."
Cathy Piotrowski	Fort Frances, Canada	2021-04-22	"We need to keep parks for children and families to use and enjoy the outdoors"

change.org

Recipient: Cody Vangel, Town of Fort Frances

Letter: Greetings,

Save the Green Space at St. Michael's School

Signatures

Name	Location	Date
Caitlyn Morrison	Fort Frances, Canada	2021-04-21
Leah Rodrigues	Fort Frances, Ontario, Canada	2021-04-21
Tanya Mueller	Fort Frances, Canada	2021-04-21
Kathy Jewell	Fort Frances, Ontario, Canada	2021-04-21
Deirdre Drombolis	Devlin, Canada	2021-04-21
Lindsey Dann	Thunder Bay, Canada	2021-04-21
Tim Beaulne	Fort Frances, Ontario, Canada	2021-04-21
Alyssa Potter	Fort Frances, Ontario, Canada	2021-04-21
Jayson McFarlane	Fort Frances, Ontario, Canada	2021-04-21
Matt Gushuliak	Fort Frances, Ontario, Canada	2021-04-21
Travis gruttner	Fort Frances, Canada	2021-04-21
Amy Kielczewski	Thunder Bay, Canada	2021-04-21
Tarra Benjamin	Fort Frances, Canada	2021-04-21
Alissa Green	Fort Frances, Ontario, Canada	2021-04-21
Steve Fry	Fort Frances, Ontario, Canada	2021-04-21
Madeleine Franey	Ottawa, Canada	2021-04-21
Kayla Prior	Fort Frances, Ontario, Canada	2021-04-21
Becky McMahon	Thunder Bay, Ontario, Canada	2021-04-21
Tina H	Fort Frances, Manitoba, Canada	2021-04-21
Brandy Zelinsky	Winnipeg, Canada	2021-04-21

Name	Location	Date
Jenna Pham	Fort Frances, Canada	2021-04-21
Monika Winkelmann	Ottawa, Canada	2021-04-21
Alyssa Faragher	Fort Frances, Ontario, Canada	2021-04-21
Dannielle Redford	Fort Frances, Ontario, Canada	2021-04-21
Christopher George	Fort Frances, Ontario, Canada	2021-04-21
Jordan Christian	Fort Frances, Ontario, Canada	2021-04-21
Joelle Katona	Fort Frances, Ontario, Canada	2021-04-21
Dave York	Fort frances, Quebec, Canada	2021-04-21
Dana White	Fort Frances, Ontario, Canada	2021-04-21
Holly Kaemingh	Fort Frances, Ontario, Canada	2021-04-21
Nicole Hill	Fort Frances, Canada	2021-04-21
Amanda Wars	Fort Frances, Canada	2021-04-21
Mark Busch	Devlin, Ontario, Canada	2021-04-21
GerryLynn Cousineau	Fort Frances, Ontario, Canada	2021-04-21
Rebecca Gustafson	Fort Frances, Ontario, Canada	2021-04-21
Sandi Wilson	Fort Frances, Ontario, Canada	2021-04-21
Tim Wesz	Kitchener, Ontario, Canada	2021-04-21
Jordan Ellsmere	Fort Frances, Ontario, Canada	2021-04-21
Joey Theriault	Fort Frances, Ontario, Canada	2021-04-21
Tiffany Gibbons	Fort Frances, Canada	2021-04-21
Dara Fritz	Fort frances, Ontario, Canada	2021-04-21
Amy Gushulak	Fort Frances, Ontario, Canada	2021-04-21

Name	Location	Date
Andrea Faragher	Fort Frances, Ontario, Canada	2021-04-21
kim jacobson	Fort Frances, Canada	2021-04-21
Tessa McFayden	Fort Frances, Ontario, Canada	2021-04-21
Mac Potter	Fort Frances, Ontario, Canada	2021-04-21
Carmen Godin	Canada	2021-04-21
Kathie Nugent	Fort Frances, Ontario, Canada	2021-04-21
Nicole Chambers	Fort Frances, Ontario, Canada	2021-04-21
Heather Beck	Fort Frances, Ontario, Canada	2021-04-21
Cathy Gruttner	Fort Frances, Ontario, Canada	2021-04-21
Shannon Jackson	Fort Frances, Canada	2021-04-21
Kristy Brenna	Fort Frances, Ontario, Canada	2021-04-21
Brenda Cox	Fort Frances, Ontario, Canada	2021-04-21
Kate Norman	Fort Frances, Ontario, Canada	2021-04-21
Clarke Allen	Fort Frances, Ontario, Canada	2021-04-21
Kristie Green	Canada	2021-04-21
Lynda Ahrens	Manotick, Canada	2021-04-21
Sandy Blanchard	Red Lake, Ontario, Canada	2021-04-21
Tamara Bruyere	Fort Frances, Ontario, Canada	2021-04-21
Alice Arbuckle-Hoppe	Roseau, MN	2021-04-21
Jenelle Martin	Fort Frances, Ontario, Canada	2021-04-21
Lorna Brown	Manotick, Ontario, Canada	2021-04-21
Faith Moen	Fort Frances, Manitoba, Canada	2021-04-21

Name	Location	Date
Sarah Noonan	Fort Frances, Ontario, Canada	2021-04-21
Lacey Bolduc	Fort Frances, Ontario, Canada	2021-04-21
Tamara Chambers	Fort Frances, Ontario, Canada	2021-04-21
Laureen Hill	Fort Frances, Ontario, Canada	2021-04-21
Allison Dresen	Fort Frances, Ontario, Canada	2021-04-21
Emerson Archie-Yerxa	Fort Frances, Ontario, Canada	2021-04-21
Scott Fawcett	Fort Frances, Ontario, Canada	2021-04-21
Brittany Dodd	Vancouver, British Columbia, Canada	2021-04-21
Callie Loveday	Fort Frances, Canada	2021-04-21
Heather Johnson	Fort Frances, Canada	2021-04-21
Brett Shabatura	Fort Frances, Ontario, Canada	2021-04-21
Jamie Gushulak	Fort Frances, Canada	2021-04-21
Shawn Prior	Fort Frances, Ontario, Canada	2021-04-21
Stephanie Wrolstad	Fort Frances, Ontario, Canada	2021-04-21
Morgan Krueger	Fort Frances, Canada	2021-04-21
Tessa Herbert	Fort Frances, Ontario, Canada	2021-04-21
Rachel Dunphy	Dartmouth, Nova Scotia, Canada	2021-04-21
Marnie Dutton	Fort Frances, Ontario, Canada	2021-04-21
Jenna Morrisseau	Fort Frances, Ontario, Canada	2021-04-21
Corrina Fitzgerald	Fort Frances, Ontario, Canada	2021-04-21
Kim Penney	Fort Frances, Canada	2021-04-21
Dylan ossachuk	Fort Frances, Canada	2021-04-21

Name	Location	Date
Ashley Boileau	Fort Frances, Ontario, Canada	2021-04-21
Samantha McQuarrie	Fort Frances, Ontario, Canada	2021-04-21
Laura Bruyere	Fort Frances, Ontario, Canada	2021-04-21
Linda Coyle	Fort Frances, Ontario, Canada	2021-04-21
Rylee Nixon	Fort Frances, Ontario, Canada	2021-04-21
Lauren DeGagne	Fort Frances, Ontario, Canada	2021-04-21
Jen Tkachyk	Fort Frances, Ontario, Canada	2021-04-21
Candice Kadikoff	Fort Frances, Canada	2021-04-21
Ron Pidlubny	Fort Frances, Canada	2021-04-21
Javier Nunez	Fort Frances, Ontario, Canada	2021-04-21
Mindy Taschuk	Fort Frances, Ontario, Canada	2021-04-21
Jeremiah Mccart	Fort Frances, Ontario, Canada	2021-04-21
Rhoda Dickson	Fort Frances, Ontario, Canada	2021-04-21
Ernie Brunetta	Toronto, Canada	2021-04-21
Maria Fuhrer	Emo, Ontario, Canada	2021-04-21
Emily Drouin	Ottawa, Ontario, Canada	2021-04-21
S De Gagne	Fort Frances, Ontario, Canada	2021-04-21
TRAVIS GREEN	Fort Frances, Ontario, Canada	2021-04-21
Alyson Bisson	Fort Frances, Ontario, Canada	2021-04-21
Joseph Crowe	Dryden, Canada	2021-04-21
Sarah El Tahhan	Fort Frances, Ontario, Canada	2021-04-21
Wendy Orchard	Minnesota	2021-04-21

Name	Location	Date
Ellen Gagne	Fort Frances, Ontario, Canada	2021-04-21
Leona Grandbois	Fort Frances, Ontario, Canada	2021-04-21
Parker Orchard	Fort Frances, Ontario, Canada	2021-04-21
Debbie Joyce	Fort Frances, Ontario, Canada	2021-04-21
Patti Wilson	Fort Frances, Ontario, Canada	2021-04-21
Wayne Maxwell	Fort Frances, Ontario, Canada	2021-04-21
Sarah Leduchowski	Thunder Bay, Canada	2021-04-21
Carla Marschalk	Fort Frances, Ontario, Canada	2021-04-21
Lois bradley	Devlin on, Quebec, Canada	2021-04-21
Miranda Paterson	Kenora, Canada	2021-04-21
Katherine Dobie	Fort Frances, Ontario, Canada	2021-04-21
Kali Brady	Fort Frances, Ontario, Canada	2021-04-21
Jasmine Jewett	Fort Frances, Ontario, Canada	2021-04-21
Denise Miller	Fort Frances, Ontario, Canada	2021-04-21
Courtney Simmons	Fort Frances, Canada	2021-04-21
Jennifer Berti	Fort Frances, Ontario, Canada	2021-04-21
Derek Jones	Fort Frances, Canada	2021-04-21
karen harford	Lindsay, Canada	2021-04-21
John Beaton	Ft Frances, Ontario, Canada	2021-04-21
Janice Maxwell	Fort Frances, Ontario, Canada	2021-04-21
Monica Morrisseau	Fort Frances, Ontario, Canada	2021-04-21
Lindy Coyle	Fort Frances, Ontario, Canada	2021-04-21

Name	Location	Date
Rhonda Stevens-Bekesi	Fort Frances, Canada	2021-04-21
Bailey Whitefield	Thunder Bay, Canada	2021-04-21
Joanna McQuarrie	Fort Frances, Ontario, Canada	2021-04-21
Cara Coran	Dryden, Ontario, Canada	2021-04-21
Kelli Yuill	Thunder Bay, Ontario, Canada	2021-04-21
Larry Gustafson	Fort Frances, Ontario, Canada	2021-04-21
Brandy Hyatt	Fort Frances, Canada	2021-04-21
Terri Spicer	Ontario, Quebec, Canada	2021-04-21
Casey Marchant	Fort Frances, Ontario, Canada	2021-04-21
Tasha Roth	Winnipeg, Canada	2021-04-21
Jade Whitefield	Thunder Bay, Canada	2021-04-21
Donna Perrault	Fort Frances, Canada	2021-04-21
Harvey Ossachuk	Fort Frances, Ontario, Canada	2021-04-21
Lisa Plourde	Fort Frances, Ontario, Canada	2021-04-21
Kim J. Gushulak	Fort Frances, Ontario, Canada	2021-04-21
Kevin Whalen	Fort Frances, Ontario, Canada	2021-04-21
Chelsea Carlson	Kingston, Ontario, Canada	2021-04-21
Joshua Scott	Fort Frances, Ontario, Canada	2021-04-21
Vicky Whalen	Fort Frances, Ontario, Canada	2021-04-21
Donalda Allen	Fort Frances, Ontario, Canada	2021-04-21
Penny Steele	Fort Frances, Canada	2021-04-21
Jennifer powell	Fort Frances, Ontario, Canada	2021-04-21

Name	Location	Date
Krista Gouliquer	Stratton, Canada	2021-04-21
Ron Pidlubny	Fort Frances, Ontario, Canada	2021-04-21
Chris Dvorak	Fort Frances, Ontario, Canada	2021-04-21
Hallee Nugent	Fort Frances, Ontario, Canada	2021-04-21
Bev Johnson	Fort Frances, Canada	2021-04-21
Nada Safi	Mississauga, Canada	2021-04-21
Samm Myslicki	Fort Frances, Canada	2021-04-21
Liberty Wilson	Fort Frances, Canada	2021-04-21
Chris McGarrie	Randolph, NY	2021-04-21
Kerri Dittaro	Fort Frances, Canada	2021-04-21
Courtney Hartnett	Thunder Bay, Canada	2021-04-21
Chris Legg	Fort Frances, Ontario, Canada	2021-04-21
Robert Ogden	Winnipeg, Manitoba, Canada	2021-04-21
Megan Pistilli	Fort Frances, Ontario, Canada	2021-04-21
lauris werenko	Fort Frances, Canada	2021-04-21
Shawnee Guimond	Fort Frances, Ontario, Canada	2021-04-21
Suha Babiker	Hamilton, Canada	2021-04-21
Paris Leonard	Fort Frances, Ontario, Canada	2021-04-21
marcella wesley	fort frances, Canada	2021-04-21
Tyson Grinsell	Fort Frances, Ontario, Canada	2021-04-21
Bill Hudson	Fort Frances, Ontario, Canada	2021-04-21
Brienne Lebel	Fort Frances, Canada	2021-04-21

Name	Location	Date
David Starling	Fort Frances, Ontario, Canada	2021-04-21
Jamie Langdon	Fort Frances, Ontario, Canada	2021-04-21
Missy Wilson	Fort Frances, Ontario, Canada	2021-04-21
Victor Davis	Fort Frances, Ontario, Canada	2021-04-21
Ashley York	Fort Frances, Ontario, Canada	2021-04-21
Michelle Strachan	Fort Frances, Ontario, Canada	2021-04-21
Beverley Gushulak	Fort Frances, Ontario, Canada	2021-04-21
Jenn DuCharme	Fort Frances, Ontario, Canada	2021-04-21
Paul Doupe	Fort Frances, Ontario, Canada	2021-04-21
Cathie Sinninghe	Fort Frances, Canada	2021-04-21
Anikka McTavish	Fort Frances, Ontario, Canada	2021-04-21
Denise Keffer	Fort Frances, Quebec, Canada	2021-04-21
Nikki Armstrong	Fort Frances, Canada	2021-04-21
Nancy Taggart	Fort Frances, Canada	2021-04-21
Dana George	Fort Frances, Quebec, Canada	2021-04-21
Christina Rose	Fort Frances, Ontario, Canada	2021-04-21
Susana Leahey	Fort Frances, Ontario, Canada	2021-04-21
Gavyn Debenetti	Fort Frances, Ontario, Canada	2021-04-21
Pam Edwards	Fort Frances, Canada	2021-04-21
Hailey George	Sudbury, Canada	2021-04-21
Stephanie Buckshot	Fort Frances, Ontario, Canada	2021-04-21
Barb Jodoin	Fort Frances, Ontario, Canada	2021-04-21

Name	Location	Date
Tori Dubois	Fort Frances, Canada	2021-04-21
Roz Calder	Fort Frances, Ontario, Canada	2021-04-21
Nick Ashworth	Thunder Bay, Ontario, Canada	2021-04-21
Tammy Wielinga	Fort Frances, Ontario, Canada	2021-04-21
Jillian Gustafson	Hinton Alberta, Canada	2021-04-21
Jesse Rodrigues	Fort Frances, Manitoba, Canada	2021-04-21
Linda Snider	Fort Frances, Canada	2021-04-21
Cassandra & Levi Morris	Fort Frances, Ontario, Canada	2021-04-21
Nat M	Toronto, Ontario, Canada	2021-04-21
Dixie McLeod	Winchester, Canada	2021-04-21
Taunia Klem	Fort Frances, Ontario, Canada	2021-04-21
Nicole Martin	Winnipeg, Ontario, Canada	2021-04-21
Lisette Wilson	Fort Frances, Ontario, Canada	2021-04-21
Alysia Jones	Fort Frances, Canada	2021-04-21
Danni Mainville	Fort Frances, Canada	2021-04-21
Kent Campbell	Rainy River, Ontario, Canada	2021-04-21
Nina Morris	Fort Frances, Ontario, Canada	2021-04-21
Tyson Tkachyk	Timmins, Ontario, Canada	2021-04-21
Jodi Mcginnis	Fort Frances, Ontario, Canada	2021-04-21
Marsha McMahon	Fort Frances, Canada	2021-04-21
Rebecca Selman	Fort Frances, Ontario, Canada	2021-04-21
Lacey Carlson	Fort Frances, Ontario, Canada	2021-04-21

Name	Location	Date
Jesse Quesnel	Brampton, Ontario, Canada	2021-04-21
Marina Erdman	Thunder Bay, Quebec, Canada	2021-04-21
Terri Dubois	Fort Frances, Ontario, Canada	2021-04-21
Caylee Woolsey	Fort Frances, Canada	2021-04-21
Cherstin Whatley	Fort Frances, Ontario, Canada	2021-04-21
Jodie Beaulne	Vermilion Bay, Ontario, Canada	2021-04-21
Brenda Allen	Bracebridge, Ontario, Canada	2021-04-21
Dave Legg	Fort Frances, Ontario, Canada	2021-04-21
Kiera Haney	Kamloops, Canada	2021-04-21
Wendell Stevens	Fort Frances, Canada	2021-04-21
Cheryl Goldamer	Fort Frances, Canada	2021-04-21
Harlyn Tuesday	Fort Frances, Ontario, Canada	2021-04-21
Tammy French	Sudbury, Canada	2021-04-21
Brielle Byma	Fort Frances, Ontario, Canada	2021-04-21
Krystal Pelletier	Thunder Bay, Ontario, Canada	2021-04-21
Justin Whalen	Windy Point, ON, Ontario, Canada	2021-04-21
Chelsee Crane-Webb	Fort Frances, Ontario, Canada	2021-04-21
Linda Gill	Fort Frances, Canada	2021-04-21
Pam Guild	Fort Frances, Ontario, Canada	2021-04-21
Destiny Thomas	Sioux Lookout, Ontario, Canada	2021-04-21
Don Wood	Fort Frances, Ontario, Canada	2021-04-21
Stephanie Robar	Fort Frances, Ontario, Canada	2021-04-21

Name	Location	Date
Jason Green	Fort frances, Ontario, Canada	2021-04-21
Kelly George	Fort Frances, Ontario, Canada	2021-04-21
Janelle Ball	Thunder Bay, Ontario, Canada	2021-04-21
Candis Scammell	Vineland, Ontario, Canada	2021-04-21
Maygen Roen	Calgary, Alberta, Canada	2021-04-21
Cassandra Halvorsen	Fort Frances, British Columbia, Canada	2021-04-21
Susan Barr	Ottawa, Canada	2021-04-21
Jaymie Penny-Copenace	Fort Frances, Ontario, Canada	2021-04-21
Katie Martin	Fort Frances, Ontario, Canada	2021-04-21
Ana Brkljacic	Thunder Bay, Canada	2021-04-21
Anne Dillon	Thunder Bay, Canada	2021-04-21
Brittany Mihichuk	Fort Frances, Canada	2021-04-21
Bonnie Allan	Fort Frances, Canada	2021-04-21
Melisa Wood	Langley, British Columbia, Canada	2021-04-21
Raina Johnson-Luoma	Fort Frances, Canada	2021-04-21
Brittney Gillies	Fort Frances, Ontario, Canada	2021-04-21
Monica McCrory	Fort Frances, Ontario, Canada	2021-04-21
Shawn Whalen	Fort Frances, Ontario, Canada	2021-04-21
Andrew Mueller	Fort Frances, Ontario, Canada	2021-04-21
Elizabeth Shine	Atikokan, Canada	2021-04-21
Mary Angus	Fort Frances, Ontario, Canada	2021-04-21
Steven Boileau	Fort Frances, Ontario, Canada	2021-04-21

Name	Location	Date
Matt Redford	Fort Frances, Ontario, Canada	2021-04-21
Stanley Blasky	Fort Frances, Ontario, Canada	2021-04-21
Heather Bridgeman	Fort Frances, Canada	2021-04-21
Kirsty Sinclair	Fort Frances, Canada	2021-04-21
Dani Rousseau	Fort Frances, Ontario, Canada	2021-04-21
Nicke Paddock	Fort Frances, Ontario, Canada	2021-04-21
Jennifer Lidkea	Fort Frances, Ontario, Canada	2021-04-21
Cameron Lidkea	Fort Frances, Ontario, Canada	2021-04-21
Lynne Avis	Fort Frances, Ontario, Canada	2021-04-21
Kim Ossachuk	Fort Frances, Ontario, Canada	2021-04-21
Angela Korzinski	Thunder Bay, Canada	2021-04-21
Doreen Conlon	Fort Frances, Ontario, Canada	2021-04-21
Andrea Bouvier	Fort Frances, Ontario, Canada	2021-04-21
Marilyn Venerus	Fort Frances, Ontario, Canada	2021-04-21
Stephanie vertucci	Niagara Falls, Canada	2021-04-21
Bruce Lidkea	Fort Frances, Canada	2021-04-21
Alana Stewart	Fort Frances, Ontario, Canada	2021-04-21
Alexis Hill	Fort Frances, Ontario, Canada	2021-04-21
Allene Perusse	Fort Frances, Canada	2021-04-21
Lori Kellar	Fort Frances, Canada	2021-04-21
Elissa Williamson	Red Lake, Ontario, Canada	2021-04-21
Katelyn McCaig	Fort Frances, Ontario, Canada	2021-04-21

Name	Location	Date
Jason Hill	Fort Frances, Manitoba, Canada	2021-04-21
Kay Grant	Toronto, Canada	2021-04-22
Wayne Riches	Fort Frances, Ontario, Canada	2021-04-22
Victoria Gosselin	Fort Frances, Canada	2021-04-22
Nicole Glueheisen	Fort Frances, Canada	2021-04-22
Neil Whitefield	Fort Frances, Ontario, Canada	2021-04-22
Breanne Prosdocimo	Fort Frances, Ontario, Canada	2021-04-22
Kayla Belluz	Kenora, Ontario, Canada	2021-04-22
Heather Johnson	Fort Frances, Ontario, Canada	2021-04-22
Caryn Myers	Fort Frances, Ontario, Canada	2021-04-22
Gael Belluz	Fort Frances, Canada	2021-04-22
Travis Wood	Fort Frances, Canada	2021-04-22
Kayla Netemegesic	Nipigon, Canada	2021-04-22
Katina Carr	Fort Frances, Canada	2021-04-22
Ellie Bte	Toronto, Canada	2021-04-22
Josh Mychalyshyn	Kenora, Ontario, Canada	2021-04-22
Vic and Lynn Davis	Fort Frances, Ontario, Canada	2021-04-22
Gina Wonfor-Keast	Fort Frances, Ontario, Canada	2021-04-22
matt fowler	Thunder Bay, Canada	2021-04-22
Kat Carter	Thunder Bay, Ontario, Canada	2021-04-22
Cathy Handberg	Fort Frances, Ontario, Canada	2021-04-22
Delaine McLeod	Fort Frances, Ontario, Canada	2021-04-22

Name	Location	Date
Andrea Coyle	Fort Frances, Canada	2021-04-22
Jordan Fournier	Fort Frances, Alberta, Canada	2021-04-22
Troy Woolsey	Fort Frances, Ontario, Canada	2021-04-22
Hal Fjeldsted	Fort Frances, Ontario, Canada	2021-04-22
Laureen Lowes	Devlin, Canada	2021-04-22
Shaza Fadul	Mississuaga, Ontario, Canada	2021-04-22
Andrea Sweigard	Devlin, Canada	2021-04-22
Allana Giesbrecht	Ottawa, Canada	2021-04-22
Cherie Mcleod	Fort Frances, Ontario, Canada	2021-04-22
Chantel Gallagher	Devlin, Canada	2021-04-22
Aiya Trimm	Canada	2021-04-22
Kaif Arif	Toronto, Canada	2021-04-22
Tina Webber	Fort Frances, Ontario, Canada	2021-04-22
Tristen Badiuk	Fort Frances, Canada	2021-04-22
Cheri Tolton-Whatley	Fort Frances, Ontario, Canada	2021-04-22
Mason Carr	Fredericton, Canada	2021-04-22
Cathy Piotrowski	Fort Frances, Canada	2021-04-22
Rick Ricard	Winnipeg, Manitoba, Canada	2021-04-22
Kory Donovan	Fort Frances, Canada	2021-04-22
Jesse Lafontaine	Thunder Bay, Ontario, Canada	2021-04-22
Brian Kordek	Thunder Bay, Canada	2021-04-22
Dana Allen	Fort Frances, Ontario, Canada	2021-04-22

Name	Location	Date
Robyn bay	Edmonton, Canada	2021-04-22
Micheal Gallagher	Devlin, Canada	2021-04-22
Kevin Orchard	Fort Frances, Canada	2021-04-22
autumn kelly	Emo, Ontario, Canada	2021-04-22
Robert Wood	Manger, Vestfold, Norway	2021-04-22
Andrew Dobie	Leduc, Alberta, Canada	2021-04-22
Dori Barker	Fort Frances, Ontario, Canada	2021-04-22
Renate Fournier	Thunder Bay, Ontario, Canada	2021-04-22
Jason Strom	Montréal, Quebec, Canada	2021-04-22
Sara DeGagne	Fort Frances, Ontario, Canada	2021-04-22
Deborah Jean	Fort Frances, Ontario, Canada	2021-04-22
Theresa Olson	Fort Frances, Ontario, Canada	2021-04-22

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

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,

Caryn Myers Caryn Myers

Address: 1106 Scott St
Fort Frances ON
P9A 1S6

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

Dear Sir,

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

1. **Delay in circulation of proposed plans:** The day of the meeting was the first time that we saw the plan for the re-development and like many citizens didn't have much time to process the information.
2. **Public Meeting not effective**: as a result the delay in circulation of the proposed plans the meeting of April 12 was poorly attended by members of the public and unusually brief for such an important issue. Poor attendance should not be viewed as acquiescence.
3. **Loss of Privacy:** 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. Two story residences will violate that privacy whether they were 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. 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 EarlyOn 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 side of green space in exchange for space in the Shevlin Wood Yard development. 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.

Sincerely,

Chris Dvorak		938 Fifth St E
PRINT	SIGN	ADDRESS

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,

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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,

Cindy Hall

Address: 1011 Col Bd W
Fort Frances Ont P9A-2T5

April 14, 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 (File B1-2021) from RRDSSAB for 820 Fifth Street East

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    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. 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.

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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,

Diane Krawchuk

Address:

923 5th St E
Fort Frances
ON P9A 1V3

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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Please do not destroy the park.

Sincerely,

Donna Johnson Donna Johnson

Address: 901 Crowe Ave

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

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Please do not destroy the park.

Sincerely,

Dustin TKachyk Jennifer TKachyk

Address: 919 Frenette Ave.

Fort Frances

April 14, 2021

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

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    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. If councilors want healthy active citizens, then they must provide green space for recreation.
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Sincerely,

David BROWN

Daria Gagné

Address:

945 Russell Bay

Fort Frances, ON

P9A 3P1

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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Please do not destroy the park.

Sincerely,

Dayna Link Dayna Link

Address: 926 Crowe Ave
P9A 2L9

April 14, 2021

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

Re: 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 Council at the Planning & Development Executive Committee - 19 April 2021

1. Community input: Due to COVID restrictions, the meeting concerning this application had to be virtual. Therefore, many concerned citizens did not have an opportunity to join the meeting, citizens were not heard and others were cut off. Simply stated, community concerns were not heard.

2. Loss of Green Space: The proposed rezoning permanently eliminates the third and last significant green space that exists east of Frenette Avenue. Public green spaces have been diminishing in area in Fort Frances which has lead to the loss of ecosystem services that humans receive from natural systems.
   -Green spaces enhance the health and wellbeing of the people living in the community.
   -Green space improves the physical fitness of the community and reduces depression.
   -Green space improves air quality. (reduces carbon emissions, an important aspect in battling climate change)
   -Green space enables greater social cohesion. (Hartig et al. 2014)
   As I watch the children play and families gather at the park, I am a first hand witness to how this particular green space fosters communication and interaction, and the physical and mental well being of the people of Fort Frances. With more families moving into the new Erin Crescent, there will be a greater need for this green space.

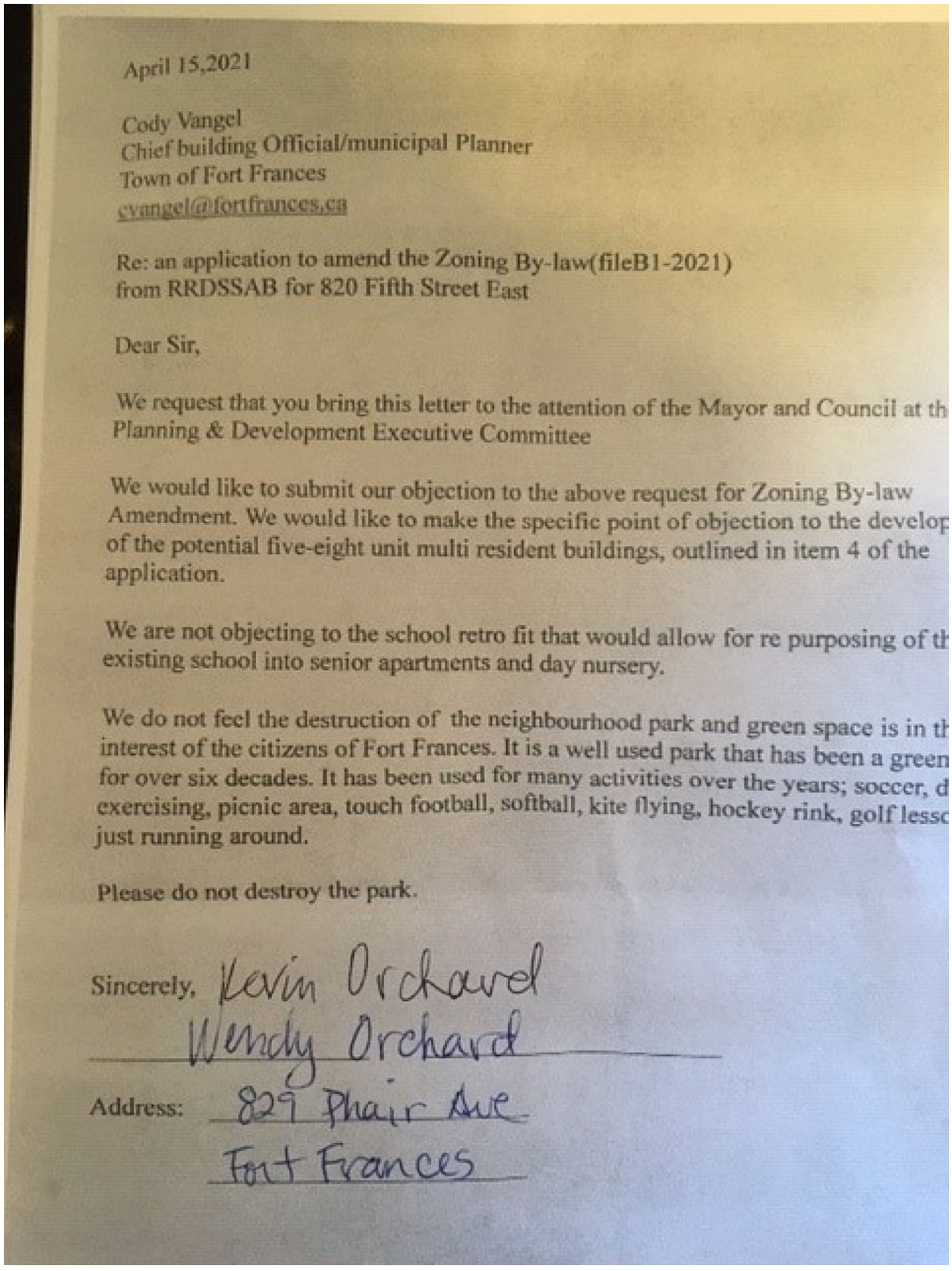
3. Violation of Privacy: When families bought property in the area and especially those families that bought properties bordering St. Michael's School yard, two of the most attractive features were the quiet area and the privacy in the yards. The two story residences will lead to more noise, more pollution and will violate that privacy whether they are expensive condos or the proposed apartments.

We support the redevelopment of the former St. Michael's school building for senior housing and the Early On Centre. We do not support the rezoning for the condos or apartment buildings. We request a new meeting be scheduled to ensure our community is heard.

Sincerely,

Deborah Jean &
Daniel Jean

933 Banta Blvd
Fort Frances
Ontario, P9A 3N7



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

Dear Sir,

We request that you bring this letter to the attention of the Mayor and Council at th
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 develop of the potential five-eight unit multi resident buildings, outlined in item 4 of the application.

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Please do not destroy the park.

Sincerely, Kevin Orchard
Wendy Orchard

Address: 829 Phair Ave
Fort Frances

April 15,2021

Cody Vangel
Chief building Official/municipal Planner
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Please do not destroy the park.

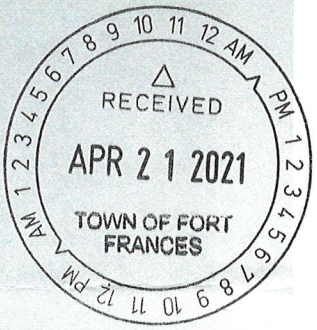
Sincerely,

Kristie Green Patrick Green

Address: 911 Frenette Ave

F.F.

April 15,2021



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Sincerely,

LARRY KIELCZEWSKI Larry Kielczewski
603 CROOKE AVE FORT FRANCES ONT
P9A2L5

April 15,2021

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Chief building Official/municipal Planner
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Please do not destroy the park.

Sincerely,

Laura Gustafson

Address: 265C Scott Street
Fort Frances, ON P9A1G8

Laurel Basaraba
907 Frenette Aveune
Fort Frances, Ontario, P9A2N6
807 274 3997
laurelbas@hotmail.com

April 18, 2021
Mayor and Council
Town of Fort Frances

Dear Mayor and Council

I am writing to you, regarding the RRDSSAB's request to amend the Zoning at 820 Fifth Street East, St. Michaels School site.

I am opposed to the recommendation of the Planning and Development Executive Committee, that Council approve the requested zoning change.

My primary concern is the loss of the **Green Space** area to the east of the St. Michaels School building. I appreciate this property is owned by the Northwest Catholic District School Board and the sale to RRDSSAB is a transaction between these two entities.

I also appreciate the green space I refer to is a school playground and is not, and has never been, a designated park. Regardless, this area has been used by the surrounding residents as a park and play area for families for decades.

Over the years, our children and grandchildren and many other families have spent many days enjoying the playground and green space. The wide open green space has been well used for many soccer games, boccie ball, baseball games, golf, kite flying etc. It is noteworthy that the demographics of the residential areas surrounding the St. Michaels School site are changing. There is a generational shift. Many of the area homes are and have been owned by seniors. These are in large part being sold to young families with children. By observation, there are many more children today living in this area than 10 years ago. The 27 Erin Crescent lots will likely add to this changing demographic.

I acknowledge a park/play area exists on Sixth Street and Phair Avenue. Unfortunately, it is small and poorly situated, with very little unused space. Its location, immediately adjacent to the "bush" and the incidental traffic in and out of the "bush" is, anecdotally, a concern to many parents.

An opportunity exists to convert the St. Michaels School playground to a park. In my opinion this is the most desirable and best situated location for a park, considering the historical use by area families. Once green space is gone, it is gone for ever.

In support of the RRDSSAB, I feel their plan for redevelopment of the St. Michaels School building is reasonable and appropriate. The proposed 13 Seniors Apartments and location of the Children's Program are an appropriate usage of an existing building. The scope of that portion of the proposed project and the impact on the surrounding residential area is reasonable.

I also do not dispute the need for housing as proposed by RRDSSAB with construction of the 5 Eight Unit buildings. However, they do not need to be built on the last remaining green space in the centre of a large residential area.

The Town has a plan for the Shevlin Woodyard that proposes residential units, commercial space and green space. Locating the Eight Unit buildings there would be consistent with the proposed plan. There is, I believe, Town owned property on Portage Avenue between Sixth Street and Eight Street that could accommodate the proposed Eight Unit buildings and would still leave a green space area. I am sure there are other alternatives available to the Town and RRDSSAB.

The Mission of the Town of Fort Frances states:

> "Through partnerships we will create a safe, inclusive, sustainable and attractive community that enhances quality of life and promotes growth and prosperity."

I urge you and council to be creative, consider "Quality of Life" and find a way to work with your partners to build the Eight Unit buildings and preserve the Fifth Street green space as a park for the use and enjoyment of families and children.

Thank you for the opportunity of presenting my views and opinions.

Respectfully yours,

Laurel Basaraba

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,

Leah Rodrigues _____ _____

Address: _____

_____

April 14, 2021

Jeff Tilbury
932 Frenette Avenue
Fort Frances, Ontario P9A 3N4

RE: Zoning by –Law Amendment (B1-2021) for 820 Fifth Street East

I would like to submit my objection to the above request for Zoning By Law Amendment. I 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. Where each eight plex consists of two bachelor apartment, two one bedroom accessible apartments and four one bedroom apartments. 30% of the apartments must be at 20% of market rent, and the remainder would be market rent.

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

I do not believe that this application and proposal to build 5-8 plexes is desirable to the public interest of this neighborhood. For the following reasons:

1) Character of the neighborhood, I believe that the development of 5- 8 plexes would be out of scale, out of character and inappropriate and destabilize the character of the neighborhood as it is insensitive and visually incongruent to the current street scape and housing in the existing neighborhood. If you were to consider the existing nature and characteristics of the homes adjacent to the proposed development, most are 1 or two story homes, most in the 2 to 3 bedroom range, and the proposed mass and bulk of adding 5- 8 plexes and a 39 and 38 parking space lots does not fit with the existing character of this neighborhood.

It also seems very inappropriate and incongruent to bring into close proximity 2 vulnerable populations such as seniors and youth (early year's children). To units of lower income populations that most often have higher rates of crime, drug use, family violence and police intervention, all of which pose risks directly to these vulnerable populations, and cause an unacceptable adverse impact to the neighborhood.
People purchased homes in this area because it is a quiet, safe area with the existing green space and should continue to enjoy these qualities and are entitled to protection from a reduction in zoning standards. As legal doctrine assumes the validity of the status quo I therefore submit that Town Council and RRDSSAB prove that this proposed rezoning benefits the residents of this neighborhood.

2) Privacy and insensitive development: The existing property Consistent of an area of green space that has an existing playground with play equipment on it. Both of which are well utilized by the existing children, families in the area, it offers children the privacy to play close to home without concerns of safety for their parents. Removing this space to add in 5-8 plexes is both removing the privacy of the area and is insensitive to the current function of the play area and green space.

3) Traffic and parking: With the proposed addition of the senior units (space for 22-24 residents) and 5-8 plexes this would create living space for up to 60 + residents in this area. Within the proposal it includes 77 parking spots split between two parking areas. As well the addition of an early year's facility with staff, and parents dropping children off would increase the traffic in this area to levels I would consider to be potentially hazardous. I would like to see what impact studies have been under taken for this proposal by the developer, to indicate how this will be dealt with safely. IT also seems that trying to find space for all occupants and attempting to accommodate so many vehicles on site, seem to have the potential to create problems of parking easements and would have a negative visual impact on adjoining yards and street scapes in this neighborhood

I would also like to bring up existing issues with RRDSSSAB, as there is also an already established community history of RRDSABB parking out of service ambulances on their existing properties. Case in point 3 ambulances that had been parked at Green/Rose Manor for several years up until this past year (end of 2020) when they were finally removed. I therefore worry that with so many additional parking spots that the RRDSSAB will continue this bad habit of parking out of services vehicle throughout the community.

Another issue is the existing curb and entrance into the parking lot to the existing 8 plex on Fifth Street East. The curb and the road and the parking area were never finished appropriately and as you can see from the picture (Picture 1) attached there is a considerable drop between the road and the parking area, which does not offer very flat access into the parking area for vehicles and does not allow proper drainage. I believe someone has made efforts to put gravel in the space to allow for smoother access into the parking area. I am not sure who is responsible for such issues but this was left after the 8 plex was constructed on Fifth Street East by the RRDSSAB and highlights s my concern about their ability to complete projects with good planning principles appropriately in the community.

4) Drainage: I have included a picture of the already existing drainage issue at the corner of Fifth and Frenette (Picture 2). As you can see after 2 days of rain that he water has pooled and is not draining at this corner. Further Issues of drainage appear to have also been identified in the April 5, 2021 Report to the Planning and Development Executive Committee regarding Zoning By-law Amendment to 820 Fifth Street East, from Cody Vangel . See the following from this report. Fort Frances Public Works

- water/sewer connects to Fifth Street mains near intersection of Fifth/Frenette – possibly require upgrade (unsure of sizing). Would each building have a separate curb stop?
- 2 fire hydrants in existence currently at site
- Existing storm sewer will need to be upgraded
- The Storm Sewer that exists to the parking area is 300mm and runs all the way to Frenette Ave. The area of the new parking lots will be at least four times the area of the existing and will take the water from the housing area as well. Not sure that they have the depth or if the storm sewer can handle the amount of water period. With all of the changes to the curb and entrances on the Fifth Street frontage it would be nice if we could run a larger main down the curb line on the north side of Fifth and that all of the curb was new on the frontage.
- There is currently no storm sewer along this section of 5th to tie additional infrastructure into.

- Concerns as well with the amount of new services tying into older Sewer and Water Mains. Resulting in potentially numerous patches. New services should be consolidated as much as possible.
- Not sure if there is any options for piggybacking on funding for a project like this but it would be nice to reconstruct the whole street at least to the East property limits.

As a resident of this neighbourhood all of the existing issues outlined above create many concerns for me and should for people even closer to the proposed site. It also seems inappropriate to me for the Town or council to approve any rezoning, or to allow the RRDSSAB to make any final plans to purchase this property and or go ahead with any aspect of this proposed project until all of these matters of drainage have been addressed.

5) Building maintenance; I have issues with RRDSSAB being the potential landlord of the proposed 5 -8 plexes, and would like to bring up the following issues they seem to have with the existing 8 plex on Fifth Street. The curb entrance to this facility is problematic see picture attached (Picture 1). How does town council justify rezoning property to a land lord for 5- 8 plexes when they cannot properly finish all aspects of one 8 plex project over several years. I feel this would need to be explained to the residents of the proposed area prior to any discussion to rezone this area.

6) Increased Crime and violence: Statistically lower income housing tends to have higher incidences of crime, drug use, family violence and police intervention. It is also my understanding from Current Community report that there is an increased call for police intervention to the existing 8 plex that is operated by the RRDSSAB and I am sure this could be supported by reviewing police stats showing where and for what they respond to in the community. So I do have concerns that one 8 plex has increased the need for police interventions, what will be the outcome of developing 5-8 plexs in one area, have on this neighborhood.

7) After speaking with MPAC representatvive Steven DeRocco who informed me that MPAC has no ability to determine and forecast how this rezone and development will impact the neighbourhood or housing prices either negatively or positively until such time that this project is actually completed. And with the RRDSSAB announcement that the 5-8 plex project would be a multi year/phase approach as each unit might cost 1.2 million to develop. This causes me to have several issues I will outline. Will it be possible to use the same contractor to develop each unit, so will they look the same or be sufficiently different because they are built by different contractors over several years. How many years of construction will the neighbourhood have to endure and how will this impact housing prices and quality of life. I would therefore submit that town councillor and/or RRDSSAB explain to me and the neighborhood how they have determined that this project will benefit this neighborhood in a positive manner.

Thank you

Jeff Tilbury
932 Frenette Avenue
Fort Frances, On P9A 3N4
Phone: 274-6848
Email jwtilson@tbaytel.net.

I am in agreement with Jeff Tilbury's concerns and remarks. Please take them into consideration

ELAINE ALLEN
Elaine R. Allen
805 Fifth St. E.

April 14, 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 (File B1-2021) from RRDSSAB for 820 Fifth Street East

Dear Sir,

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

1. **Delay in circulation of proposed plans:** The day of the meeting was the first time that we saw the plan for the re-development and like many citizens didn't have much time to process the information.
2. **Public Meeting not effective**: as a result the delay in circulation of the proposed plans the meeting of April 12 was poorly attended by members of the public and unusually brief for such an important issue. Poor attendance should not be viewed as acquiescence.
3. **Loss of Privacy:** 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. Two story residences will violate that privacy whether they were 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. 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 EarlyOn 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 side of green space in exchange for space in the Shevlin Wood Yard development. 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.

Sincerely,

Elaine R. Allen ELAINE ALLEN

Address:

805 FIFTH ST. E.

F.F.

April 20, 2021

To all Council Members of the Town of Fort Frances

Re: Zoning By-Law Amendment (B1-221) for 820 Fifth Street East

This is a correction to (paragraph 1) of my original letter of April 15th which I e-mailed to Cody Vangel, June Caul and members of the Executive members of the Planning and Development Committee. Cody has e-mailed me the Notice of Public Meeting regarding the Zoning By-Law Amendment published in the Fort Frances Bulletin of Thursday, March 2021; which I appreciate. Obviously I missed reading it as I would have marked the date on my calendar.

Since my letter of April 15th I have taken a survey of the number of children in the area from Third Street E , bordered by Crowe Avenue, east to Shevlin Avenue, to the north including the residents from Third to Kaitlyn Drive which would include Patcin, and the Bays. The 1000 block of Fifth from Shevlin to Minnie was also included in this survey as they are in close vicinity. With assistance of residents living in those areas we count approximately 88 children that could use the park and green space.

This does not include three private day cares; which cannot use Robert Moore's facilities or the Fifth St E equipment (if the amendment to the re-zoning is approved) during the daytime hours. It also does not include at least 6 grandparents in the area who entertain their grandchildren in the green space. These numbers of course will change. As seniors move, younger families with children will find the area attractive --if it is safe, lower traffic levels and a green space to run and get fresh air. Not all families can afford the majority of the many organized activities that Fort Frances has to offer.

Thanking you for your time.

Respectfully submitted,

Elaine Allen
805 Fifth St E
jrerallen@shaw.ca

April 15, 2021

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

Re: Zoning By-Law Amendment (81-2021) for 820 Fifth Street East

Dear Sir:

Please present this letter to Mayor and Council at the next Planning & Development Executive meeting.

1. The first I heard of this Zoning By-Law being on the agenda of the 12th April town council meeting was by an article in the Fort Frances Bulletin. By the time it was received and read I did not have time to connect to the virtual meeting, even if I did know how. There must be another means to advertise and contact the taxpayers affected. Hopefully the Planning and Development Executive committee will not recommend to council the passing of such an important decision without contacting the residents who live in this large area. A town hall meeting should be held, but not virtually. Covid hopefully will not last forever. **What is the rush to pass this By-law amendment?**

2. I certainly am in favour of converting St. Michael's into senior housing and retain the day care. However, I think that it is extremely important to save **our green space** for the children of the many young families who have moved into this well established neighbourhood. This green space is very important to the young families, and for many it was a selling point to move to this area of town. There will be many young families building in Erin Crescent; whose children will also be in the vicinity of this playground and green space. Yes we have the Phair Ave Park which is tucked away close to the bushes with not much supervision from surrounding homes. Also the Second Street Lion's Park is a great asset to this neighbourhood, but the interest would be for smaller children. Fifth Street park is out in the open; with many homes that have sight of the park and could provide assistance if necessary. My front windows have a great view of the playground and field. This green space is used by many. This morning there were two adults with children playing soccer. There is a lot of open space for football, soft ball and flying kites, etc. Where else in Fort Frances can you fly a kite? **It's time to get the kids in the neighbourhood off the screens and keep them active and healthy.** They can jump on their bikes or scooters and ride to Fifth St Park and field.

3. The governments have given RRDSSAB funding for providing shelter to our homeless; which is definitely a problem in our community and many other communities and it is extremely important to address this issue; but taking away our children's green **space** is not the answer.

4. As a taxpayer for 50 years in this location along with other residents we should have the **opportunity to discuss our concerns at an open meeting with town officials and RRDSSAB representation**.

5. Another concern is with the number of additional residences in the area. Is our sewage system adequate? I remember the basements flooding with raw sewage in about 1997/68 and again in 2002. Almost every home from Shevlin Ave to Frenette Ave was affected. Can town council assure us that this will not happen again?

I would like to thank the mayor, all councilors and the citizens who give up their time to sit on the many boards that the town is responsible. The many hours that you spend at meetings to give us a great community to live are sometimes not appreciated. Keep up the good work.

Please listen to our concerns and meet with us before making a decision on this amendment to the by-law.

Respectfully submitted,

Elaine R. Allen
805 Fifth Street E.
jrerallen@shaw.ca

cc : Mayor June Caul
Committee Members
Wendy Brunetta
Douglas Judson
John McTaggart

April 14, 2021

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

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Sincerely,

Eva A. Thornton Eva A. Thornton

Address:

820 Frenette Ave.,
Fort Frances, Ontario
P9A 2N5

April 15,2021

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

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Please do not destroy the park.

Jack Langtry

Sincerely,

FLORENCE & JACK LANGTRY Florence Langtry

Address: 937 BANTA BLVD
FORT FRANCES.
P9A 3N7

April 14, 2021

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

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    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. 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 EarlyOn 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 side of green space in exchange for space in the Shevlin Wood Yard development. 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.

Sincerely,

Mary L. Angus Lorna Angus

Address:

829 Kaitlyn Dr.

Ft. P9A 3X3

Our grandchildren who live in the area of St Michaels school, play at the green space play area at St. Michaels often.
Also, when our grandchildren come to Fort Frances to visit from Calgary it has been one of their favourite places to play.
Children enjoy the safe open area to play in.

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,

Address: 1320 Elizabeth St. East

1

April 14, 2021

Jeff Tilbury
932 Frenette Avenue
Fort Frances, Ontario P9A 3N4

RE: Zoning by –Law Amendment (B1-2021) for 820 Fifth Street East

I would like to submit my objection to the above request for Zoning By Law Amendment. I 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. Where each eight plex consists of two bachelor apartment, two one bedroom accessible apartments and four one bedroom apartments. 30% of the apartments must be at 20% of market rent, and the remainder would be market rent.

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

I do not believe that this application and proposal to build 5-8 plexes is desirable to the public interest of this neighborhood. For the following reasons:

1) Character of the neighborhood, I believe that the development of 5- 8 plexes would be out of scale, out of character and inappropriate and destabilize the character of the neighborhood as it is insensitive and visually incongruent to the current street scape and housing in the existing neighborhood. If you were to consider the existing nature and characteristics of the homes adjacent to the proposed development, most are 1 or two story homes, most in the 2 to 3 bedroom range, and the proposed mass and bulk of adding 5- 8 plexes and a 39 and 38 parking space lots does not fit with the existing character of this neighborhood.

It also seems very inappropriate and incongruent to bring into close proximity 2 vulnerable populations such as seniors and youth (early year's children). To units of lower income populations that most often have higher rates of crime, drug use, family violence and police intervention, all of which pose risks directly to these vulnerable populations, and cause an unacceptable adverse impact to the neighborhood.

People purchased homes in this area because it is a quiet, safe area with the existing green space and should continue to enjoy these qualities and are entitled to protection from a reduction in zoning standards. As legal doctrine assumes the validity of the status quo I therefore submit that Town Council and RRDSSAB prove that this proposed rezoning benefits the residents of this neighborhood.

2) Privacy and insensitive development: The existing property Consistent of an area of green space that has an existing playground with play equipment on it. Both of which are well utilized by the existing children, families in the area, it offers children the privacy to play close to home without concerns of safety for their parents. Removing this space to add in 5-8 plexes is both removing the privacy of the area and is insensitive to the current function of the play area and green space.

3) Traffic and parking: With the proposed addition of the senior units (space for 22-24 residents) and 5-8 plexes this would create living space for up to 60 + residents in this area. Within the proposal it includes 77 parking spots split between two parking areas. As well the addition of an early year's facility with staff, and parents dropping children off would increase the traffic in this area to levels I would consider to be potentially hazardous. I would like to see what impact studies have been under taken for this proposal by the developer, to indicate how this will be dealt with safely. IT also seems that trying to find space for all occupants and attempting to accommodate so many vehicles on site, seem to have the potential to create problems of parking easements and would have a negative visual impact on adjoining yards and street scapes in this neighborhood

I would also like to bring up existing issues with RRDSSSAB, as there is also an already established community history of RRDSABB parking out of service ambulances on their existing properties. Case in point 3 ambulances that had been parked at Green/Rose Manor for several years up until this past year (end of 2020) when they were finally removed. I therefore worry that with so many additional parking spots that the RRDSSAB will continue this bad habit of parking out of services vehicle throughout the community.

Another issue is the existing curb and entrance into the parking lot to the existing 8 plex on Fifth Street East. The curb and the road and the parking area were never finished appropriately and as you can see from the picture (Picture 1) attached there is a considerable drop between the road and the parking area, which does not offer very flat access into the parking area for vehicles and does not allow proper drainage. I believe someone has made efforts to put gravel in the space to allow for smoother access into the parking area. I am not sure who is responsible for such issues but this was left after the 8 plex was constructed on Fifth Street East by the RRDSSAB and highlights s my concern about their ability to complete projects with good planning principles appropriately in the community.

4) Drainage: I have included a picture of the already existing drainage issue at the corner of Fifth and Frenette (Picture 2). As you can see after 2 days of rain that he water has pooled and is not draining at this corner. Further Issues of drainage appear to have also been identified in the April 5, 2021 Report to the Planning and Development Executive Committee regarding Zoning By-law Amendment to 820 Fifth Street East, from Cody Vangel . See the following from this report. Fort Frances Public Works

- water/sewer connects to Fifth Street mains near intersection of Fifth/Frenette – possibly require upgrade (unsure of sizing). Would each building have a separate curb stop?
- 2 fire hydrants in existence currently at site
- Existing storm sewer will need to be upgraded
- The Storm Sewer that exists to the parking area is 300mm and runs all the way to Frenette Ave. The area of the new parking lots will be at least four times the area of the existing and will take the water from the housing area as well. Not sure that they have the depth or if the storm sewer can handle the amount of water period. With all of the changes to the curb and entrances on the Fifth Street frontage it would be nice if we could run a larger main down the curb line on the north side of Fifth and that all of the curb was new on the frontage.
- There is currently no storm sewer along this section of 5th to tie additional infrastructure into.

- Concerns as well with the amount of new services tying into older Sewer and Water Mains. Resulting in potentially numerous patches. New services should be consolidated as much as possible.
- Not sure if there is any options for piggybacking on funding for a project like this but it would be nice to reconstruct the whole street at least to the East property limits.

As a resident of this neighbourhood all of the existing issues outlined above create many concerns for me and should for people even closer to the proposed site. It also seems inappropriate to me for the Town or council to approve any rezoning, or to allow the RRDSSAB to make any final plans to purchase this property and or go ahead with any aspect of this proposed project until all of these matters of drainage have been addressed.

5) Building maintenance; I have issues with RRDSSAB being the potential landlord of the proposed 5 -8 plexes, and would like to bring up the following issues they seem to have with the existing 8 plex on Fifth Street. The curb entrance to this facility is problematic see picture attached (Picture 1). How does town council justify rezoning property to a land lord for 5- 8 plexes when they cannot properly finish all aspects of one 8 plex project over several years. I feel this would need to be explained to the residents of the proposed area prior to any discussion to rezone this area.

6) Increased Crime and violence: Statistically lower income housing tends to have higher incidences of crime, drug use, family violence and police intervention. It is also my understanding from Current Community report that there is an increased call for police intervention to the existing 8 plex that is operated by the RRDSSAB and I am sure this could be supported by reviewing police stats showing where and for what they respond to in the community. So I do have concerns that one 8 plex has increased the need for police interventions, what will be the outcome of developing 5-8 plexs in one area, have on this neighborhood.

7) After speaking with MPAC representatvive Steven DeRocco who informed me that MPAC has no ability to determine and forecast how this rezone and development will impact the neighbourhood or housing prices either negatively or positively until such time that this project is actually completed. And with the RRDSSAB announcement that the 5-8 plex project would be a multi year/phase approach as each unit might cost 1.2 million to develop. This causes me to have several issues I will outline. Will it be possible to use the same contractor to develop each unit, so will they look the same or be sufficiently different because they are built by different contractors over several years. How many years of construction will the neighbourhood have to endure and how will this impact housing prices and quality of life. I would therefore submit that town councillor and/or RRDSSAB explain to me and the neighborhood how they have determined that this project will benefit this neighborhood in a positive manner.

4.

Thank you

Jeff Tilbury
932 Frenette Avenue
Fort Frances, On P9A 3N4
Phone: 274-6848
Email jwtilson@tbaytel.net.

Gordon Gushulak

Gordon Gushulak

847 5TH ST. E.

PH: 807-276-1744

April 14, 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 (File B1-2021) from RRDSSAB for 820 Fifth Street East

Dear Sir,

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

1. **Delay in circulation of proposed plans:** The day of the meeting was the first time that we saw the plan for the re-development and like many citizens didn't have much time to process the information.
2. **Public Meeting not effective**: as a result the delay in circulation of the proposed plans the meeting of April 12 was poorly attended by members of the public and unusually brief for such an important issue. Poor attendance should not be viewed as acquiescence.
3. **Loss of Privacy:** 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. Two story residences will violate that privacy whether they were expensive condos or the proposed apartments.
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    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.
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    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 EarlyOn 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 side of green space in exchange for space in the Shevlin Wood Yard development. 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.

Sincerely,

J. LeClaire

Address:

926 Fourth St. East

Fort Frances, ON

Our children often play in this green space.

Hal & Cindy Fjeldsted

909 Banta Blvd
Fort Frances, Ontario, P9A 3M7
807 274 6679
halcindyfj@gmail.com

April 18, 2021

J. McTaggart - Chairperson
Planning and Development Executive Committee
Town of Fort Frances

Dear John,

I am writing to you, as Chair of the Planning and Development Executive Committee, regarding the application, by the RRDSSAB, to amend the Zoning at 820 Fifth Street East, St. Michaels School site.

I am opposed to the recommendation of the Planning and Development Executive Committee, that Council approve the requested zoning change.

My primary concern is the loss of the **Green Space** area to the east of the St. Michaels School building. I appreciate this property is owned by the Northwest Catholic District School Board and the sale to RRDSSAB is a transaction between these two entities.

I also appreciate the green space I refer to is a school playground and is not, and has never been, a designated park. Regardless, this area has been used by the surrounding residents as a park and play area for families for decades.

Last Thursday afternoon, over the course of 2 hours, six different families brought their children to enjoy this green space and being outdoors. It is noteworthy that the demographics of the residential areas surrounding the St. Michaels School site are changing. There is a generational shift. Many of the area homes are and have been owned by seniors. These are in large part being sold to young families with children. By observation, there are many more children today living in this area than 10 years ago. The 27 Erin Crescent lots will likely add to this changing demographic.

I acknowledge a park/play area exists on Sixth Street and Phair Avenue. Unfortunately, it is small and poorly situated. Its location, immediately adjacent to the “bush” and the incidental traffic in and out of the “bush” is, anecdotally, a concern to many parents.

An opportunity exists to convert the St. Michaels School playground to a park. In my opinion this is the most desirable and best situated location for a park, considering the historical use by area families. Once green space is gone, it is gone. You don’t get it back and no more is being made where you need it.

In support of the RRDSSAB, I feel their plan for redevelopment of the St. Michaels School building is reasonable and appropriate. The proposed 13 Seniors Apartments and location of the Children's Program are an appropriate usage of an existing building. The scope of that portion of the proposed project and the impact on the surrounding residential area is reasonable.

I also do not dispute the need for housing as proposed by RRDSSAB with construction of the 5 Eight Unit buildings. However, they do not need to be built on the last remaining green space in the centre of a large residential area.

The Town has a plan for the Shevlin Woodyard that proposes residential units, commercial space and green space. Locating the Eight Unit buildings there would be consistent with the proposed plan. There is, I believe, Town owned property on Portage Avenue between Sixth Street and Eight Street that could accommodate the proposed Eight Unit buildings and would still leave a green space area. I am sure there are other alternatives available to the Town and RRDSSAB.

The Mission of the Town of Fort Frances states:

> "Through partnerships we will create a safe, inclusive, sustainable and attractive community that enhances quality of life and promotes growth and prosperity."

I urge you and council to be creative, consider "Quality of Life" and find a way to work with your partners to build the Eight Unit buildings and preserve the Fifth Street green space as a park for the use and enjoyment of families and children.

Thank you for the opportunity of presenting my views and opinions.

Respectfully yours,

Hal Fjeldsted

RECEIVED
APR 19 2021
TOWN OF FORT FRANCES

April 14, 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 (File B1-2021) from RRDSSAB for 820 Fifth Street East

Dear Sir,

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

1. **Delay in circulation of proposed plans:** The day of the meeting was the first time that we saw the plan for the re-development and like many citizens didn't have much time to process the information.
2. **Public Meeting not effective:** as a result the delay in circulation of the proposed plans the meeting of April 12 was poorly attended by members of the public and unusually brief for such an important issue. Poor attendance should not be viewed as acquiescence.
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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,

Heather Armstrong

Trevor Armstrong

915 Fifth St East

915 Fifth St East

Address:

915 fifth st east.

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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Dear Sir,

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

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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,

Heather Johnson H Johnson

Address: 570 Scott Street
Fort Frances,
P9A 1H4

April 15,2021

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

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Please do not destroy the park.

Sincerely,

Megan Pistilli Mike Pistilli

Address: 279 Biddeson Ave
Fort Frances, ON.
P9A 3C7

April 15,2021

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Town of Fort Frances
cvangel@fortfrances.ca

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Sincerely,

Tyson Grinsell

Address: 801 4th St. E
FF ON P9A 1T3

April 15,2021

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

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Sincerely,

KEVIN ANDERSON

Address: 1106 SCOTT ST.

April 15,2021

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Town of Fort Frances
cvangel@fortfrances.ca

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Sincerely,

Caryn Myers Caryn Myers

Address: 1106 Scott St
Fort Frances ON
P9A 1J6

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

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Sincerely,

IRIS MIHICHUK	Iris Mihichuk	941 5th St. E FORT FRANCES, ON
PRINT	SIGN	ADDRESS

From:	Wayne Maxwell
To:	June Caul
Cc:	Michael Behan; Wendy Brunetta; Andrew Hallikas; Douglas Judson; John McTaggart; Rick Wiedenhoeft; Doug Brown; Cody Vangel
Subject:	[External] Re: 820 Fifth St.E Property Rezoning
Date:	Sunday, April 18, 2021 2:50:35 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.

The following is an open letter to the Mayor of the Town of Fort Frances, Town Council members and selected senior administration.

Due to short notice and previous commitments, my wife, Janice and I were unable to attend the public meeting regarding the rezoning application requested by Rainy River District Social Services Administration Board (RRDSSAB) concerning their property at 820 Fifth St.E formerly known as St. Michael's School.

Our thoughts and opinions are as property owners at 953 Russell Bay where we have resided for 33 years. Over this number of years we have witnessed many changes to this area of Town with most of the changes coming in last 5 years. These changes have been in several forms including the newest development on Erin Crescent. A considerable number of homes have turned over in this area and for the most part, it seems the new owners are younger working parents with some children. The Erin Crescent development will undoubtedly bring in more families to this area of town. With Erin Crescent and the RRDSSAB proposal progressing as requested, we would have an additional 80 units available within a 2 to 3 block area.

We have no concern with the zoning request submitted to convert the school into 13 supportive housing units and a day care unit. In fact we applaud RRDSSAB for taking this initiative. The school appears to be in good physical condition and it would be a shame to demolish it. However, we wish to take issue with the additional vehicle traffic that will be generated. Based on the 13 units in the school, the daily traffic to the day care, the traffic to the Erin Crescent development as well as commercial/construction equipment to Erin Crescent, school buses during school year plus the number of walkers that frequent Fifth and Sixth St., we see this as a recipe for disaster. Now, what happens if we add 40 more units? To access any services in downtown core, arena, library, pool, the local residents must use either Frenette or Patcin/Shevlin to reach Second St. E. or Scott St. This is a concern.

Another concern that we have is loss of greenscape if the zoning is changed. The existing playground is very well utilized by area children and families. We know there are other options for playground/parks in the east end of town but for the most part they are significantly smaller, not suitable for a pickup soccer game, baseball game, flying a kite, etc. The Phair Ave. Park is subject to various off road vehicle traffic that does not make it conducive to a park experience. Is a family who live in Erin Crescent likely to use the Lions Park on Second St.? Not likely! Is a family who live on Erin Crescent likely to use the Nelson St.Park? Not likely! Is a family who live on Erin Crescent likely to use a potential Shevlin wood yard park? Not likely! But, it's 2 to 3 block walk to reach the playground in question. If 40 more living units are located on this playground, where do those people find a piece of grass to sit or walk on?

We have a resolution to this issue. We would propose that the Town approves a zoning change for the school units, the day care units and appropriate parking stalls as submitted. We would then propose that the Town swap the school playground for a piece of property suitable to RRDSSAB. This swap might take the form of property in the Shevlin wood yard or property near Sixth St. School. Perhaps the five 8-plexes could be the spark to initiate the Shevlin deal. We understand that the Sixth St. School property is privately owned but it appears development is not imminent and it has become an eyesore. The report from Mr. Cody Vangel, CBO/Planner indicates that Public Works are unable to provide much input into sanitary sewer and surface water management in the 40-unit area. The funds required for an upgrade could be used toward the infrastructure requirements in Shevlin wood yard.

If Shevlin yard was the preferred location of the 40 units, it would allow much more direct access to downtown, hospital, clinic, senior centre, arena, pool, library, bowling alley. If Sixth St. was chosen those tenants would also have closer and straight line access to downtown, etc.

There are undoubtedly many issues at stake but from the Town's perspective, there will be few financial gains. The zoning change will not add to the tax base. However the Town does own 27 residential lots that will add to the tax base when they sell. Will those lots sell as quickly if there is no green space/playground/parks in the immediate area? We think not! We are being constantly reminded that our children are not active enough so the answer is to build 40 units on a playground! This does not seem like the progress that the Town needs. Property in town limits is not so scarce that we need to condense this many people into such a small footprint. It is also noted that a new apartment complex near the water treatment plant has just recently been completed and occupied. The west and north ends of Town are envious and would like to share in this development.

We feel very strongly that Town council will ultimately regret the decision to allow this rezoning. It may take several years before both developments are completed but we know for sure that the Town will not relent until all of Erin Crescent is sold. We must act now to make the right choices for all citizens of the Town.

We would welcome a verbal discussion on the issue if anyone wishes to contact us.

Respectfully submitted,

Janice and Wayne Maxwell

Phone 807-274-7157 Home
Phone 807-275-9059 Mobile
Email Address. waynemaxwell953@gmail.com

April 19, 2021

Cody Vangel

Chief Building Official & Municipal Planner

Town of Fort Frances

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

Dear Cody Vangel:

I am aware that Rainy River District Social Services Administration Board has plans to re-develop the land that sits at 820 Fifth Street East. It is my understanding that St. Michael's School will be remodeled and retro-fitted to meet the housing needs of seniors in our community. I whole-heartedly applaud this decision as my mother was fortunate to have been able to secure housing at Columbus Place at a time in her life when she needed it most.

As you are probably aware, the second phase of the redevelopment, (the building of apartment complexes in the green space east of the school), is garnering much attention and concern in our neighbourhood. I fully recognize that making available affordable housing and rental supports for residents is becoming increasingly challenging for leaders tasked with finding housing solutions.

I am not an urban planner; nor do I profess to understand the 'whole' picture as it relates to the decisions that have already been made regarding this matter. I am, however, never keen to readily eliminate green space in a community as I believe it provides healthy conditions for physical and mental well-being. Research shows that proximity to green gathering spaces lead to closer-knit communities which also increases community safety. Our neighbourhood is growing with the addition of Erin Crescent now underway. Having public parks, playgrounds and trails that promote active and safe lifestyles can only benefit our community in the future.

It would be helpful if more discussion with residents who are impacted by this decision could take place before final decisions are made about re-zoning. Perhaps, with public input, other creative solutions will become evident.

Sincerely,

Jean Bujold

903 Frenette Avenue

Fort Frances

RECEIVED
APR 19 2021
TOWN OF FORT FRANCES

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,

Address: 925 Third St. East
Fort Frances, ON.

April 14, 2021

Jeff Tilbury
932 Frenette Avenue
Fort Frances, Ontario P9A 3N4

RE: Zoning by –Law Amendment (B1-2021) for 820 Fifth Street East

I would like to submit my objection to the above request for Zoning By Law Amendment. I 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. Where each eight plex consists of two bachelor apartment, two one bedroom accessible apartments and four one bedroom apartments. 30% of the apartments must be at 20% of market rent, and the remainder would be market rent.

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

I do not believe that this application and proposal to build 5-8 plexes is desirable to the public interest of this neighborhood. For the following reasons:

1) Character of the neighborhood, I believe that the development of 5- 8 plexes would be out of scale, out of character and inappropriate and destabilize the character of the neighborhood as it is insensitive and visually incongruent to the current street scape and housing in the existing neighborhood. If you were to consider the existing nature and characteristics of the homes adjacent to the proposed development, most are 1 or two story homes, most in the 2 to 3 bedroom range, and the proposed mass and bulk of adding 5- 8 plexes and a 39 and 38 parking space lots does not fit with the existing character of this neighborhood.

It also seems very inappropriate and incongruent to bring into close proximity 2 vulnerable populations such as seniors and youth (early year's children). To units of lower income populations that most often have higher rates of crime, drug use, family violence and police intervention, all of which pose risks directly to these vulnerable populations, and cause an unacceptable adverse impact to the neighborhood.
People purchased homes in this area because it is a quiet, safe area with the existing green space and should continue to enjoy these qualities and are entitled to protection from a reduction in zoning standards. As legal doctrine assumes the validity of the status quo I therefore submit that Town Council and RRDSSAB prove that this proposed rezoning benefits the residents of this neighborhood.

2) Privacy and insensitive development: The existing property Consistent of an area of green space that has an existing playground with play equipment on it. Both of which are well utilized by the existing children, families in the area, it offers children the privacy to play close to home without concerns of safety for their parents. Removing this space to add in 5-8 plexes is both removing the privacy of the area and is insensitive to the current function of the play area and green space.

3) Traffic and parking: With the proposed addition of the senior units (space for 22-24 residents) and 5-8 plexes this would create living space for up to 60 + residents in this area. Within the proposal it includes 77 parking spots split between two parking areas. As well the addition of an early year's facility with staff, and parents dropping children off would increase the traffic in this area to levels I would consider to be potentially hazardous. I would like to see what impact studies have been under taken for this proposal by the developer, to indicate how this will be dealt with safely. IT also seems that trying to find space for all occupants and attempting to accommodate so many vehicles on site, seem to have the potential to create problems of parking easements and would have a negative visual impact on adjoining yards and street scapes in this neighborhood

I would also like to bring up existing issues with RRDSSSAB, as there is also an already established community history of RRDSABB parking out of service ambulances on their existing properties. Case in point 3 ambulances that had been parked at Green/Rose Manor for several years up until this past year (end of 2020) when they were finally removed. I therefore worry that with so many additional parking spots that the RRDSSAB will continue this bad habit of parking out of services vehicle throughout the community.

Another issue is the existing curb and entrance into the parking lot to the existing 8 plex on Fifth Street East. The curb and the road and the parking area were never finished appropriately and as you can see from the picture (Picture 1) attached there is a considerable drop between the road and the parking area, which does not offer very flat access into the parking area for vehicles and does not allow proper drainage. I believe someone has made efforts to put gravel in the space to allow for smoother access into the parking area. I am not sure who is responsible for such issues but this was left after the 8 plex was constructed on Fifth Street East by the RRDSSAB and highlights s my concern about their ability to complete projects with good planning principles appropriately in the community.

4) Drainage: I have included a picture of the already existing drainage issue at the corner of Fifth and Frenette (Picture 2). As you can see after 2 days of rain that he water has pooled and is not draining at this corner. Further Issues of drainage appear to have also been identified in the April 5, 2021 Report to the Planning and Development Executive Committee regarding Zoning By-law Amendment to 820 Fifth Street East, from Cody Vangel . See the following from this report. Fort Frances Public Works

- water/sewer connects to Fifth Street mains near intersection of Fifth/Frenette – possibly require upgrade (unsure of sizing). Would each building have a separate curb stop?
- 2 fire hydrants in existence currently at site
- Existing storm sewer will need to be upgraded
- The Storm Sewer that exists to the parking area is 300mm and runs all the way to Frenette Ave. The area of the new parking lots will be at least four times the area of the existing and will take the water from the housing area as well. Not sure that they have the depth or if the storm sewer can handle the amount of water period. With all of the changes to the curb and entrances on the Fifth Street frontage it would be nice if we could run a larger main down the curb line on the north side of Fifth and that all of the curb was new on the frontage.
- There is currently no storm sewer along this section of 5th to tie additional infrastructure into.

- Concerns as well with the amount of new services tying into older Sewer and Water Mains. Resulting in potentially numerous patches. New services should be consolidated as much as possible.
- Not sure if there is any options for piggybacking on funding for a project like this but it would be nice to reconstruct the whole street at least to the East property limits.

As a resident of this neighbourhood all of the existing issues outlined above create many concerns for me and should for people even closer to the proposed site. It also seems inappropriate to me for the Town or council to approve any rezoning, or to allow the RRDSSAB to make any final plans to purchase this property and or go ahead with any aspect of this proposed project until all of these matters of drainage have been addressed.

5) Building maintenance; I have issues with RRDSSAB being the potential landlord of the proposed 5 -8 plexes, and would like to bring up the following issues they seem to have with the existing 8 plex on Fifth Street. The curb entrance to this facility is problematic see picture attached (Picture 1). How does town council justify rezoning property to a land lord for 5- 8 plexes when they cannot properly finish all aspects of one 8 plex project over several years. I feel this would need to be explained to the residents of the proposed area prior to any discussion to rezone this area.

6) Increased Crime and violence: Statistically lower income housing tends to have higher incidences of crime, drug use, family violence and police intervention. It is also my understanding from Current Community report that there is an increased call for police intervention to the existing 8 plex that is operated by the RRDSSAB and I am sure this could be supported by reviewing police stats showing where and for what they respond to in the community. So I do have concerns that one 8 plex has increased the need for police interventions, what will be the outcome of developing 5-8 plexs in one area, have on this neighborhood.

7) After speaking with MPAC representatvive Steven DeRocco who informed me that MPAC has no ability to determine and forecast how this rezone and development will impact the neighbourhood or housing prices either negatively or positively until such time that this project is actually completed. And with the RRDSSAB announcement that the 5-8 plex project would be a multi year/phase approach as each unit might cost 1.2 million to develop. This causes me to have several issues I will outline. Will it be possible to use the same contractor to develop each unit, so will they look the same or be sufficiently different because they are built by different contractors over several years. How many years of construction will the neighbourhood have to endure and how will this impact housing prices and quality of life. I would therefore submit that town councillor and/or RRDSSAB explain to me and the neighborhood how they have determined that this project will benefit this neighborhood in a positive manner.

Thank you

Jeff Tilbury
932 Frenette Avenue
Fort Frances, On P9A 3N4
Phone: 274-6848
Email jwtilson@tbaytel.net.

Picture 1. Shows Entry from Fifth Street East into 8 plex operated by RRDSSAB currently And the lack of appropriate completion of surface grading between the Road, curb and parking area.

April 14. 2021

Pictured to show already existing drainage issues at Corner of Fifth Street and Frenette Ave. April 14. 2021.

- House also indicates the type of Residences that are characteristic of the neighborhood.

Chief Building Official / Municipal Planner
Town of Fort Frances
cvangel@forances.ca

RECEIVED
APR 19 2021
TOWN OF FORT FRANCES

Re: meeting / April 12, 2021: An application to amend the Zoning By-law (File B1-2021) from RRDSSAB for 820 Fifth Street East

Dear Sir

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

1. **Delay in circulation of proposed plans:** The day of the meeting was the first time that we saw the plan for the re-development and like many citizens didn't have much time to process the information.

2. **Public Meeting not effective**: as a result the delay in circulation of the proposed plans the meeting of April 12 was poorly attended by members of the public and unusually brief for such an important issue. Poor attendance should not be viewed as acquiescence.

3. **Loss of Privacy:** 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. Two story residences will violate that privacy whether they were 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. 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 EarlyOn 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 side of green space in exchange for space in the Shevlin Wood Yard development. 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.

Sincerely,

Jennifer + Matt Berti	Jennifer Berti / Matthew Berti	908 Fifth St. E.
PRINT	SIGN	ADDRESS P9A 1N4

From: Jerrica Forsyth
To: Cody Vangel
Subject: [External] give the people what they want!
Date: Sunday, April 18, 2021 5:07:38 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.

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

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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. Development is not always the answer, DO NOT “fix” what isn’t broken.

Please do not destroy the park.

Sincerely,

Jerrica Forsyth

Address: 923 Frenette ave. Fort Fances, ON P9A 2N6

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

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Please do not destroy the park.

Sincerely,

Joelle Katona SHANE KATONA

Address: 805 Fourth Street E
FORT FRANCES, ON

April 15,2021

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

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Sincerely,

Jordan DeGagné

Address: 642 First st. W Fort Frances, ON

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

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Sincerely,

Judy Flatt

Address: 314 Fifth St. W
Fort Frances

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

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Sincerely,

KARL George		1108 5th St East
PRINT	SIGN	ADDRESS

From: Kate Norman
To: Cody Vangel
Subject: [External] Green space
Date: Wednesday, April 21, 2021 11:17:19 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.

April 21, 2021

Cody Vangel
Chief building offical
Town of Fort Frances

Dear cody,

I am writing to you, regarding the application, by the RRDSSAB, to amend the Zoning at 820 Fifth Street East, St. Michaels School site.

I am opposed to the recommendation of the Planning and Development Executive Committee, that Council approve the requested zoning change.

My primary concern is the loss of the **Green Space** area to the east of the St. Michaels School building.

I also appreciate the green space I refer to is a school playground and is not, and has never been, a designated park. Regardless, this area has been used by the surrounding residents as a park and play area for families for decades.

This is the green space I grew up on, soccer in the field, baseball with my brothers, tag with the neighbour hood kids, running, playing, enjoying the outdoors. This is the same green space I took my daughter to last week to play soccer on. Kids need this space. Technology is taking over children's life, eliminating this green space would be eliminating the only locational opportunity for children to run and play and would be harmful to the youth of this town.

An opportunity exists to convert the St. Michaels School playground to a park. In my opinion this is the most desirable and best situated location for a park, considering the historical use by area families. Once green space is gone, it is gone. You don't get it back and no more is being made where you need it.

In support of the RRDSSAB, I feel their plan for redevelopment of the St. Michaels School building is reasonable and appropriate. The proposed 13 Seniors Apartments

and location of the Children's Program are an appropriate usage of an existing building.

I also do not dispute the need for housing as proposed by RRDSSAB with construction of the 5 Eight Unit buildings. However, they do not need to be built on the last remaining green space in the centre of a large residential area.

The Town has a plan for the Shevlin Woodyard that proposes residential units, commercial space and green space. Locating the Eight Unit buildings there would be consistent with the proposed plan. There is, I believe, Town owned property on Portage Avenue between Sixth Street and Eight Street that could accommodate the proposed Eight Unit buildings and would still leave a green space area. I am sure there are other alternatives available to the Town and RRDSSAB.

I urge you and council to be creative, consider "Quality of Life" and find a way to work with your partners to build the Eight Unit buildings and preserve the Fifth Street green space as a park for the use and enjoyment of families and children.

Thank you for the opportunity of presenting my views and opinions.

Respectfully yours,

Kate Norman

807 276 8851
Fort Frances

RECEIVED
APR 22 2021
TOWN OF FORT FRANCES

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

Dear Sir,

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Please do not destroy the park.

Sincerely,

Kathie Nugent

Address: 851 5th St E
Fort Frances

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,

Kathy Pattison

Address: 116 Oakwood Road
Fort Frances

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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Sincerely,

Kayla Prior KPr

Address: 1020 Frenette Ave.
Fort Frances, ON

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

RECEIVED
APR 19 2021
TOWN OF FORT FRANCES

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Sincerely,

Keith Fifield	Keith Fifield	912 5th. Street East
PRINT	SIGN	ADDRESS F.F.

April 15,2021

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cvangel@fortfrances.ca

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Please do not destroy the park.

Sincerely,

Kellianne Legg

Address: 838 Armit Ave
Fort Frances ON
P9A 2J4

From: Kelly George
To: Cody Vangel
Subject: [External] St. Micheals Park Petition
Date: Wednesday, April 21, 2021 4:39:19 PM
Attachments: Image-6.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.

[redacted]

April 15,2021

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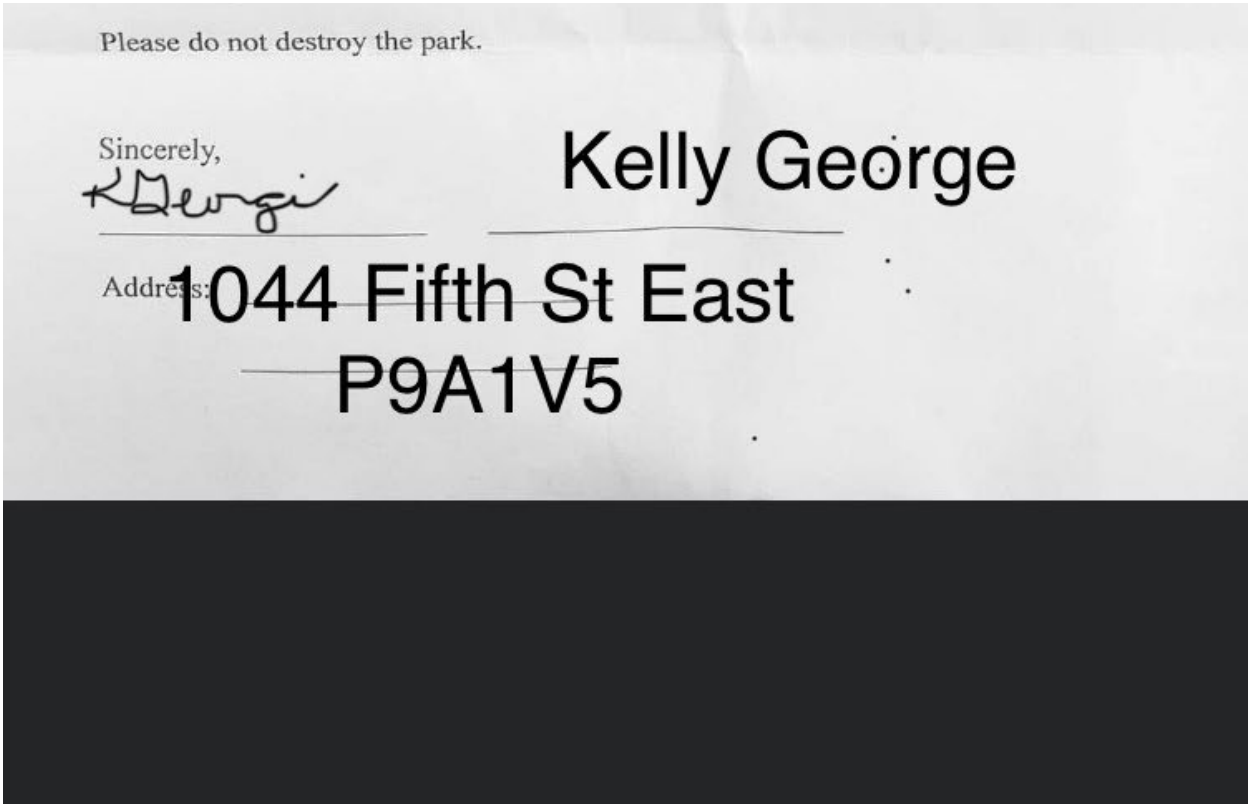

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April 15,2021

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Sincerely,

Patti Bourcier

Address: 903 FIFTH ST E.
FORT FRANCES ON
P9A-1V3

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cvangel@fortfrances.ca

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PEARL PIDHURNY (PRINT) Pearl Pidhurny (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 St W

April 15,2021

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MAC POTTER Mac Potter ALYSSA POTTER Alyssa Potter

Address: 1216 5th ST. EAST

FORT FRANCES, ON, P9A1V9.

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Address: 830 SECOND STREET EAST

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Mel Lovedny		831 Frenette Ave FF
PRINT	SIGN	ADDRESS

April 14, 2021

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MICHAEL ASPLUND

Address:
820 SIXTY ST E
FORT FRANCES ONT
P9A 1W9

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Michael Wa

Address: 1201 Colonization Rd W.

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PRINT | SIGN | ADDRESS

Monique Penney | MPenney | 815 5th E

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

→ what does 1 bedroom apts 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

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

April 14, 2021

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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. 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.

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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,

Penny, Paul Steele — PRINT
SIGN
835 Frenette Ave — ADDRESS

Nancy Grynol — Nancy Grynol — 1004 2nd St W

April 14, 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 (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 Council at the Planning & Development Executive Committee - 19 Apr 2021

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.
    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 or throw a Frisbee? Phair Avenue Park is far too small for that. If councilors want healthy active citizens, then they must provide green space for recreation.
3. 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.
4. We support the redevelopment of the former St. Michael's school building for senior housing and the Earlyon Center. Has the town planning department and/or town council considered swapping 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 side of green space for space in the Shevlin Wood Yard development? 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 green space east of Crowe Avenue.
5. Before COVID there would be in person public meetings where citizens would be able to comment and ask questions.

Sincerely,

Neil Whitefield

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

RECEIVED
APR 19 2021
TOWN OF FORT FRANCES

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

Signed copy attached

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 ON.

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: 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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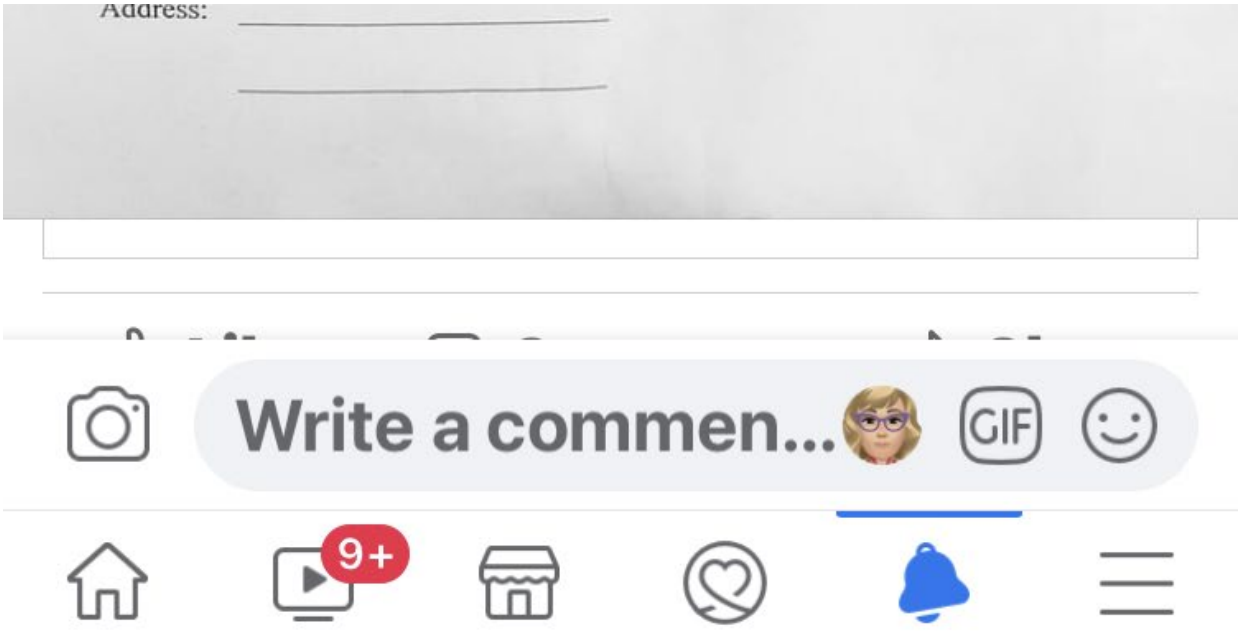
Please do not destroy the park.

Sincerely,



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: image.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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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,

_____ _____

Address: _____

_____

Please leave this as green space.
Shawn Ossachuk
809 Kaitlyn Drive
Fort Frances, ON
P9A3X3

April 15,2021

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

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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,

D Wrolstad

Address: 939 Fourth St E

RECEIVED
APR 19 2021
TOWN OF FORT FRANCES

April 14, 2021

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

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Sincerely,

Tom Ward Tom Ward

Address:

911 Fifth St East

Fort Frances, On

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

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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

Re: 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

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Please do not destroy the park.

Sincerely,

ROBERT NUGENT

Address: 851 FIFTH ST EAST
FORT FRANCES, ONT
P9A 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 & DMcLeod

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 Livving .. 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 FILE B1-2021

Legal + Ron Pidhulny	843 5th St. E
Kelly Gushulak	847 5th St E
Kathie Nugent	851 5th St. E.
	903 FIFTH ST. E.
Lorde Bouleau	" "
Tom Ward	911 Fifth St
Heather Armstrong	915 fifth st east
Trevor Armstrong	915 fifth st east.
909 Diane Krawchuk	923 Fifth Street E
930 Wayne Krawchuk	923 Fifth St E
913 Ed + Marg Bogacki	937 " " "
931 Lois Mukichuk	941 5th St E
904 Kristy + Chris Dvorak	938 5th St E
919 Rylee + Alex Wepruk	924 Fifth St E
911 Marc-André and April Michon	920 fifth St E.
Darlene Hughes	916 fifth St E.
Keith Banfield	912 5th St. East
Karen Banfield	912 5th St. East
~~Matthew Beck~~	908 FIFTH ST E
Jaclyn Beck	908 Fifth St E.
Susan M Korban	839 5th St E
Walter Korban	839 5th St E
Kelly Scott	835 5th St. E.
Trevor Scott	835 5th St. E.
Ray Scott	831 5th St. E.
LAURIE MILLER	831 5TH ST. E.

Jessica Miller	831 5th E.
Duane Mangamankam	827 5th E
Glen Kellar	821 5th St E
Eloiane R. Allen	805 5th St E.
Josh Scott	707 second st. W
Caitlin Hogan	" "
Mark Clifford	900 5th St E
Stefanie Berard	" " " "
Rod & DELANE McLEOD	934 5TH ST E.
EVA THORNTON Eva Thornton	840 FRENETTE AVE
Paul Steele	835 Frenette Ave
Penny Steele	835 Frenette Ave
Dwayne Strom	905 Frentte Ave
~~Sean~~ ~~Sean~~	905 Frenette Ave
JOHN MATTSON	1107 CHRISTIE AVE.
Amanda Travis Gruthner	946 Frenette Ave
Louis Quesnel & Glenda	970 Frenette Ave
Tammy Smith	633 Nelson St.
Linda Chisick	924 Frenette Ave.
Maria Smith	924 FRENETTE
GARY & Donna Gustafson	928 FRENETTE AVE
JASON Tovey + Jessica McEvoy	927 Frenette Ave
Sandra Robertson	931 Frenette Ave.
	804 6TH ST E
	804 6TH ST E
Samantha + Justin Larson	812 6th st E
JANICE & WAYNE MAXWELL.	953 RUSSELL BAY
Dave Brown & Daria Gagné	945 Russell Bay

Brett Sharbutra	
SABRINA CHARBT	RUSSELL BAY
Shirley Whitefield + Neil Whitefield	S. Whitefield 944 Russell Bay PC
Geraldine Spence	274-3692
MARD LEGG + BABB RAY	948 RUSSELL BAY
Inc Quesnel + Leeanne Quesnel 816	Sixth St. E
Zach Green + Ariel Templeton	928 S. 6th St
Brad + Nicole Hill	941 Baeker Bay
Jason + Alissa Green	937 Baeker Bay
Elaine & Jas Spencer	940, Backer Bay
Mikky + Ken Christianson	948 Backer Bay
Caitlin Truatt	937 Russell Bay
Scott Fawcett	937 Russell Bay
Brenda + Bob Cox	949 Banta Blvd.
Brenda & Wayne Allen	929 BANTA BLVD.
Rod + Judy McVay	921 Banta Blvd.
John & Melyn Pohanka	913 Banta Blvd
Morris Worsfor	905 Banta Blvd
	901 Banta Blvd
Janice Gabbert	901 Banta Blvd
Larry + Maren Gustafson	1031 FIFTH ST. E.
Tamara 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,

Scott Fawcett

Colleen Fawcett

Scott Fawcett

937 Russell Bay

P9A 3P1

April 26, 2021

Report To: Mayor and Council

From: Travis Rob, Manager of Operations and Facilities

RE: Award of Tender 21-OF-02 – 2021 Road Reconstruction

During the week of March 11, 2021, the Town advertised for a Tender Call for the 2021 Roadway Reconstruction being the reconstruction of Armit Avenue from Church Street to Scott Street, reconstruction of Kings Highway from Pit Road 2 to Oakwood Road, Construction of Sidewalk along Keating Avenue from J.W. Walker School to Second Street West, Construction of sidewalk along Colonization Road West from Riverview Cemetery to Biddeson Avenue, Storm Sewer Spot Repair Front Street at Williams Avenue, Replacement of Entrance Slabs at the Fire Hall, Construction of a parking lot at the new Ambulance Garage (tendered on behalf of RRDSSAB) and various water valves and hydrants with the tender closing on Tuesday, April 13, 2021. Advertisements were placed in the Fort Frances Times, Chronicle Journal, Thunder Bay Construction Association, Winnipeg Construction Association and on the Town of Fort Frances website.

Five (5) tender packages were distributed to construction contractors and/or suppliers with two (4) Contractors submitting tender bids;

Contractor	Price (HST Included plus $150,000.00 Contingency Allowance)
Tom Veert Contracting	$4,868,020.79
George Armstrong Company	$3,589,208.83
Makkinga Contracting	$3,532,500.63
Bay City Contracting	$3,284,845.59

The works tendered consisted of eight (8) individual projects to be completed in 2021, and two in 2022. The projects are as follows:

2021 Construction Program

1. **Reconstruction of Armit Avenue from Scott Street to Church Street**
   Full recondition of Armit Avenue including the replacement of sanitary sewer main, watermain, asphalt surface, storm sewer and landscaping including the construction of a concrete sidewalk along the west portion of the road.

2. **Kings Highway Reconstruction from Pit Road 2 to Oakwood Road**
   Full roadway reconstruction and widening to four lanes including ditching upgrades and concrete curb and gutter. This work is dependent on receipt of Connecting Link Funding.

3. **Sidewalk along Colonization Road West from Riverview Cemetery to Biddeson Avenue.**
   The construction of a concrete sidewalk along the south side of the road from Riverview Cemetery to Biddeson Avenue connecting two sidewalk sections. This project is dependent on ICIP COVID funding.

4. **Sidewalk Construction on Keating Avenue from J.W. Walker School to Second Street**
   This project is a partnership with Rainy River District School Board, the Northwest Catholic District School Board and the Town of Fort Frances. This will result in a new sidewalk along the west side of Keating Avenue from J. W. Walker School to Second Street.

5. **Fire Hydrant and Valve Replacement (Various Locations)**
   Replacement of problem hydrant and valve sets in various locations around town.

6. **Replacement of the primary entry slab at the Firehall**
   The primary entry slab at the Fort Frances Fire Hall is severely cracked and poses a tripping hazard. The contractor would be removing and replacing this slab to the roadway including the curb and gutter as well as two sections of severely heaved sidewalk to the south.

7. **Parking Lot grading and paving at 737 Scott Street**
   This project was tendered on request of DSSAB to help obtain better pricing to complete the parking lot at their new ambulance garage at the corner of Scott Street and Butler Avenue. This work will be paid by DSSAB in full.

8. **Williams Avenue Storm Sewer Large Spot Repair**
   Replacement of a failed stormsewer main at Front Street and Williams Avenue including replacing the failed outfall and one catch basin.

2022 Construction Program

9. **Surface Coarse paving of Armit Avenue**
   Installation of the Surface Coarse paving on Armit Avenue from Scott Street to Church Street including line painting.

10. **Surface Course Paving Kings Highway**
    Installation of the Surface Coarse paving on Kings Highway from Pit Road 2 to Oakwood Road including line painting.

The 2021 work is scheduled to begin ASAP in May and to be completed by October 29, 2020 with the 2022 work to be completed by June 17, 2022.

In accordance with the Town's procurement policy, Administration has an obligation to point out to Council any tender irregularities. All tenders submitted were complete and compliant. **See Spreadsheet No. 1**, which outlines details on the four (4) tender bids received and the associated costs for each individual project. Also, highlighted in "green" indicates the lowest unit bid price and "red" indicates the highest unit bid price and the 2021 works are shown in "blue" text.

The Town was notified on April 9, 2021 that we were not successful in our Connecting Link Funding so the King's Highway Widening project has been removed from this tender. All other provisional or funded projects have funding in place and all partners on this tender have agreed to the tender price for the work to be undertaken. Further the number of valves and hydrants to be replaced have been adjusted to meet the budget allocation amount. With the large number of projects funded from different reserve

lines, I have broken down the overall forecasted costs by reserve to make it easier for Council to understand where the funds will come from.

Budget Summary			
Reserve	**Budgeted Amount**	**Actual Amount**	**Surplus/(Deficit)**
Corp. Projects	$ 318,598.00	$ 197,377.04	$ 121,220.96
Corp Buildings	$ 20,000.00	$ 39,126.18	$ (19,126.18)
Water/Sewer	$ 542,338.00	$ 295,830.30	$ 246,507.70

As can be seen we have a budget shortfall of $19,126.18 in the Corporate Building budget allocation relating to the replacement of the Firehall Entry slabs. Given the savings in other areas, administration recommends funding the Firehall slabs out of the Corporate Projects reserve instead of Corporate Buildings reserves.

The low tender bid was Bay City Contracting with a revised total cost of $1,661,101.13 which includes a $150,000 contingency allowance spread over the two years and HST. Please review the attached **Spreadsheet No. 2 -** outlining the 2021 capital budget allocations for each project vs. the lowest tender bid from Bay City Contractors plus Hatch engineering costs (10%) and all funding allocations.

Please find attached a letter report from Hatch recommending that Bay City Contractors be awarded this tender as they are the low tender and, in the past, have performed well on similar projects in our community.

It is recommended by Administration that the following be approved:

- That Tender 21-OF-02 – 2021 Road Reconstruction, Watermain and Sewer Replacement be awarded to Bay City Contractors at an estimated cost of $1,661,101.13 which includes HST and a contingency allowance of $150,000.00.
- That the replacement of the Firehall Entry Slabs be funded out of the Corporate Projects Reserve instead of the Corporate Building Reserve.
- That prior to construction start, an open house public meeting is scheduled to ensure all property owners abutting the construction projects obtain first-hand knowledge of these projects and have the opportunity to ask any questions. The exact date of the meeting is unknown at the time of writing this report, and
- That the Mayor and Clerk be authorized to execute the contract documents on behalf of the Corporation of the Town of Fort Frances.

Respectfully Submitted

Travis Rob, P.Eng.
Manager of Operations and Facilities

Council approval of this report will ensure:

- **That Tender 21-OF-02 – 2021 Road Reconstruction, Watermain and Sewer Replacement be awarded to Bay City Contractors at an estimated cost of $1,661,101.13 which includes HST and a contingency allowance of $150,000.00.**
- **That the replacement of the Firehall Entry Slabs be funded out of the Corporate Projects Reserve instead of the Corporate Building Reserve.**
- **That prior to construction start, an open house public meeting is scheduled to ensure all property owners abutting the construction projects obtain first-hand knowledge of these projects and have the opportunity to ask any questions. The exact date of the meeting is unknown at the time of writing this report, and**
- **That the Mayor and Clerk be authorized to execute the contract documents on behalf of the Corporation of the Town of Fort Frances.**

ITEM NO.	OPS SPEC.	DESCRIPTION	EST. QTY	UNIT	UNIT BID PRICE	TOTAL BID PRICE	Tom Veert Contracting		George Armstrong Company		Makkinga Contracting		Bay City Contractors	
							UNIT BID PRICE	TOTAL BID PRICE	UNIT BID PRICE	TOTAL BID PRICE	UNIT BID PRICE	TOTAL BID PRICE	UNIT BID PRICE	TOTAL BID PRICE
PART 1 - ARMIT AVENUE (From Sta 1+000 To Sta 1+137) - DWG A1-364258-P10														
SECTION A - GRADING														
A.001	206, SP	Earth Excavation (Grading)	990	m^3(P)	$ 15.00	$ 14,850.00	$ 20.00	$ 19,800.00	$ 12.00	$ 11,880.00	$ 15.00	$ 14,850.00	$ 13.00	$ 12,870.00
A.002	310, SP	Hot Mix HL4 Asphalt (Binder Course 60mm)	250	t	$ 265.00	$ 66,250.00	$ 324.00	$ 81,000.00	$ 260.00	$ 65,000.00	$ 251.00	$ 62,750.00	$ 255.00	$ 63,750.00
A.003	310, SP	Hot Mix HL4 Asphalt (Surface Course 60mm)	250	t	$ 255.00	$ 63,750.00	$ 310.00	$ 77,500.00	$ 260.00	$ 65,000.00	$ 240.00	$ 60,000.00	$ 245.00	$ 61,250.00
A.004	314, SP	Granular 'A'	605	t	$ 26.00	$ 15,730.00	$ 35.00	$ 21,175.00	$ 27.00	$ 16,335.00	$ 24.00	$ 14,520.00	$ 24.00	$ 14,520.00
A.005	314, SP	Granular 'B' (Type II)	2,475	t	$ 28.00	$ 69,300.00	$ 40.00	$ 99,000.00	$ 25.00	$ 61,875.00	$ 27.00	$ 66,825.00	$ 24.00	$ 59,400.00
A.006	510, SP	Removal of Asphalt Pavement (Full Depth)	1,560	m^2(P)	$ 5.00	$ 7,800.00	$ 12.00	$ 18,720.00	$ 4.00	$ 6,240.00	$ 5.00	$ 7,800.00	$ 4.00	$ 6,240.00
A.007	510, SP	Removal of Curb and Gutter	243	m(P)	$ 11.00	$ 2,673.00	$ 12.00	$ 2,916.00	$ 10.00	$ 2,430.00	$ 30.00	$ 7,290.00	$ 10.00	$ 2,430.00
A.008	353, SP	Curb and Gutter	241	m	$ 175.00	$ 42,175.00	$ 230.00	$ 55,430.00	$ 170.00	$ 40,970.00	$ 206.00	$ 49,646.00	$ 200.00	$ 48,200.00
A.009	510, SP	Remove Concrete Driveway	75	m^2	$ 25.00	$ 1,875.00	$ 100.00	$ 7,500.00	$ 25.00	$ 1,875.00	$ 30.00	$ 2,250.00	$ 20.00	$ 1,500.00
A.010	510, SP	Remove Concrete Sidewalk	331	m^2	$ 25.00	$ 8,275.00	$ 200.00	$ 66,200.00	$ 25.00	$ 8,275.00	$ 30.00	$ 9,930.00	$ 20.00	$ 6,620.00
A.011	351, SP	Concrete Driveway Aprons	120	m^2	$ 235.00	$ 28,200.00	$ 230.00	$ 27,600.00	$ 250.00	$ 30,000.00	$ 220.00	$ 26,400.00	$ 210.00	$ 25,200.00
A.012	351, SP	Asphalt Driveway Aprons	30	m^2	$ 250.00	$ 7,500.00	$ 140.00	$ 4,200.00	$ 150.00	$ 4,500.00	$ 150.00	$ 4,500.00	$ 125.00	$ 3,750.00
A.013	310, SP	Concrete Sidewalk	175	m^2	$ 250.00	$ 43,750.00	$ 203.00	$ 35,525.00	$ 300.00	$ 52,500.00	$ 200.00	$ 35,000.00	$ 185.00	$ 32,375.00
A.014	Section 02930	100 mm Topsoil and Sod	550	m^2	$ 18.00	$ 9,900.00	$ 30.00	$ 16,500.00	$ 25.00	$ 13,750.00	$ 15.00	$ 8,250.00	$ 15.00	$ 8,250.00
A.015	510, SP	Boulevard Works Stripping and Removal	1	LS	$ 10,000.00	$ 10,000.00	$ 25,000.00	$ 25,000.00	$ 5,000.00	$ 5,000.00	$ 3,000.00	$ 3,000.00	$ 7,500.00	$ 7,500.00
A.016	710	Pavement Markings	1	LS	$ 5,000.00	$ 5,000.00	$ 15,000.00	$ 15,000.00	$ 12,000.00	$ 12,000.00	$ 9,850.00	$ 9,850.00	$ 10,000.00	$ 10,000.00
		Part 1 - Total Section A - Grading				$ 397,028.00		$ 573,066.00		$ 397,630.00		$ 382,861.00		$ 363,855.00
SECTION B - STORM SEWERS														
B.001	510, SP	Remove Existing Catchbasins and Manholes	5	ea	$ 1,000.00	$ 5,000.00	$ 3,500.00	$ 17,500.00	$ 1,100.00	$ 5,500.00	$ 900.00	$ 4,500.00	$ 900.00	$ 4,500.00
B.002	510, SP	Remove Existing Catchbasin Leads	25	m	$ 20.00	$ 500.00	$ 250.00	$ 6,250.00	$ 28.00	$ 700.00	$ 30.00	$ 750.00	$ 15.00	$ 375.00
B.003	510, SP	Remove Existing 600 mm Storm Sewer	8	m	$ 25.00	$ 200.00	$ 300.00	$ 2,400.00	$ 33.00	$ 264.00	$ 30.00	$ 240.00	$ 35.00	$ 280.00
B.004	510, SP	Remove Existing 525 mm Storm Sewer	20	m	$ 25.00	$ 500.00	$ 300.00	$ 6,000.00	$ 33.00	$ 660.00	$ 30.00	$ 600.00	$ 30.00	$ 600.00
B.005	510, SP	Remove Existing 300 mm Storm Sewer	54	m	$ 25.00	$ 1,350.00	$ 300.00	$ 16,200.00	$ 28.00	$ 1,512.00	$ 30.00	$ 1,620.00	$ 25.00	$ 1,350.00
B.006	510, SP	Reconnect Storm Sewer Various Sizes	3	ea	$ 1,500.00	$ 4,500.00	$ 2,500.00	$ 7,500.00	$ 1,700.00	$ 5,100.00	$ 1,750.00	$ 5,250.00	$ 600.00	$ 1,800.00
B.007	407, SP	Catchbasin Manholes	2	ea	$ 12,000.00	$ 24,000.00	$ 12,000.00	$ 24,000.00	$ 12,000.00	$ 24,000.00	$ 12,900.00	$ 25,800.00	$ 10,500.00	$ 21,000.00
B.008	407, SP	Catchbasins	4	ea	$ 5,000.00	$ 20,000.00	$ 5,500.00	$ 22,000.00	$ 5,000.00	$ 20,000.00	$ 6,970.00	$ 27,880.00	$ 4,250.00	$ 17,000.00
B.009	407, SP	Storm Manholes	1	ea	$ 10,000.00	$ 10,000.00	$ 16,000.00	$ 16,000.00	$ 13,500.00	$ 13,500.00	$ 12,985.00	$ 12,985.00	$ 10,500.00	$ 10,500.00
B.010	410	Catchbasin Leads 250 mm (PVC SDR 35)	31	m	$ 250.00	$ 7,750.00	$ 325.00	$ 10,075.00	$ 300.00	$ 9,300.00	$ 235.00	$ 7,285.00	$ 225.00	$ 6,975.00
B.011	410	600 mm Storm Sewer	9	m	$ 750.00	$ 6,750.00	$ 750.00	$ 6,750.00	$ 750.00	$ 6,750.00	$ 785.00	$ 7,065.00	$ 565.00	$ 5,085.00
B.012	410	525 mm Storm Sewer	19	m	$ 650.00	$ 12,350.00	$ 720.00	$ 13,680.00	$ 650.00	$ 12,350.00	$ 610.00	$ 11,590.00	$ 590.00	$ 11,210.00
B.013	410	450 mm Storm Sewer	68	m	$ 525.00	$ 35,700.00	$ 700.00	$ 47,600.00	$ 500.00	$ 34,000.00	$ 455.00	$ 30,940.00	$ 400.00	$ 27,200.00
		Part 1 - Total Section B - Storm Sewers				$ 128,600.00		$ 195,955.00		$ 133,636.00		$ 136,505.00		$ 107,875.00
SECTION C - WATERMAIN														
C.001	510,441, SP	Remove and Replace Ex. 150 WM w 150 PVC WM	153	m	$ 500.00	$ 76,500.00	$ 600.00	$ 91,800.00	$ 500.00	$ 76,500.00	$ 420.00	$ 64,260.00	$ 455.00	$ 69,615.00
C.002	441, SP	150 mm Water Valve and Box	5	ea	$ 3,000.00	$ 15,000.00	$ 5,000.00	$ 25,000.00	$ 3,460.00	$ 17,300.00	$ 3,105.00	$ 15,525.00	$ 2,500.00	$ 12,500.00
C.003	441, SP	Remove and Replace 19 mm Copper Water Service and Curb Stops to Property Line	6	ea	$ 3,000.00	$ 18,000.00	$ 5,000.00	$ 30,000.00	$ 4,000.00	$ 24,000.00	$ 3,565.00	$ 21,390.00	$ 3,000.00	$ 18,000.00

							Tom Veert Contracting		George Armstrong Company		Makkinga Contracting		Bay City Contractors	
ITEM NO.	OPS SPEC.	DESCRIPTION	EST. QTY	UNIT	UNIT BID PRICE	TOTAL BID PRICE	UNIT BID PRICE	TOTAL BID PRICE	UNIT BID PRICE	TOTAL BID PRICE	UNIT BID PRICE	TOTAL BID PRICE	UNIT BID PRICE	TOTAL BID PRICE
C.004	441, SP	Temporary Water Service	1	LS	$ 10,000.00	$ 10,000.00	$ 15,000.00	$ 15,000.00	$ 7,000.00	$ 7,000.00	$ 7,500.00	$ 7,500.00	$ 7,500.00	$ 7,500.00
		Part 1 - Total Section C - Watermain				$ 119,500.00		$ 161,800.00		$ 124,800.00		$ 108,675.00		$ 107,615.00
SECTION D - Sanitary														
D.001	510, SP	Remove Existing Sanitary Sewer	152	m	$ 50.00	$ 7,600.00	$ 70.00	$ 10,640.00	$ 30.00	$ 4,560.00	$ 25.00	$ 3,800.00	$ 30.00	$ 4,560.00
D.002	410, SP	250 mm PVC SDR Sanitary Sewer	152	m	$ 750.00	$ 114,000.00	$ 750.00	$ 114,000.00	$ 325.00	$ 49,400.00	$ 278.00	$ 42,256.00	$ 380.00	$ 57,760.00
D.003	410, SP	Remove and Replace Existing 150 mm Sanitary Services	6	ea	$ 3,000.00	$ 18,000.00	$ 5,000.00	$ 30,000.00	$ 3,500.00	$ 21,000.00	$ 3,835.00	$ 23,010.00	$ 2,750.00	$ 16,500.00
D.004	407, SP	Sanitary Manholes	1	ea	$ 10,000.00	$ 10,000.00	$ 20,000.00	$ 20,000.00	$ 15,000.00	$ 15,000.00	$ 14,300.00	$ 14,300.00	$ 12,000.00	$ 12,000.00
D.005	410, SP	Temporary Sewer Service	1	LS	$ 10,000.00	$ 10,000.00	$ 20,000.00	$ 20,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 100.00	$ 100.00
D.006	409, SP	CCTV Inspection of Sanitary Sewer Mainline	152	m	$ 25.00	$ 3,800.00	$ 50.00	$ 7,600.00	$ 30.00	$ 4,560.00	$ 30.00	$ 4,560.00	$ 23.00	$ 3,496.00
D.007	SP	Sanitary Sewer Bedding Upgrade (Crushed Stone) *	152	m	$ 20.00	$ 3,040.00	$ 50.00	$ 7,600.00	$ 100.00	$ 15,200.00	$ 65.00	$ 9,880.00	$ 15.00	$ 2,280.00
		Part 1 - Total Section D - Sanitary				$ 166,440.00		$ 209,840.00		$ 114,720.00		$ 102,806.00		$ 96,696.00
		PART 1 - TOTAL ARMIT AVENUE				**$ 811,568.00**		**$ 1,140,661.00**		**$ 770,786.00**		**$ 730,847.00**		**$ 676,041.00**
PART 2 - COLONIZATION ROAD WEST SIDEWALK (From Sta 1+000 To Sta 1+530) - DWG A1-364258-P5 & P6 (PROVISIONAL)														
SECTION A - GRADING														
*A.001	206, SP	Earth Excavation (Grading)	480	m^3(P)	$ 18.00	$ 8,640.00	$ 20.00	$ 9,600.00	$ 25.00	$ 12,000.00	$ 15.50	$ 7,440.00	$ 14.00	$ 6,720.00
*A.002	310, SP	Driveway Repair (Misc Materials)	18	ea	$ 275.00	$ 4,950.00	$ 1,800.00	$ 32,400.00	$ 400.00	$ 7,200.00	$ 520.00	$ 9,360.00	$ 175.00	$ 3,150.00
*A.003	310, SP	Remove Guide Rail	27	m	$ 50.00	$ 1,350.00	$ 200.00	$ 5,400.00	$ 100.00	$ 2,700.00	$ 31.00	$ 837.00	$ 40.00	$ 1,080.00
*A.004	310, SP	Remove Catchbasin Plug Lead	1	ea	$ 1,500.00	$ 1,500.00	$ 2,000.00	$ 2,000.00	$ 1,750.00	$ 1,750.00	$ 780.00	$ 780.00	$ 450.00	$ 450.00
*A.005	310, SP	Modify Existing Curb to drop Curb	4	m	$ 150.00	$ 600.00	$ 500.00	$ 2,000.00	$ 350.00	$ 1,400.00	$ 317.00	$ 1,268.00	$ 300.00	$ 1,200.00
*A.006	310, SP	1.2m High Black Vinyl Chainlink Fencing	25	m	$ 175.00	$ 4,375.00	$ 325.00	$ 8,125.00	$ 100.00	$ 2,500.00	$ 442.00	$ 11,050.00	$ 220.00	$ 5,500.00
*A.007	310, SP	Proposed Ditch Inlet and Piping	1	ea	$ 2,000.00	$ 2,000.00	$ 20,000.00	$ 20,000.00	$ 7,500.00	$ 7,500.00	$ 5,200.00	$ 5,200.00	$ 4,000.00	$ 4,000.00
*A.008	310, SP	Adjust Existing Manhole Frame & Covers	2	ea	$ 1,000.00	$ 2,000.00	$ 550.00	$ 1,100.00	$ 1,000.00	$ 2,000.00	$ 780.00	$ 1,560.00	$ 575.00	$ 1,150.00
*A.009	314, SP	Granular 'A'	890	t	$ 26.00	$ 23,140.00	$ 35.00	$ 31,150.00	$ 35.00	$ 31,150.00	$ 25.00	$ 22,250.00	$ 25.00	$ 22,250.00
*A.010	353, SP	Concrete Sidewalk	800	m^2	$ 225.00	$ 180,000.00	$ 250.00	$ 200,000.00	$ 165.00	$ 132,000.00	$ 172.00	$ 137,600.00	$ 135.00	$ 108,000.00
*A.011	Sec 02930	100 mm Topsoil and Sod	700	m^2	$ 20.00	$ 14,000.00	$ 30.00	$ 21,000.00	$ 28.00	$ 19,600.00	$ 16.50	$ 11,550.00	$ 15.00	$ 10,500.00
*A.012	510, SP	Clearing and Grubbing	175	m^2	$ 10.00	$ 1,750.00	$ 50.00	$ 8,750.00	$ 20.00	$ 3,500.00	$ 20.50	$ 3,587.50	$ 4.00	$ 700.00
*A.013	Sec 02510	Tactile Warning Plates	1	ea	$ 1,200.00	$ 1,200.00	$ 2,000.00	$ 2,000.00	$ 1,900.00	$ 1,900.00	$ 1,820.00	$ 1,820.00	$ 1,800.00	$ 1,800.00
*A.014	510, SP	Boulevard Works Stripping and Removal	1	LS	$ 8,000.00	$ 8,000.00	$ 10,000.00	$ 10,000.00	$ 15,000.00	$ 15,000.00	$ 7,644.00	$ 7,644.00	$ 1,750.00	$ 1,750.00
		Part 2 - Total Section A - Grading				$ 253,505.00		$ 353,525.00		$ 240,200.00		$ 221,946.50		$ 168,250.00
		PART 2 - TOTAL COLONIZATION ROAD WEST SIDEWALK (PROVISIONAL)				**$ 253,505.00**		**$ 353,525.00**		**$ 240,200.00**		**$ 221,946.50**		**$ 168,250.00**
PART 3 - KEATING AVENUE SIDEWALK (From Sta 1+000 To Sta 1+220) - DWG A1-364258-P7														
SECTION A - GRADING														
A.001	206, SP	Earth Excavation (Grading)	222	m^3(P)	$ 18.00	$ 3,996.00	$ 20.00	$ 4,440.00	$ 25.00	$ 5,550.00	$ 25.00	$ 5,550.00	$ 15.00	$ 3,330.00
A.002	310, SP	Driveway Repair (Asphalt 40mm)	16	m^2	$ 150.00	$ 2,400.00	$ 300.00	$ 4,800.00	$ 200.00	$ 3,200.00	$ 155.00	$ 2,480.00	$ 120.00	$ 1,920.00
A.003	310, SP	Driveway Repair (Gravel 100mm)	2	m^2	$ 150.00	$ 300.00	$ 200.00	$ 400.00	$ 400.00	$ 800.00	$ 440.00	$ 880.00	$ 40.00	$ 80.00
A.004	310, SP	Driveway Repair (Paving Stone)	2	m^2	$ 250.00	$ 500.00	$ 300.00	$ 600.00	$ 400.00	$ 800.00	$ 460.00	$ 920.00	$ 150.00	$ 300.00
A.005	310, SP	Modify Existing Curb to drop Curb	18	m	$ 150.00	$ 2,700.00	$ 450.00	$ 8,100.00	$ 300.00	$ 5,400.00	$ 305.00	$ 5,490.00	$ 300.00	$ 5,400.00
A.006	314, SP	Granular 'A'	378	t	$ 26.00	$ 9,828.00	$ 35.00	$ 13,230.00	$ 35.00	$ 13,230.00	$ 30.00	$ 11,340.00	$ 25.00	$ 9,450.00
A.007	353, SP	Concrete Sidewalk	326	m^2	$ 225.00	$ 73,350.00	$ 250.00	$ 81,500.00	$ 170.00	$ 55,420.00	$ 205.00	$ 66,830.00	$ 180.00	$ 58,680.00

							Tom Veert Contracting		George Armstrong Company		Makkinga Contracting		Bay City Contractors	
ITEM NO.	OPS SPEC.	DESCRIPTION	EST. QTY	UNIT	UNIT BID PRICE	TOTAL BID PRICE	UNIT BID PRICE	TOTAL BID PRICE	UNIT BID PRICE	TOTAL BID PRICE	UNIT BID PRICE	TOTAL BID PRICE	UNIT BID PRICE	TOTAL BID PRICE
A.008	Sec 02930	100 mm Topsoil and Sod	170	m^2	$ 20.00	$ 3,400.00	$ 30.00	$ 5,100.00	$ 40.00	$ 6,800.00	$ 17.50	$ 2,975.00	$ 15.00	$ 2,550.00
A.009	Sec 02510	Tactile Warning Plates	3	ea	$ 1,200.00	$ 3,600.00	$ 2,000.00	$ 6,000.00	$ 3,100.00	$ 9,300.00	$ 3,500.00	$ 10,500.00	$ 3,200.00	$ 9,600.00
		Part 3 - Total Section A - Grading				$ 100,074.00		$ 124,170.00		$ 100,500.00		$ 106,965.00		$ 91,310.00
		PART 3 - TOTAL KEATING AVENUE SIDEWALK				**$ 100,074.00**		**$ 124,170.00**		**$ 100,500.00**		**$ 106,965.00**		**$ 91,310.00**
PART 4 - KINGS HIGHWAY (From Sta 1+040 To Sta 2+500) - DWG A1-364258-P1-P2 (PROVISIONAL)														
SECTION A - GRADING														
*A.001	206, SP	Earth Excavation (Grading)	6,273	m^3(P)	$ 15.00	$ 94,095.00	$ 20.00	$ 125,460.00	$ 8.00	$ 50,184.00	$ 10.40	$ 65,239.20	$ 12.00	$ 75,276.00
*A.002	310, SP	Hot Mix HL4 Asphalt (Binder Course 70mm)	970	t	$ 275.00	$ 266,750.00	$ 324.00	$ 314,280.00	$ 238.00	$ 230,860.00	$ 241.00	$ 233,770.00	$ 255.00	$ 247,350.00
*A.003	310, SP	Hot Mix HL4 Asphalt (Surface Course 50mm)	690	t	$ 250.00	$ 172,500.00	$ 295.00	$ 203,550.00	$ 220.00	$ 151,800.00	$ 219.00	$ 151,110.00	$ 235.00	$ 162,150.00
*A.004	314, SP	Granular 'A' Roadway (200mm)	3,140	t	$ 28.00	$ 87,920.00	$ 35.00	$ 109,900.00	$ 24.00	$ 75,360.00	$ 21.00	$ 65,940.00	$ 24.00	$ 75,360.00
*A.005	314, SP	Granular 'A' Entrances (100mm)	87	t	$ 25.00	$ 2,175.00	$ 35.00	$ 3,045.00	$ 24.00	$ 2,088.00	$ 21.00	$ 1,827.00	$ 30.00	$ 2,610.00
*A.006	314, SP	Granular 'B' (Type II)	11,800	t	$ 25.00	$ 295,000.00	$ 30.00	$ 354,000.00	$ 22.00	$ 259,600.00	$ 23.00	$ 271,400.00	$ 24.00	$ 283,200.00
*A.007	510, SP	Removal of Asphalt Pavement (Full Depth)	3,125	m^2(P)	$ 5.00	$ 15,625.00	$ 12.00	$ 37,500.00	$ 3.00	$ 9,375.00	$ 4.15	$ 12,968.75	$ 5.00	$ 15,625.00
*A.008	SP	Ditch Cleanout	835	m	$ 25.00	$ 20,875.00	$ 10.00	$ 8,350.00	$ 25.00	$ 20,875.00	$ 31.00	$ 25,885.00	$ 20.00	$ 16,700.00
*A.009	353, SP	Curb and Gutter	825	m	$ 225.00	$ 185,625.00	$ 200.00	$ 165,000.00	$ 118.00	$ 97,350.00	$ 156.00	$ 128,700.00	$ 145.00	$ 119,625.00
*A.010	351, SP	Concrete Driveway Aprons	126	m^2	$ 250.00	$ 31,500.00	$ 295.00	$ 37,170.00	$ 220.00	$ 27,720.00	$ 176.00	$ 22,176.00	$ 160.00	$ 20,160.00
*A.011	351, SP	90 Degree Concrete Outlet c/w RipRap	5	ea	$ 1,000.00	$ 5,000.00	$ 1,500.00	$ 7,500.00	$ 1,000.00	$ 5,000.00	$ 2,235.00	$ 11,175.00	$ 1,250.00	$ 6,250.00
*A.012	Sec 02930	100 mm Topsoil and Sod	5,145	m^2	$ 20.00	$ 102,900.00	$ 30.00	$ 154,350.00	$ 20.00	$ 102,900.00	$ 14.50	$ 74,602.50	$ 15.00	$ 77,175.00
*A.013	510, SP	Removal of Existing Boulevard Trees	11	ea	$ 500.00	$ 5,500.00	$ 1,000.00	$ 11,000.00	$ 500.00	$ 5,500.00	$ 520.00	$ 5,720.00	$ 1,000.00	$ 11,000.00
*A.014	SP	Relocation of Existing Signage	1	LS	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 200.00	$ 200.00	$ 2,080.00	$ 2,080.00	$ 1,000.00	$ 1,000.00
*A.015	1860,SP	Geogrid	5,904	m2	$ 8.00	$ 47,232.00	$ 8.00	$ 47,232.00	$ 7.00	$ 41,328.00	$ 4.70	$ 27,748.80	$ 4.00	$ 23,616.00
*A.016	1860,SP	Geotextile	7,380	m2	$ 5.00	$ 36,900.00	$ 8.00	$ 59,040.00	$ 5.50	$ 40,590.00	$ 4.20	$ 30,996.00	$ 4.00	$ 29,520.00
*A.017	510, SP	Boulevard Works Stripping and Removal	1	LS	$ 10,000.00	$ 10,000.00	$ 20,000.00	$ 20,000.00	$ 18,000.00	$ 18,000.00	$ 16,050.00	$ 16,050.00	$ 7,500.00	$ 7,500.00
*A.018	710	Pavement Markings	1	LS	$ 15,000.00	$ 15,000.00	$ 20,000.00	$ 20,000.00	$ 17,000.00	$ 17,000.00	$ 16,335.00	$ 16,335.00	$ 17,200.00	$ 17,200.00
		Part 4 - Total Section A - Grading				$ 1,399,597.00		$ 1,682,377.00		$ 1,155,730.00		$ 1,163,723.25		$ 1,191,317.00
SECTION B - STORM SEWERS														
*B.001	510, SP	Remove Existing Culverts	6	ea	$ 500.00	$ 3,000.00	$ 5,000.00	$ 30,000.00	$ 600.00	$ 3,600.00	$ 520.00	$ 3,120.00	$ 300.00	$ 1,800.00
*B.002	405	Subdrain	1,650	m	$ 50.00	$ 82,500.00	$ 85.00	$ 140,250.00	$ 40.00	$ 66,000.00	$ 28.00	$ 46,200.00	$ 55.00	$ 90,750.00
*B.003	410	500 Dia CSP Culvert	105	m	$ 525.00	$ 55,125.00	$ 500.00	$ 52,500.00	$ 215.00	$ 22,575.00	$ 372.00	$ 39,060.00	$ 395.00	$ 41,475.00
		Part 4 - Total Section B - Storm Sewers				$ 140,625.00		$ 222,750.00		$ 92,175.00		$ 88,380.00		$ 134,025.00
SECTION C - WATERMAIN														
*C.001	441, SP	50mm Water Service	4	ea	$ 10,000.00	$ 40,000.00	$ 5,000.00	$ 20,000.00	$ 12,000.00	$ 48,000.00	$ 9,622.00	$ 38,488.00	$ 4,000.00	$ 16,000.00
*C.002	441, SP	Temporary Water Service	1	LS	$ 10,000.00	$ 10,000.00	$ 20,000.00	$ 20,000.00	$ 4,000.00	$ 4,000.00	$ 1.00	$ 1.00	$ 1,000.00	$ 1,000.00
		Part 4 - Total Section C - Watermain				$ 50,000.00		$ 40,000.00		$ 52,000.00		$ 38,489.00		$ 17,000.00
		PART 4 - TOTAL KINGS HIGHWAY				**$ 1,590,222.00**		**$ 1,945,127.00**		**$ 1,299,905.00**		**$ 1,290,592.25**		**$ 1,342,342.00**

ITEM NO.	OPS SPEC.	DESCRIPTION	EST. QTY	UNIT	UNIT BID PRICE	TOTAL BID PRICE	Tom Veert Contracting		George Armstrong Company		Makkinga Contracting		Bay City Contractors	
							UNIT BID PRICE	TOTAL BID PRICE	UNIT BID PRICE	TOTAL BID PRICE	UNIT BID PRICE	TOTAL BID PRICE	UNIT BID PRICE	TOTAL BID PRICE
PART 5 - MISCELLANEOUS WATERWORKS (DWG-A1-364258-SK1)														
SECTION A														
A.001	441, SP	Remove and Replace Hydrant Set	0	ea	$ 17,000.00	$ -	$ 15,000.00	$ -	$ 22,000.00	$ -	$ 19,950.00	$ -	$ 14,100.00	$ -
A.002	441, SP	Remove and Replace 150mm Valve and Box	1	ea	$ 12,000.00	$ 12,000.00	$ 6,000.00	$ 6,000.00	$ 13,500.00	$ 13,500.00	$ 12,235.00	$ 12,235.00	$ 10,000.00	$ 10,000.00
A.003	441, SP	Remove and Replace 200mm Valve and Box	1	ea	$ 14,000.00	$ 14,000.00	$ 9,000.00	$ 9,000.00	$ 15,000.00	$ 15,000.00	$ 13,130.00	$ 13,130.00	$ 12,500.00	$ 12,500.00
A.004	441, SP	Remove and Replace 250mm Valve and Box	1	ea	$ 15,000.00	$ 15,000.00	$ 9,500.00	$ 9,500.00	$ 16,000.00	$ 16,000.00	$ 14,330.00	$ 14,330.00	$ 14,000.00	$ 14,000.00
A.005	441, SP	Remove and Replace 300mm Valve and Box	2	ea	$ 18,000.00	$ 36,000.00	$ 10,000.00	$ 20,000.00	$ 17,000.00	$ 34,000.00	$ 15,280.00	$ 30,560.00	$ 17,000.00	$ 34,000.00
		Part 5 - Total Section A				$ 77,000.00		$ 44,500.00		$ 78,500.00		$ 70,255.00		$ 70,500.00
		PART 5 - TOTAL MISCELLANEOUS WATERWORKS				**$ 77,000.00**		**$ 44,500.00**		**$ 78,500.00**		**$ 70,255.00**		**$ 70,500.00**
PART 6 - FIREHALL NO.1 CONCRETE SLAB REPLACEMENT														
SECTION A														
A.001	SP	Remove and replace existing concrete approach slab and sidewalk, complete	1	LS	$ 5,000.00	$ 5,000.00	$ 10,000.00	$ 10,000.00	$ 53,000.00	$ 53,000.00	$ 30,500.00	$ 30,500.00	$ 27,000.00	$ 27,000.00
		Part 6 - Total Section A				$ 5,000.00		$ 10,000.00		$ 53,000.00		$ 30,500.00		$ 27,000.00
		PART 6 - TOTAL FIREHALL NO.1 CONCRETE SLAB REPLACEMENT				**$ 5,000.00**		**$ 10,000.00**		**$ 53,000.00**		**$ 30,500.00**		**$ 27,000.00**
***PART 7 - PARKING LOT GRADING & PAVING AT 737 SCOTT STREET (Refer to DWG SP-1 and SP-2)**														
SECTION A														
*A.001	SP	Parking lot grading, storm works and paving, complete	1	LS	$ 70,000.00	$ 70,000.00	$ 90,000.00	$ 90,000.00	$ 77,400.00	$ 77,400.00	$ 67,720.00	$ 67,720.00	$ 50,900.00	$ 50,900.00
		Part 7 - Total Section A				$ 70,000.00		$ 90,000.00		$ 77,400.00		$ 67,720.00		$ 50,900.00
		PART 7 - TOTAL PARKING LOT GRADING & PAVING AT 737 SCOTT STREET				**$ 70,000.00**		**$ 90,000.00**		**$ 77,400.00**		**$ 67,720.00**		**$ 50,900.00**
PART 8 - WILLIAMS AVENUE STORM SEWER REPLACEMENT (A1-364258-P12)														
SECTION A														
A.001	SP	Storm sewer replacement and associated works, complete	1	LS	$ 50,000.00	$ 50,000.00	$ 200,000.00	$ 200,000.00	$ 110,000.00	$ 110,000.00	$ 95,896.00	$ 95,896.00	$ 65,000.00	$ 65,000.00
		Part 8 - Total Section A				$ 50,000.00		$ 200,000.00		$ 110,000.00		$ 95,896.00		$ 65,000.00
		PART 7- TOTAL WILLIAMS AVENUE STORM SEWER REPLACEMENT				**$ 50,000.00**		**$ 200,000.00**		**$ 110,000.00**		**$ 95,896.00**		**$ 65,000.00**
PART 9 - GENERAL ITEMS														
G.001	SP	Bonds & Insurance	1	LS	$ 75,000.00	$ 75,000.00	$ 78,000.00	$ 78,000.00	$ 60,000.00	$ 60,000.00	$ 39,500.00	$ 39,500.00	$ 50,000.00	$ 50,000.00
G.002	SP	Mobilization & Demobilization	1	LS	$ 125,000.00	$ 125,000.00	$ 50,000.00	$ 50,000.00	$ 80,000.00	$ 80,000.00	$ 176,950.00	$ 176,950.00	$ 110,000.00	$ 110,000.00
*G.003	SP	Styrofoam Insulation (50mm)	100	m2	$ 50.00	$ 5,000.00	$ 60.00	$ 6,000.00	$ 70.00	$ 7,000.00	$ 65.00	$ 6,500.00	$ 35.00	$ 3,500.00
*G.004	Section 01000	Consultant Site Office	1	LS	$ 75,000.00	$ 75,000.00	$ 20,000.00	$ 20,000.00	$ 3,500.00	$ 3,500.00	$ 6,500.00	$ 6,500.00	$ 7,500.00	$ 7,500.00
G.005	SP	Contingency Allowance	1	LS	**$ 150,000.00**	**$ 150,000.00**	**$ 150,000.00**	$ 150,000.00	**$ 150,000.00**	$ 150,000.00	**$ 150,000.00**	$ 150,000.00	**$ 150,000.00**	$ 150,000.00
		PART 9 - TOTAL GENERAL				**$ 430,000.00**		**$ 304,000.00**		**$ 300,500.00**		**$ 379,450.00**		**$ 321,000.00**

							Tom Veert Contracting		George Armstrong Company		Makkinga Contracting		Bay City Contractors	
ITEM NO.	OPS SPEC.	DESCRIPTION	EST. QTY	UNIT	UNIT BID PRICE	TOTAL BID PRICE	UNIT BID PRICE	TOTAL BID PRICE	UNIT BID PRICE	TOTAL BID PRICE	UNIT BID PRICE	TOTAL BID PRICE	UNIT BID PRICE	TOTAL BID PRICE
SUMMARY OF TENDER PRICES														
		Part 1 - Armit Avenue				$ 811,568.00		$ 1,140,661.00		$ 770,786.00		$ 730,847.00		$ 676,041.00
		***Part 2 - Colonization Road West Sidewalk (Provisional)**				$ 253,505.00		$ 353,525.00		$ 240,200.00		$ 221,946.50		$ 168,250.00
		Part 3 - Keating Avenue Sidewalk				$ 100,074.00		$ 124,170.00		$ 100,500.00		$ 106,965.00		$ 91,310.00
		~~***Part 4 - Kings Highway**~~				~~$ 1,590,222.00~~		~~$ 1,945,127.00~~		~~$ 1,299,905.00~~		~~$ 1,290,592.25~~		~~$ 1,342,342.00~~
		Part 5 - Miscellaneous Waterworks				$ 77,000.00		$ 44,500.00		$ 78,500.00		$ 70,255.00		$ 70,500.00
		Part 6 - Firehall No. 1 Concrete Slab Reconstruction				$ 5,000.00		$ 10,000.00		$ 53,000.00		$ 30,500.00		$ 27,000.00
		***Part 7 - Parking Lot Grading & Paving at 737 Scott Street**				$ 70,000.00		$ 90,000.00		$ 77,400.00		$ 67,720.00		$ 50,900.00
		Part 8 - William Avenue Storm Sewer Replacement				$ 50,000.00		$ 200,000.00		$ 110,000.00		$ 95,896.00		$ 65,000.00
		Part 9 - General Items				$ 430,000.00		$ 304,000.00		$ 300,500.00		$ 379,450.00		$ 321,000.00
		SUB-TOTAL TENDER PRICE				**$ 3,387,369.00**		**$ 2,266,856.00**		**$ 1,730,886.00**		**$ 1,703,579.50**		**$ 1,470,001.00**
		13% HST				**$ 440,357.97**		**$ 294,691.28**		**$ 225,015.18**		**$ 221,465.34**		**$ 191,100.13**
		TOTAL TENDER PRICE				**$ 3,827,726.97**		**$ 2,561,547.28**		**$ 1,955,901.18**		**$ 1,925,044.84**		**$ 1,661,101.13**

Spreadsheet 2 - Council Summary

	Description	Bay City Low Bid	Portion of General*	Engineering (10%)	Total + Town's portion HST	Grant Funds (OCIF)	Town's Portion Costs	2021 Capital Budget	Town %	Grant %
Armit Avenue	Grading	$292,605.00	$86,199.95	$37,880.50	$424,019.11	$424,019.11	$0.00	$100,313.00	0%	100%
	Storm Sewer	$107,875.00	$31,779.43	$13,965.44	$156,323.58	$156,323.58	$0.00	$37,000.00	0%	100%
	Watermain	$107,615.00	$31,702.84	$13,931.78	$155,946.81	$51,201.61	$104,745.21	$220,543.00	67%	33%
	Sanitary	$96,696.00	$28,486.15	$12,518.22	$140,123.89	$51,201.61	$88,922.29	$221,795.00	63%	37%
	Subtotal	**$604,791.00**	**$178,168.37**	**$78,295.94**	**$876,413.40**	**$682,745.91**	**$193,667.49**	**$579,651.00**		
						Funding By Others				
Misc Works	Colonization Road Sidewalk	$168,250.00	$49,565.60	$21,781.56	$243,814.07	$184,736.00	$59,078.07	$112,264.00	24%	76%
	Keating Sidewalk	$91,310.00	$26,899.46	$11,820.95	$132,318.95	$88,212.63	$44,106.32	$36,000.00	33%	67%
	Misc Water Works	$70,500.00	$20,768.94	$9,126.89	$102,162.80	$0.00	$102,162.80	$100,000.00	100%	0%
	Firehall Apron Replacement	$27,000.00	$7,954.06	$3,495.41	$39,126.18	$0.00	$39,126.18	$20,000.00	100%	0%
	DSSAB Parking Lot	$50,900.00	$14,994.88	$6,589.49	$73,760.10	$73,760.10				
	Williams Ave Storm Repair	$65,000.00	$19,148.67	$8,414.87	$94,192.66	$0.00	$94,192.66	$33,021.00	100%	0%
	Subtotal	**$472,960.00**	**$139,331.63**	**$61,229.16**	**$685,374.76**	**$346,708.73**	**$338,666.03**	**$301,285.00**		
TOTAL 2021 PROGRAM		**$1,077,751.00**	**$317,500.00**	**$139,525.10**	**$1,561,788.16**	**$1,029,454.64**	**$532,333.52**	**$880,936.00**		

*** General includes bonds, insurance, mob/demob and $150,000.00 contingency allowance.**

TOWN OF FORT FRANCES
2021 ROAD RECONSTRUCTION
TENDER NO. 21-OF-02

ITEM NO.	OPS SPEC.	DESCRIPTION	EST. QTY	UNIT	Engineer's Estimate UNIT BID PRICE	Engineer's Estimate TOTAL BID PRICE	Bay City Contractors (Thunder Bay) Inc. UNIT BID PRICE	Bay City Contractors (Thunder Bay) Inc. TOTAL BID PRICE	Makkinga Contractors (1876118 Ontario Limited) UNIT BID PRICE	Makkinga Contractors (1876118 Ontario Limited) TOTAL BID PRICE	George Armstrong Company Ltd. UNIT BID PRICE	George Armstrong Company Ltd. TOTAL BID PRICE	Tom Veert Contracting Limited UNIT BID PRICE	Tom Veert Contracting Limited TOTAL BID PRICE
PART 1 - ARMIT AVENUE (From Sta 1+000 To Sta 1+137) - DWG A1-364258-P10														
Section A - Grading														
A.001	206, SP	Earth Excavation (Grading)	990	m^3(P)	$ 15.00	$ 14,850.00	$ 13.00	$ 12,870.00	$ 15.00	$ 14,850.00	$ 12.00	$ 11,880.00	$ 20.00	$ 19,800.00
A.002	310, SP	Hot Mix HL4 Asphalt (Binder Course 60mm)	250	t	$ 265.00	$ 66,250.00	$ 255.00	$ 63,750.00	$ 251.00	$ 62,750.00	$ 260.00	$ 65,000.00	$ 324.00	$ 81,000.00
A.003	310, SP	Hot Mix HL4 Asphalt (Surface Course 60mm)	250	t	$ 255.00	$ 63,750.00	$ 245.00	$ 61,250.00	$ 240.00	$ 60,000.00	$ 260.00	$ 65,000.00	$ 310.00	$ 77,500.00
A.004	314, SP	Granular 'A'	605	t	$ 26.00	$ 15,730.00	$ 24.00	$ 14,520.00	$ 24.00	$ 14,520.00	$ 27.00	$ 16,335.00	$ 35.00	$ 21,175.00
A.005	314, SP	Granular 'B' (Type II)	2,475	t	$ 28.00	$ 69,300.00	$ 24.00	$ 59,400.00	$ 27.00	$ 66,825.00	$ 25.00	$ 61,875.00	$ 40.00	$ 99,000.00
A.006	510, SP	Removal of Asphalt Pavement (Full Depth)	1,560	m^2(P)	$ 5.00	$ 7,800.00	$ 4.00	$ 6,240.00	$ 5.00	$ 7,800.00	$ 4.00	$ 6,240.00	$ 12.00	$ 18,720.00
A.007	510, SP	Removal of Curb and Gutter	243	m(P)	$ 11.00	$ 2,673.00	$ 10.00	$ 2,430.00	$ 30.00	$ 7,290.00	$ 10.00	$ 2,430.00	$ 12.00	$ 2,916.00
A.008	353, SP	Curb and Gutter	241	m	$ 175.00	$ 42,175.00	$ 200.00	$ 48,200.00	$ 206.00	$ 49,646.00	$ 170.00	$ 40,970.00	$ 230.00	$ 55,430.00
A.009	510, SP	Remove Concrete Driveway	75	m^2	$ 25.00	$ 1,875.00	$ 20.00	$ 1,500.00	$ 30.00	$ 2,250.00	$ 25.00	$ 1,875.00	$ 100.00	$ 7,500.00
A.010	510, SP	Remove Concrete Sidewalk	331	m^2	$ 25.00	$ 8,275.00	$ 20.00	$ 6,620.00	$ 30.00	$ 9,930.00	$ 25.00	$ 8,275.00	$ 200.00	$ 66,200.00
A.011	351, SP	Concrete Driveway Aprons	120	m^2	$ 235.00	$ 28,200.00	$ 210.00	$ 25,200.00	$ 220.00	$ 26,400.00	$ 250.00	$ 30,000.00	$ 230.00	$ 27,600.00
A.012	351, SP	Asphalt Driveway Aprons	30	m^2	$ 250.00	$ 7,500.00	$ 125.00	$ 3,750.00	$ 150.00	$ 4,500.00	$ 150.00	$ 4,500.00	$ 140.00	$ 4,200.00
A.013	310, SP	Concrete Sidewalk	175	m^2	$ 250.00	$ 43,750.00	$ 185.00	$ 32,375.00	$ 200.00	$ 35,000.00	$ 300.00	$ 52,500.00	$ 203.00	$ 35,525.00
A.014	Section 02930	100 mm Topsoil and Sod	550	m^2	$ 18.00	$ 9,900.00	$ 15.00	$ 8,250.00	$ 15.00	$ 8,250.00	$ 25.00	$ 13,750.00	$ 30.00	$ 16,500.00
A.015	510, SP	Boulevard Works Stripping and Removal	1	LS	$ 10,000.00	$ 10,000.00	$ 7,500.00	$ 7,500.00	$ 3,000.00	$ 3,000.00	$ 5,000.00	$ 5,000.00	$ 25,000.00	$ 25,000.00
A.016	710	Pavement Markings	1	LS	$ 5,000.00	$ 5,000.00	$ 10,000.00	$ 10,000.00	$ 9,850.00	$ 9,850.00	$ 12,000.00	$ 12,000.00	$ 15,000.00	$ 15,000.00
Total Section A - Grading						**$ 397,028.00**		**$ 363,855.00**		**$ 382,861.00**		**$ 397,630.00**		**$ 573,066.00**
*** Provisional Item**														
SECTION B - STORM SEWERS														
B.001	510, SP	Remove Existing Catchbasins and Manholes	5	ea	$ 1,000.00	$ 5,000.00	$ 900.00	$ 4,500.00	$ 900.00	$ 4,500.00	$ 1,100.00	$ 5,500.00	$ 3,500.00	$ 17,500.00
B.002	510, SP	Remove Existing Catchbasin Leads	25	m	$ 20.00	$ 500.00	$ 15.00	$ 375.00	$ 30.00	$ 750.00	$ 28.00	$ 700.00	$ 250.00	$ 6,250.00
B.003	510, SP	Remove Existing 600 mm Storm Sewer	8	m	$ 25.00	$ 200.00	$ 35.00	$ 280.00	$ 30.00	$ 240.00	$ 33.00	$ 264.00	$ 300.00	$ 2,400.00
B.004	510, SP	Remove Existing 525 mm Storm Sewer	20	m	$ 25.00	$ 500.00	$ 30.00	$ 600.00	$ 30.00	$ 600.00	$ 33.00	$ 660.00	$ 300.00	$ 6,000.00
B.005	510, SP	Remove Existing 300 mm Storm Sewer	54	m	$ 25.00	$ 1,350.00	$ 25.00	$ 1,350.00	$ 30.00	$ 1,620.00	$ 28.00	$ 1,512.00	$ 300.00	$ 16,200.00
B.006	510, SP	Reconnect Storm Sewer Various Sizes	3	ea	$ 1,500.00	$ 4,500.00	$ 600.00	$ 1,800.00	$ 1,750.00	$ 5,250.00	$ 1,700.00	$ 5,100.00	$ 2,500.00	$ 7,500.00
B.007	407, SP	Catchbasin Manholes	2	ea	$ 12,000.00	$ 24,000.00	$ 10,500.00	$ 21,000.00	$ 12,900.00	$ 25,800.00	$ 12,000.00	$ 24,000.00	$ 12,000.00	$ 24,000.00
B.008	407, SP	Catchbasins	4	ea	$ 5,000.00	$ 20,000.00	$ 4,250.00	$ 17,000.00	$ 6,970.00	$ 27,880.00	$ 5,000.00	$ 20,000.00	$ 5,500.00	$ 22,000.00
B.009	407, SP	Storm Manholes	1	ea	$ 10,000.00	$ 10,000.00	$ 10,500.00	$ 10,500.00	$ 12,985.00	$ 12,985.00	$ 13,500.00	$ 13,500.00	$ 16,000.00	$ 16,000.00

					Engineer's Estimate		Bay City Contractors (Thunder Bay) Inc.		Makkinga Contractors (1876118 Ontario Limited)		George Armstrong Company Ltd.		Tom Veert Contracting Limited	
ITEM NO.	OPS SPEC.	DESCRIPTION	EST. QTY	UNIT	UNIT BID PRICE	TOTAL BID PRICE	UNIT BID PRICE	TOTAL BID PRICE	UNIT BID PRICE	TOTAL BID PRICE	UNIT BID PRICE	TOTAL BID PRICE	UNIT BID PRICE	TOTAL BID PRICE
B.010	410	Catchbasin Leads 250 mm (PVC SDR 35)	31	m	$ 250.00	$ 7,750.00	$ 225.00	$ 6,975.00	$ 235.00	$ 7,285.00	$ 300.00	$ 9,300.00	$ 325.00	$ 10,075.00
B.011	410	600 mm Storm Sewer	9	m	$ 750.00	$ 6,750.00	$ 565.00	$ 5,085.00	$ 785.00	$ 7,065.00	$ 750.00	$ 6,750.00	$ 750.00	$ 6,750.00
B.012	410	525 mm Storm Sewer	19	m	$ 650.00	$ 12,350.00	$ 590.00	$ 11,210.00	$ 610.00	$ 11,590.00	$ 650.00	$ 12,350.00	$ 720.00	$ 13,680.00
B.013	410	450 mm Storm Sewer	68	m	$ 525.00	$ 35,700.00	$ 400.00	$ 27,200.00	$ 455.00	$ 30,940.00	$ 500.00	$ 34,000.00	$ 700.00	$ 47,600.00
Total Section B - Storm Sewers						**$ 128,600.00**		**$ 107,875.00**		**$ 136,505.00**		**$ 133,636.00**		**$ 195,955.00**
*** Provisional Item**														
Section C - Watermain														
C.001	510,441, SP	Remove and Replace Ex. 150 WM w 150 PVC WM	153	m	$ 500.00	$ 76,500.00	$ 455.00	$ 69,615.00	$ 420.00	$ 64,260.00	$ 500.00	$ 76,500.00	$ 600.00	$ 91,800.00
C.002	441, SP	150 mm Water Valve and Box	5	ea	$ 3,000.00	$ 15,000.00	$ 2,500.00	$ 12,500.00	$ 3,105.00	$ 15,525.00	$ 3,460.00	$ 17,300.00	$ 5,000.00	$ 25,000.00
C.003	441, SP	Remove and Replace 19 mm Copper Water Service and Curb Stops to Property Line	6	ea	$ 3,000.00	$ 18,000.00	$ 3,000.00	$ 18,000.00	$ 3,565.00	$ 21,390.00	$ 4,000.00	$ 24,000.00	$ 5,000.00	$ 30,000.00
C.004	441, SP	Temporary Water Service	1	LS	$ 10,000.00	$ 10,000.00	$ 7,500.00	$ 7,500.00	$ 7,500.00	$ 7,500.00	$ 7,000.00	$ 7,000.00	$ 15,000.00	$ 15,000.00
Total Section C - Watermain						**$ 119,500.00**		**$ 107,615.00**		**$ 108,675.00**		**$ 124,800.00**		**$ 161,800.00**
Section D - Sanitary														
D.001	510, SP	Remove Existing Sanitary Sewer	152	m	$ 50.00	$ 7,600.00	$ 30.00	$ 4,560.00	$ 25.00	$ 3,800.00	$ 30.00	$ 4,560.00	$ 70.00	$ 10,640.00
D.002	410, SP	250 mm PVC SDR Sanitary Sewer	152	m	$ 750.00	$ 114,000.00	$ 380.00	$ 57,760.00	$ 278.00	$ 42,256.00	$ 325.00	$ 49,400.00	$ 750.00	$ 114,000.00
D.003	410, SP	Remove and Replace Existing 150 mm Sanitary Services	6	ea	$ 3,000.00	$ 18,000.00	$ 2,750.00	$ 16,500.00	$ 3,835.00	$ 23,010.00	$ 3,500.00	$ 21,000.00	$ 5,000.00	$ 30,000.00
D.004	407, SP	Sanitary Manholes	1	ea	$ 10,000.00	$ 10,000.00	$ 12,000.00	$ 12,000.00	$ 14,300.00	$ 14,300.00	$ 15,000.00	$ 15,000.00	$ 20,000.00	$ 20,000.00
D.005	410, SP	Temporary Sewer Service	1	LS	$ 10,000.00	$ 10,000.00	$ 100.00	$ 100.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 20,000.00	$ 20,000.00
D.006	409, SP	CCTV Inspection of Sanitary Sewer Mainline	152	m	$ 25.00	$ 3,800.00	$ 23.00	$ 3,496.00	$ 30.00	$ 4,560.00	$ 30.00	$ 4,560.00	$ 50.00	$ 7,600.00
D.007	SP	Sanitary Sewer Bedding Upgrade (Crushed Stone) *	152	m	$ 20.00	$ 3,040.00	$ 15.00	$ 2,280.00	$ 65.00	$ 9,880.00	$ 100.00	$ 15,200.00	$ 50.00	$ 7,600.00
Total Section D - Sanitary						**$ 166,440.00**		**$ 96,696.00**		**$ 102,806.00**		**$ 114,720.00**		**$ 209,840.00**
PART 1 - TOTAL ARMIT AVENUE						**$ 811,568.00**		**$ 676,041.00**		**$ 730,847.00**		**$ 770,786.00**		**$ 1,140,661.00**

ITEM NO.	OPS SPEC.	DESCRIPTION	EST. QTY	UNIT	Engineer's Estimate UNIT BID PRICE	Engineer's Estimate TOTAL BID PRICE	Bay City Contractors (Thunder Bay) Inc. UNIT BID PRICE	Bay City Contractors (Thunder Bay) Inc. TOTAL BID PRICE	Makkinga Contractors (1876118 Ontario Limited) UNIT BID PRICE	Makkinga Contractors (1876118 Ontario Limited) TOTAL BID PRICE	George Armstrong Company Ltd. UNIT BID PRICE	George Armstrong Company Ltd. TOTAL BID PRICE	Tom Veert Contracting Limited UNIT BID PRICE	Tom Veert Contracting Limited TOTAL BID PRICE
PART 2 - COLONIZATION ROAD WEST SIDEWALK (From Sta 1+000 To Sta 1+530) - DWG A1-364258-P5 & P6 (PROVISIONAL)														
Section A - Grading														
*A.001	206, SP	Earth Excavation (Grading)	480	m^3(P)	$ 18.00	$ 8,640.00	$ 14.00	$ 6,720.00	$ 15.50	$ 7,440.00	$ 25.00	$ 12,000.00	$ 20.00	$ 9,600.00
*A.002	310, SP	Driveway Repair (Misc Materials)	18	ea	$ 275.00	$ 4,950.00	$ 175.00	$ 3,150.00	$ 520.00	$ 9,360.00	$ 400.00	$ 7,200.00	$ 1,800.00	$ 32,400.00
*A.003	310, SP	Remove Guide Rail	27	m	$ 50.00	$ 1,350.00	$ 40.00	$ 1,080.00	$ 31.00	$ 837.00	$ 100.00	$ 2,700.00	$ 200.00	$ 5,400.00
*A.004	310, SP	Remove Catchbasin Plug Lead	1	ea	$ 1,500.00	$ 1,500.00	$ 450.00	$ 450.00	$ 780.00	$ 780.00	$ 1,750.00	$ 1,750.00	$ 2,000.00	$ 2,000.00
*A.005	310, SP	Modify Existing Curb to drop Curb	4	m	$ 150.00	$ 600.00	$ 300.00	$ 1,200.00	$ 317.00	$ 1,268.00	$ 350.00	$ 1,400.00	$ 500.00	$ 2,000.00
*A.006	310, SP	1.2m High Black Vinyl Chainlink Fencing	25	m	$ 175.00	$ 4,375.00	$ 220.00	$ 5,500.00	$ 442.00	$ 11,050.00	$ 100.00	$ 2,500.00	$ 325.00	$ 8,125.00
*A.007	310, SP	Proposed Ditch Inlet and Piping	1	ea	$ 2,000.00	$ 2,000.00	$ 4,000.00	$ 4,000.00	$ 5,200.00	$ 5,200.00	$ 7,500.00	$ 7,500.00	$ 20,000.00	$ 20,000.00
*A.008	310, SP	Adjust Existing Manhole Frame & Covers	2	ea	$ 1,000.00	$ 2,000.00	$ 575.00	$ 1,150.00	$ 780.00	$ 1,560.00	$ 1,000.00	$ 2,000.00	$ 550.00	$ 1,100.00
*A.009	314, SP	Granular 'A'	890	t	$ 26.00	$ 23,140.00	$ 25.00	$ 22,250.00	$ 25.00	$ 22,250.00	$ 35.00	$ 31,150.00	$ 35.00	$ 31,150.00
*A.010	353, SP	Concrete Sidewalk	800	m^2	$ 225.00	$ 180,000.00	$ 135.00	$ 108,000.00	$ 172.00	$ 137,600.00	$ 165.00	$ 132,000.00	$ 250.00	$ 200,000.00
*A.011	Sec 02930	100 mm Topsoil and Sod	700	m^2	$ 20.00	$ 14,000.00	$ 15.00	$ 10,500.00	$ 16.50	$ 11,550.00	$ 28.00	$ 19,600.00	$ 30.00	$ 21,000.00
*A.012	510, SP	Clearing and Grubbing	175	m^2	$ 10.00	$ 1,750.00	$ 4.00	$ 700.00	$ 20.50	$ 3,587.50	$ 20.00	$ 3,500.00	$ 50.00	$ 8,750.00
*A.013	Sec 02510	Tactile Warning Plates	1	ea	$ 1,200.00	$ 1,200.00	$ 1,800.00	$ 1,800.00	$ 1,820.00	$ 1,820.00	$ 1,900.00	$ 1,900.00	$ 2,000.00	$ 2,000.00
*A.014	510, SP	Boulevard Works Stripping and Removal	1	LS	$ 8,000.00	$ 8,000.00	$ 1,750.00	$ 1,750.00	$ 7,644.00	$ 7,644.00	$ 15,000.00	$ 15,000.00	$ 10,000.00	$ 10,000.00
PART 2 - TOTAL COLONIZATION ROAD WEST SIDEWALK (PROVISIONAL)						**$ 253,505.00**		**$ 168,250.00**		**$ 221,946.50**		**$ 240,200.00**		**$ 353,525.00**
PART 3 - KEATING AVENUE SIDEWALK (From Sta 1+000 To Sta 1+220) - DWG A1-364258-P7														
SECTION A - GRADING														
A.001	206, SP	Earth Excavation (Grading)	222	m^3(P)	$ 18.00	$ 3,996.00	$ 15.00	$ 3,330.00	$ 25.00	$ 5,550.00	$ 25.00	$ 5,550.00	$ 20.00	$ 4,440.00
A.002	310, SP	Driveway Repair (Asphalt 40mm)	16	m^2	$ 150.00	$ 2,400.00	$ 120.00	$ 1,920.00	$ 155.00	$ 2,480.00	$ 200.00	$ 3,200.00	$ 300.00	$ 4,800.00
A.003	310, SP	Driveway Repair (Gravel 100mm)	2	m^2	$ 150.00	$ 300.00	$ 40.00	$ 80.00	$ 440.00	$ 880.00	$ 400.00	$ 800.00	$ 200.00	$ 400.00
A.004	310, SP	Driveway Repair (Paving Stone)	2	m^2	$ 250.00	$ 500.00	$ 150.00	$ 300.00	$ 460.00	$ 920.00	$ 400.00	$ 800.00	$ 300.00	$ 600.00
A.005	310, SP	Modify Existing Curb to drop Curb	18	m	$ 150.00	$ 2,700.00	$ 300.00	$ 5,400.00	$ 305.00	$ 5,490.00	$ 300.00	$ 5,400.00	$ 450.00	$ 8,100.00
A.006	314, SP	Granular 'A'	378	t	$ 26.00	$ 9,828.00	$ 25.00	$ 9,450.00	$ 30.00	$ 11,340.00	$ 35.00	$ 13,230.00	$ 35.00	$ 13,230.00
A.007	353, SP	Concrete Sidewalk	326	m^2	$ 225.00	$ 73,350.00	$ 180.00	$ 58,680.00	$ 205.00	$ 66,830.00	$ 170.00	$ 55,420.00	$ 250.00	$ 81,500.00
A.008	Sec 02930	100 mm Topsoil and Sod	170	m^2	$ 20.00	$ 3,400.00	$ 15.00	$ 2,550.00	$ 17.50	$ 2,975.00	$ 40.00	$ 6,800.00	$ 30.00	$ 5,100.00
A.009	Sec 02510	Tactile Warning Plates	3	ea	$ 1,200.00	$ 3,600.00	$ 3,200.00	$ 9,600.00	$ 3,500.00	$ 10,500.00	$ 3,100.00	$ 9,300.00	$ 2,000.00	$ 6,000.00
PART 3 - TOTAL KEATING AVENUE SIDEWALK						**$ 100,074.00**		**$ 91,310.00**		**$ 106,965.00**		**$ 100,500.00**		**$ 124,170.00**

ITEM NO.	OPS SPEC.	DESCRIPTION	EST. QTY	UNIT	Engineer's Estimate UNIT BID PRICE	Engineer's Estimate TOTAL BID PRICE	Bay City Contractors (Thunder Bay) Inc. UNIT BID PRICE	Bay City Contractors (Thunder Bay) Inc. TOTAL BID PRICE	Makkinga Contractors (1876118 Ontario Limited) UNIT BID PRICE	Makkinga Contractors (1876118 Ontario Limited) TOTAL BID PRICE	George Armstrong Company Ltd. UNIT BID PRICE	George Armstrong Company Ltd. TOTAL BID PRICE	Tom Veert Contracting Limited UNIT BID PRICE	Tom Veert Contracting Limited TOTAL BID PRICE
PART 4 - KINGS HIGHWAY (From Sta 1+040 To Sta 2+500) - DWG A1-364258-P1-P2 (PROVISIONAL)														
Section A - Grading														
*A.001	206, SP	Earth Excavation (Grading)	6,273	m^3(P)	$ 15.00	$ 94,095.00	$ 12.00	$ 75,276.00	$ 10.40	$ 65,239.20	$ 8.00	$ 50,184.00	$ 20.00	$ 125,460.00
*A.002	310, SP	Hot Mix HL4 Asphalt (Binder Course 70mm)	970	t	$ 275.00	$ 266,750.00	$ 255.00	$ 247,350.00	$ 241.00	$ 233,770.00	$ 238.00	$ 230,860.00	$ 324.00	$ 314,280.00
*A.003	310, SP	Hot Mix HL4 Asphalt (Surface Course 50mm)	690	t	$ 250.00	$ 172,500.00	$ 235.00	$ 162,150.00	$ 219.00	$ 151,110.00	$ 220.00	$ 151,800.00	$ 295.00	$ 203,550.00
*A.004	314, SP	Granular 'A' Roadway (200mm)	3,140	t	$ 28.00	$ 87,920.00	$ 24.00	$ 75,360.00	$ 21.00	$ 65,940.00	$ 24.00	$ 75,360.00	$ 35.00	$ 109,900.00
*A.005	314, SP	Granular 'A' Entrances (100mm)	87	t	$ 25.00	$ 2,175.00	$ 30.00	$ 2,610.00	$ 21.00	$ 1,827.00	$ 24.00	$ 2,088.00	$ 35.00	$ 3,045.00
*A.006	314, SP	Granular 'B' (Type II)	11,800	t	$ 25.00	$ 295,000.00	$ 24.00	$ 283,200.00	$ 23.00	$ 271,400.00	$ 22.00	$ 259,600.00	$ 30.00	$ 354,000.00
*A.007	510, SP	Removal of Asphalt Pavement (Full Depth)	3,125	m^2(P)	$ 5.00	$ 15,625.00	$ 5.00	$ 15,625.00	$ 4.15	$ 12,968.75	$ 3.00	$ 9,375.00	$ 12.00	$ 37,500.00
*A.008	SP	Ditch Cleanout	835	m	$ 25.00	$ 20,875.00	$ 20.00	$ 16,700.00	$ 31.00	$ 25,885.00	$ 25.00	$ 20,875.00	$ 10.00	$ 8,350.00
*A.009	353, SP	Curb and Gutter	825	m	$ 225.00	$ 185,625.00	$ 145.00	$ 119,625.00	$ 156.00	$ 128,700.00	$ 118.00	$ 97,350.00	$ 200.00	$ 165,000.00
*A.010	351, SP	Concrete Driveway Aprons	126	m^2	$ 250.00	$ 31,500.00	$ 160.00	$ 20,160.00	$ 176.00	$ 22,176.00	$ 220.00	$ 27,720.00	$ 295.00	$ 37,170.00
*A.011	351, SP	90 Degree Concrete Outlet c/w RipRap	5	ea	$ 1,000.00	$ 5,000.00	$ 1,250.00	$ 6,250.00	$ 2,235.00	$ 11,175.00	$ 1,000.00	$ 5,000.00	$ 1,500.00	$ 7,500.00
*A.012	Sec 02930	100 mm Topsoil and Sod	5,145	m^2	$ 20.00	$ 102,900.00	$ 15.00	$ 77,175.00	$ 14.50	$ 74,602.50	$ 20.00	$ 102,900.00	$ 30.00	$ 154,350.00
*A.013	510, SP	Removal of Existing Boulevard Trees	11	ea	$ 500.00	$ 5,500.00	$ 1,000.00	$ 11,000.00	$ 520.00	$ 5,720.00	$ 500.00	$ 5,500.00	$ 1,000.00	$ 11,000.00
*A.014	SP	Relocation of Existing Signage	1	LS	$ 5,000.00	$ 5,000.00	$ 1,000.00	$ 1,000.00	$ 2,080.00	$ 2,080.00	$ 200.00	$ 200.00	$ 5,000.00	$ 5,000.00
*A.015	1860,SP	Geogrid	5,904	m2	$ 8.00	$ 47,232.00	$ 4.00	$ 23,616.00	$ 4.70	$ 27,748.80	$ 7.00	$ 41,328.00	$ 8.00	$ 47,232.00
*A.016	1860,SP	Geotextile	7,380	m2	$ 5.00	$ 36,900.00	$ 4.00	$ 29,520.00	$ 4.20	$ 30,996.00	$ 5.50	$ 40,590.00	$ 8.00	$ 59,040.00
*A.017	510, SP	Boulevard Works Stripping and Removal	1	LS	$ 10,000.00	$ 10,000.00	$ 7,500.00	$ 7,500.00	$ 16,050.00	$ 16,050.00	$ 18,000.00	$ 18,000.00	$ 20,000.00	$ 20,000.00
*A.018	710	Pavement Markings	1	LS	$ 15,000.00	$ 15,000.00	$ 17,200.00	$ 17,200.00	$ 16,335.00	$ 16,335.00	$ 17,000.00	$ 17,000.00	$ 20,000.00	$ 20,000.00
		Part 4 - Total Section A - Grading				**$ 1,399,597.00**		**$ 1,191,317.00**		**$ 1,163,723.25**		**$ 1,155,730.00**		**$ 1,682,377.00**
*** Provisional Item**														
Section B - Storm Sewers														
*B.001	510, SP	Remove Existing Culverts	6	ea	$ 500.00	$ 3,000.00	$ 300.00	$ 1,800.00	$ 520.00	$ 3,120.00	$ 600.00	$ 3,600.00	$ 5,000.00	$ 30,000.00
*B.002	405	Subdrain	1,650	m	$ 50.00	$ 82,500.00	$ 55.00	$ 90,750.00	$ 28.00	$ 46,200.00	$ 40.00	$ 66,000.00	$ 85.00	$ 140,250.00
*B.003	410	500 Dia CSP Culvert	105	m	$ 525.00	$ 55,125.00	$ 395.00	$ 41,475.00	$ 372.00	$ 39,060.00	$ 215.00	$ 22,575.00	$ 500.00	$ 52,500.00
		Part 4 - Total Section B - Storm Sewers				**$ 140,625.00**		**$ 134,025.00**		**$ 88,380.00**		**$ 92,175.00**		**$ 222,750.00**
SECTION C - WATERMAIN														
*C.001	441, SP	50mm Water Service	4	ea	$ 10,000.00	$ 40,000.00	$ 4,000.00	$ 16,000.00	$ 9,622.00	$ 38,488.00	$ 12,000.00	$ 48,000.00	$ 5,000.00	$ 20,000.00
*C.002	441, SP	Temporary Water Service	1	LS	$ 10,000.00	$ 10,000.00	$ 1,000.00	$ 1,000.00	$ 1.00	$ 1.00	$ 4,000.00	$ 4,000.00	$ 20,000.00	$ 20,000.00
		Part 4 - Total Section C - Watermain				**$ 50,000.00**		**$ 17,000.00**		**$ 38,489.00**		**$ 52,000.00**		**$ 40,000.00**
		PART 4 - TOTAL KINGS HIGHWAY				**$ 1,590,222.00**		**$ 1,342,342.00**		**$ 1,290,592.25**		**$ 1,299,905.00**		**$ 1,945,127.00**

ITEM NO.	OPS SPEC.	DESCRIPTION	EST. QTY	UNIT	Engineer's Estimate UNIT BID PRICE	Engineer's Estimate TOTAL BID PRICE	Bay City Contractors (Thunder Bay) Inc. UNIT BID PRICE	Bay City Contractors (Thunder Bay) Inc. TOTAL BID PRICE	Makkinga Contractors (1876118 Ontario Limited) UNIT BID PRICE	Makkinga Contractors (1876118 Ontario Limited) TOTAL BID PRICE	George Armstrong Company Ltd. UNIT BID PRICE	George Armstrong Company Ltd. TOTAL BID PRICE	Tom Veert Contracting Limited UNIT BID PRICE	Tom Veert Contracting Limited TOTAL BID PRICE
PART 5 - MISCELLANEOUS WATERWORKS (DWG-A1-364258-SK1)														
SECTION A														
A.001	441, SP	Remove and Replace Hydrant Set	6	ea	$ 17,000.00	$ 102,000.00	$ 14,100.00	$ 84,600.00	$ 19,950.00	$ 119,700.00	$ 22,000.00	$ 132,000.00	$ 15,000.00	$ 90,000.00
A.002	441, SP	Remove and Replace 150mm Valve and Box	2	ea	$ 12,000.00	$ 24,000.00	$ 10,000.00	$ 20,000.00	$ 12,235.00	$ 24,470.00	$ 13,500.00	$ 27,000.00	$ 6,000.00	$ 12,000.00
A.003	441, SP	Remove and Replace 200mm Valve and Box	1	ea	$ 14,000.00	$ 14,000.00	$ 12,500.00	$ 12,500.00	$ 13,130.00	$ 13,130.00	$ 15,000.00	$ 15,000.00	$ 9,000.00	$ 9,000.00
A.004	441, SP	Remove and Replace 250mm Valve and Box	1	ea	$ 15,000.00	$ 15,000.00	$ 14,000.00	$ 14,000.00	$ 14,330.00	$ 14,330.00	$ 16,000.00	$ 16,000.00	$ 9,500.00	$ 9,500.00
A.005	441, SP	Remove and Replace 300mm Valve and Box	2	ea	$ 18,000.00	$ 36,000.00	$ 17,000.00	$ 34,000.00	$ 15,280.00	$ 30,560.00	$ 17,000.00	$ 34,000.00	$ 10,000.00	$ 20,000.00
		PART 5 - TOTAL MISCELLANEOUS WATERWORKS				**$ 191,000.00**		**$ 165,100.00**		**$ 202,190.00**		**$ 224,000.00**		**$ 140,500.00**
PART 6 - FIREHALL NO.1 CONCRETE SLAB REPLACEMENT														
SECTION A														
A.001	SP	Remove and replace existing concrete approach slab and sidewalk, complete	1	LS	$ 500.00	$ 5,000.00	$ 27,000.00	$ 27,000.00	$ 30,500.00	$ 30,500.00	$ 53,000.00	$ 53,000.00	$ 10,000.00	$ 10,000.00
		PART 6 - TOTAL FIREHALL NO.1 CONCRETE SLAB REPLACEMENT				**$ 5,000.00**		**$ 27,000.00**		**$ 30,500.00**		**$ 53,000.00**		**$ 10,000.00**
*** Provisional Item**														
***PART 7 - PARKING LOT GRADING & PAVING AT 737 SCOTT STREET (Refer to DWG SP-1 and SP-2)**														
SECTION A														
*A.001	SP	Parking lot grading, storm works and paving, complete	1	LS	$ 70,000.00	$ 70,000.00	$ 50,900.00	$ 50,900.00	$ 67,720.00	$ 67,720.00	$ 77,400.00	$ 77,400.00	$ 90,000.00	$ 90,000.00
		PART 7 - TOTAL PARKING LOT GRADING & PAVING AT 737 SCOTT STREET				**$ 70,000.00**		**$ 50,900.00**		**$ 67,720.00**		**$ 77,400.00**		**$ 90,000.00**
PART 8 - WILLIAMS AVENUE STORM SEWER REPLACEMENT (A1-364258-P12)														
SECTION A														
A.001	SP	Storm sewer replacement and associated works, complete	1	LS	$ 50,000.00	$ 50,000.00	$ 65,000.00	$ 65,000.00	$ 95,896.00	$ 95,896.00	$ 110,000.00	$ 110,000.00	$ 200,000.00	$ 200,000.00
		PART 8- TOTAL WILLIAMS AVENUE STORM SEWER REPLACEMENT				**$ 50,000.00**		**$ 65,000.00**		**$ 95,896.00**		**$ 110,000.00**		**$ 200,000.00**
PART 9 - GENERAL ITEMS									65					
G.001	SP	Bonds & Insurance	1	LS	$ 75,000.00	$ 75,000.00	$ 50,000.00	$ 50,000.00	$ 39,500.00	$ 39,500.00	$ 60,000.00	$ 60,000.00	$ 78,000.00	$ 78,000.00
G.002	SP	Mobilization & Demobilization	1	LS	$ 125,000.00	$ 125,000.00	$ 110,000.00	$ 110,000.00	$ 176,950.00	$ 176,950.00	$ 80,000.00	$ 80,000.00	$ 50,000.00	$ 50,000.00
*G.003	SP	Styrofoam Insulation (50mm)	100	m2	$ 50.00	$ 5,000.00	$ 35.00	$ 3,500.00	$ 65.00	$ 6,500.00	$ 70.00	$ 7,000.00	$ 60.00	$ 6,000.00
*G.004	Section 01000	Consultant Site Office	1	LS	$ 75,000.00	$ 75,000.00	$ 7,500.00	$ 7,500.00	$ 6,500.00	$ 6,500.00	$ 3,500.00	$ 3,500.00	$ 20,000.00	$ 20,000.00
G.005	SP	Contingency Allowance	1	LS	$ 150,000.00	$ 150,000.00	$ 150,000.00	$ 150,000.00	$ 150,000.00	$ 150,000.00	$ 150,000.00	$ 150,000.00	$ 150,000.00	$ 150,000.00
		TOTAL GENERAL				**$ 430,000.00**		**$ 321,000.00**		**$ 379,450.00**		**$ 300,500.00**		**$ 304,000.00**

ITEM NO.	OPS SPEC.	DESCRIPTION	EST. QTY	UNIT	Engineer's Estimate UNIT BID PRICE	Engineer's Estimate TOTAL BID PRICE	Bay City Contractors (Thunder Bay) Inc. UNIT BID PRICE	Bay City Contractors (Thunder Bay) Inc. TOTAL BID PRICE	Makkinga Contractors (1876118 Ontario Limited) UNIT BID PRICE	Makkinga Contractors (1876118 Ontario Limited) TOTAL BID PRICE	George Armstrong Company Ltd. UNIT BID PRICE	George Armstrong Company Ltd. TOTAL BID PRICE	Tom Veert Contracting Limited UNIT BID PRICE	Tom Veert Contracting Limited TOTAL BID PRICE
SUMMARY OF TENDER PRICES														
PART 1 - ARMIT AVENUE														
Section A - Grading						$ 397,028.00		$ 363,855.00		$ 382,861.00		$ 397,630.00		$ 573,066.00
Section B - Storm Sewers						$ 128,600.00		$ 107,875.00		$ 136,505.00		$ 133,636.00		$ 195,955.00
Section C - Watermain						$ 119,500.00		$ 107,615.00		$ 108,675.00		$ 124,800.00		$ 161,800.00
Section D - Sanitary						$ 166,440.00		$ 96,696.00		$ 102,806.00		$ 114,720.00		$ 209,840.00
		TOTAL ARMIT AVENUE				**$ 811,568.00**		**$ 676,041.00**		**$ 730,847.00**		**$ 770,786.00**		**$ 1,140,661.00**
*Part 2 - COLONIZATION ROAD WEST SIDEWALK (PROVISIONAL)														
Section A - Grading						$ 253,505.00		$ 168,250.00		$ 221,946.50		$ 240,200.00		$ 353,525.00
		TOTAL COLONIZATION ROAD WEST SIDEWALK				**$ 253,505.00**		**$ 168,250.00**		**$ 221,946.50**		**$ 240,200.00**		**$ 353,525.00**
PART 3 - KEATING AVENUE SIDEWALK														
Section A - Grading						$ 100,074.00		$ 91,310.00		$ 106,965.00		$ 100,500.00		$ 124,170.00
		TOTAL KEATING AVENUE SIDEWALK				**$ 100,074.00**		**$ 91,310.00**		**$ 106,965.00**		**$ 100,500.00**		**$ 124,170.00**
PART 4 - KINGS HIGHWAY														
Section A - Grading						$ 1,399,597.00		$ 1,191,317.00		$ 1,163,723.25		$ 1,155,730.00		$ 1,682,377.00
Section B - Storm Sewers						$ 140,625.00		$ 134,025.00		$ 88,380.00		$ 92,175.00		$ 222,750.00
Section C - Watermains						$ 50,000.00		$ 17,000.00		$ 38,489.00		$ 52,000.00		$ 40,000.00
		TOTAL KINGS HIGHWAY				**$ 1,590,222.00**		**$ 1,342,342.00**		**$ 1,290,592.25**		**$ 1,299,905.00**		**$ 1,945,127.00**
PART 5 - MISCELLANEOUS WATERWORKS						$ 191,000.00		$ 165,100.00		$ 202,190.00		$ 224,000.00		$ 140,500.00
		TOTAL MISCELLANEOUS WATERWORKS				**191,000.00**		**165,100.00**		**202,190.00**		**224,000.00**		**140,500.00**
PART 6 - FIREHALL NO. 1						$ 5,000.00		$ 27,000.00		$ 30,500.00		$ 53,000.00		$ 10,000.00
		TOTAL FIREHALL NO. 1				**5,000.00**		**27,000.00**		**30,500.00**		**53,000.00**		**10,000.00**
PART 7 - PARKING LOT						$ 70,000.00		$ 50,900.00		$ 67,720.00		$ 77,400.00		$ 90,000.00
		TOTAL PARKING LOT				**70,000.00**		**50,900.00**		**67,720.00**		**77,400.00**		**90,000.00**
PART 8 - WILLIAMS AVENUE						$ 50,000.00		$ 65,000.00		$ 95,896.00		$ 110,000.00		$ 200,000.00
		TOTAL WILLIAMS AVENUE				**50,000.00**		**65,000.00**		**95,896.00**		**110,000.00**		**200,000.00**
PART 9 - GENERAL ITEMS						$ 430,000.00		$ 321,000.00		$ 379,450.00		$ 300,500.00		$ 304,000.00
		TOTAL GENERAL ITEMS				**430,000.00**		**321,000.00**		**379,450.00**		**300,500.00**		**304,000.00**
		SUB-TOTAL				**$ 3,501,369.00**		**$ 2,906,943.00**		**$ 3,126,106.75**		**$ 3,176,291.00**		**$ 4,307,983.00**
		13% HST				$ 455,177.97		$ 377,902.59		$ 406,393.88		$ 412,917.83		$ 560,037.79
		TOTAL TENDER PRICE				**$ 3,956,546.97**		**$ 3,284,845.59**		**$ 3,532,500.63**		**$ 3,589,208.83**		**$ 4,868,020.79**

HATCH

973 Balmoral Street, Suite 101
Thunder Bay, Ontario, Canada P7B 0E2
Tel: +1 (807) 623 3449 Fax: +1 (807) 623 5925 www.hatch.com

April 15, 2021 364258-P

Town of Fort Frances
320 Portage Avenue
Fort Frances, Ontario
P9A 3P9

Attention: Travis Rob, P.Eng.

Re: 2021 Road Reconstruction
Tender No.21-OF-02
Tender Recommendation

Tenders for the above project were received by the Town of Fort Frances on or before 2:00 pm (CDT) on Tuesday, April 13th, 2021. Four (4) tenders were received, and are listed below in ascending order:

Tenderer	Tender Price
1) Bay City Contractors Thunder Bay Inc. (BCC)	$3,284,845.59
2) Makkinga Contractors & Equipment Rental (MCER)	$3,532,500.63
3) George Armstrong Co. Limited (GACL)	$3,589,208.83
4) Tom Veert Contracting Limited (TVCL)	$4,868,020.79

The above tender prices include H.S.T. The Tenders were checked arithmetically and were all found to be correct.

TENDER IRREGULARITIES

A review of the tenders was undertaken. All of the four (4) tenderers submitted a Bid Bond in the amount of 10% of the Tender Price and an Agreement to Bond and/or Consent of Surety. All tenderers included completed Forms A, B, C, D, E and F of the Tender documents.

REVIEW OF TENDER PRICES

A review of the tender prices submitted by the tenderers was undertaken. BCC's tender pricing was generally overall lower than the other tenderers.

This Tender included three (3) parts of Provisional works. Provisional works included Part 2 (Colonization Road Sidewalk), Part 4 (Kings Highway) and Part 7 (Parking Lot Grading & Paving at 737 Scott Street). An analysis was completed to review the affects of removing provisional items. With the removal of some/all provisional items, BCC's tender remains as the lowest bid.

Overall, the low tenderer has indicated they are comfortable with the price submitted.

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LOW TENDERER'S QUALIFICATIONS

BCC is a reputable and experienced road, watermain and sewer contractor. They have completed numerous similar scope of work projects in the Rainy River, Fort Frances and Sioux Lookout in the recent past (reference the Tendering Supplements, Form A, Tenderer's Experience in Similar Work for a detailed summary of recent similar projects).

BCC is proposing to carry out the majority of the work with their own forces which includes all the excavation, grading and pipe works. BCC has stated that all asphalt works will be completed by Pioneer Construction, concrete works will be completed by NST Construction and landscaping works to be completed by Agomar.

PROPOSED PROJECT SCHEDULE

This Contract includes a completion date of October 29, 2021, with surface paving deferred to the year 2022, but completed prior to June 17, 2022, on Armit Avenue and Kings Highway.

BCC has indicated that they intend on starting construction after the May long weekend or the first week of June 2021. Pending confirmation of the provisional items on the Contract, BCC plan on starting on Armit Avenue with a second crew working on the Colonization and Keating Avenue sidewalks. BCC stated that they will have dedicated crews working onsite throughout the Contract and do not anticipate any issues meeting the specified completion date of October 29, 2021.

RECOMMENDATION

At this time, it is our understanding that the funding for Kings Highway was not granted to the Town. As such Kings Highway will be deleted from the Contract. The Town of Fort Frances will have to confirm if the remaining provisional items (Colonization Road Sidewalk and 737 Scott Street grading/paving) will proceed under this Contract.

Therefore, as funding is confirmed and available, we recommend that the Contract be awarded to Bay City Contractors. The final award amount will have to be confirmed based on the outcome of funding provisions and the adjustment of General Items on the Contract that would be overall affected due to the cancelation of provisional items.

With this report we are enclosing a spreadsheet showing a comparison of the tender prices and the engineer's estimate.

Yours very truly,

Joseph De Luca, P. Eng.
Senior Project Engineer
Encl.

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April 21, 2021

Report To: Mayor and Council

From: Travis Rob, Manager of Operations and Facilities

RE: Application to the Regional Air Transportation Initiative

Recently the Federal Government released a Regional Airport and air carrier support program to offset the impacts seen in the aviation sector from COVID-19 administered by FedNor. The program is geared toward regional or local airports or air carriers or businesses that are part of the regional air transportation activities.

The Town of Fort Frances' Municipal Airport has been impacted hard with the shutdown of the border as well as stoppages in the Bearskin traffic as a result of COVID-19 as we need to maintain staff to ensure safe access to the airport for medivac flights and other important flight activities. The Town has been advocating for support for small regional airports since the start of the COVID-19 Pandemic and this program supports those airports.

The current program will fund 100% of eligible operating costs like, wages, utilities, maintenance, PPE and cleaning supplies for a 12 month period between April 1, 2020 to March 31, 2022. With what the Town knows we feel that April 1, 2020 to March 31, 2021 were the worst for us as far as revenue loss and we are hopeful that the next 12 months will be a slow rebound in traffic. When looking at this 12 month period the Town's eligible expenses were calculated to be $403,096. An application to the Regional Air Transportation Initiative has been submitted for the period of April 1, 2020 – March 31, 2021.

Respectfully Submitted

Travis Rob, P.Eng

Council approval of this report is not required as it is provided for information purposes only.

Manager of Operations and Facilities

2021April21 Application to the Regional Air Transportation Initiative.docx

Administration & Finance Division
Planning & Development Division
Phone: 807-274-5323
Fax: 807-274-8479

Mailing Address for All Divisions:
Civic Centre
320 Portage Avenue
Fort Frances, ON
P9A 3P9

FORT FRANCES
BOUNDLESS

Operations & Facilities Division
Phone: 807-274-9893
Fax: 807-274-7360

Community Services Division
Phone 807-274-4561
Fax: 807-274-3799

email: town@fortfrances.com
www.fort-frances.com

POLICE SERVICES BOARD

Town of Fort Frances
320 Portage Avenue
Fort Frances, ON
P9A 3P9

April 23, 2021

Attention Mayor and Council

Dear Sirs and Madams:

At the recent meeting of the Police Services Board held April 23, 2021, the following resolution was approved:

"THAT the Police Services Board Committee recommends the Board Chair accept the letter dated 18 March 2021 from Sylvia Jones, Solicitor General regarding Ontario Provincial Police (OPP) detachment boards under the Community Safety and Policing Act, 2019 (CSPA) be accepted and THAT the Committee chair work with neighboring communities and administration to prepare a suitable proposal to take forward by the deadline of June 7, 2021".

This recommendation is being made as a direct result of the impending deadline of June 7, 2021 for proposal submittance to the Ministry of the Solicitor General from the board in determining a locally driven solution with respect to the number of district police service boards in the Rainy River District.

The board is requesting the support of council by way of resolution.

Yours truly,

K Haney

Karyn Haney, Board Secretary

Solicitor General

Office of the Solicitor General

25 Grosvenor Street, 18th Floor
Toronto ON M7A 1Y6
Tel: 416 325-0408
MCSCS.Feedback@Ontario.ca

Solliciteur général

Bureau du solliciteur général

25, rue Grosvenor, 18e étage
Toronto ON M7A 1Y6
Tél. : 416 325-0408
MCSCS.Feedback@Ontario.ca

Ontario

132-2021-404
By email

March 18, 2021

Dear Heads of Council and First Nations Chiefs:

I am writing to provide you with an update on the new Ontario Provincial Police (OPP) detachment boards under the *Community Safety and Policing Act, 2019* (CSPA).

As you may remember, in February 2020, the Ministry of the Solicitor General conducted seven regional roundtable sessions across the province. Discussions at these sessions focused on new OPP-related regulatory requirements under the CSPA. Municipalities and First Nation communities receiving policing services from the OPP were invited to learn more about new OPP-related legislative and regulatory requirements and provide the ministry with feedback to inform the development of related regulatory proposals. In addition, we heard from many of you through various letters and engagement opportunities, including meetings with the Association of Municipalities of Ontario MOU Table and Rural Ontario Municipal Association about what you would like your new OPP detachment board to look like.

In response to your feedback, an OPP detachment board framework has been developed that we hope will provide municipalities and First Nation communities receiving direct and/or supplemental services from the OPP the flexibility to create a board that reflects your community and local needs.

Under this framework, municipalities and First Nation communities receiving direct and/or supplemental services from an OPP detachment are being asked to submit one proposal (per detachment) indicating the composition of their board and, if needed, a rationale for multiple boards and the composition of each additional board.

Municipalities and First Nations within a detachment are asked to work together to determine the composition of their board(s) as well as the manner in which they will submit their proposal to the ministry. For example, after determining the composition of the detachment board(s), municipalities and First Nations within a detachment area may select one municipality or First Nation to complete and submit the proposal.

…/2

Proposals must meet base requirements set by the ministry, which include a minimum number of five members per board and a requirement that each board should be composed of 20% community representatives and 20% provincial appointees. To that end, municipalities and First Nations are not required at this time to identify the names of the individuals that will be participating on the detachment board. Rather, you are only asked to identify the number of seats each municipality and First Nation will be allocated on the detachment board as well as the number of community representatives and provincial appointments.

To streamline and support the proposal process, the ministry has developed a digital form that can be accessed using the link included here.

The ministry will work with municipalities and First Nations to obtain outstanding information/proposals and support you in submitting a completed proposal. If, however, a proposal still does not meet the minimum requirements, or a proposal is not submitted and/or if no consensus is reached on the composition of the board then the ministry will determine the composition of the detachment board.

Completed proposals are to be submitted to the ministry by **Monday, June 7, 2021.**

We recognize the significant implications that the current COVID-19 emergency has had on municipalities and First Nations across the province. To this end, in addition to the written supporting material attached here, we are also pleased to work with you directly through virtual information sessions.

If you have questions related to OPP detachment boards under the CSPA, please contact Sarah Caldwell, Director of Community Safety and Intergovernmental Policy, at sarah.caldwell@ontario.ca. If you have questions about the proposal process or would be interested in a virtual information session, please contact Joanna Reading, Senior Policy Advisor, at joanna.reading@ontario.ca

Sincerely,

Sylvia Jones
Solicitor General

Enclosures

c: Chief Administrative Officers

Municipal Clerks

FORTFRANCES
BOUNDLESS

ADMINISTRATION & FINANCE
TREASURY REPORT 2021/18

TO: **Mayor Caul & Members of Council**

FROM: **Dawn Galusha, Treasurer**

DATE: **April 20, 2021**

SUBJECT: **Council Remuneration and Expenses**

As per the Municipal Act, c. 25, Section 284, S.O. 2001, attached please find an itemized statement of remuneration and expenses paid to each member of Council in respect to services as a member of Council for 2020.

Also attached are statements of remuneration from the Fort Frances Power Corporation and Rainy River District Social Services Administration Board for members of Council in 2020.

TOWN OF FORT FRANCES
Council Remuneration & Expenses
2020

NAME	BASE SALARY	GROSS SALARY	CONFERENCE EXPENSES	TOTAL EXPENSE & REMUNERATION
Caul, June	28,702.49			
per diems	720.00			
Police Services	1,850.00	31,272.49	2,899.22	34,171.71
Brunetta, Wendy	14,975.46			
per diems	880.00	15,855.46	2,899.22	18,754.68
McTaggart, John	14,975.46			
per diems	720.00			
Police Services Pay	2,030.00	17,725.46	2,903.97	20,629.43
Halikas, Andrew	16,846.62			
per diems	160.00	17,006.62	40.00	17,046.62
Judson, Douglas	14,975.46			
per diems	160.00	15,135.46	40.00	15,175.46
Behan, Michael	14,975.46			
per diems	160.00	15,135.46	40.00	15,175.46
Wiedenhoeft, Rick	14,975.46			
per diems	160.00	15,135.46	40.00	15,175.46
Hamilton, Linda				
Police Service Pay	1,850.00	1,850.00		1,850.00
Rogozinski, Gary				
Police Service Pay	1,850.00	1,850.00		1,850.00
Total		**130,966.41**	**8,862.41**	**139,828.82**

TOWN OF FORT FRANCES
Council Remuneration & Expenses
2020

2 Expenses - Members of Council
(*The Municipal Act, c. 25* , Section 283(2),S.O. 2001)

NAME	DATE	PURPOSE	COST	PER DIEM
Caul, June	Jan 18-21, 2020	ROMA Conference - Toronto, ON	2,859.22	560.00
	25-Jan-21	RRDMA Annual General Meeting - Devlin	40.00	160.00
		TOTAL	2,899.22	720.00
Brunetta, Wendy	25-Jan-20	RRDMA Annual General Meeting - Devlin	40.00	160.00
	Jan 19-21, 2020	ROMA Conference - Toronto, ON	2,302.84	480.00
	Nov 26-27, 2019	NOMA Executive Meeting - Thunder Bay, ON (2019 exp paid in 2020)		240.00
		TOTAL	2,342.84	880.00
McTaggart, John	12-Feb-20	Ministry Solicitor General Regional Roundtable	52.85	160.00
	Jan 18-21, 2020	ROMA Conference - Toronto, ON	2,851.12	560.00
		TOTAL	2,903.97	720.00
Halikas, Andrew	25-Jan-20	RRDMA Annual Meeting - Devlin	40.00	160.00
		TOTAL	40.00	160.00
Judson, Douglas	25-Jan-20	RRDMA Annual General Meeting - Devlin	40.00	160.00
		TOTAL	40.00	160.00
Behan, Michael	25-Jan-20	RRDMA Annual Meeting - Devlin	40.00	160.00
		TOTAL	40.00	160.00
Wiedenhoeft, Rick	25-Jan-20	RRDMA Annual General Meeting - Devlin	40.00	160.00
		TOTAL	40.00	160.00

FFPC
FORT FRANCES POWER CORPORATION

April 20, 2021

Ms. Dawn Galusha
Town of Fort Frances
320 Portage Ave
Fort Frances, ON P9A 3P9

Re: 2020 Remuneration of Board Member

Please find below an itemized Statement of Remuneration and Expenses for the board member representing your Municipality on the Fort Frances Power Corporation's Board:

Board Member: June Caul

Total Remuneration: $4,986.90

If you have any questions regarding this statement, please do not hesitate to contact me at 807-274-9291 extension 1242 or by email mtrivers@fortfrances.ca.

Sincerely,

Marah Trivers

Marah Trivers
Finance and Regulatory Officer

320B Portage Avenue, Fort Frances, Ontario P9A 3P9 Phone: 807-274-9291 Fax: 807-274-9375 email:ffpc@fortfrances.ca

Rainy River District Social Services Administration Board

450 Scott Street
Fort Frances, ON
P9A 1H2

Ph: (807) 274-5349
Fax: (807) 274-0678
Toll Free: 1-800-265-5349

• Children's Services • Land Ambulance • Ontario Works • Social Housing

April 8, 2021

Ms. Dawn Galusha
Town of Fort Frances
320 Portage Avenue
Fort Frances, ON P9A 3P9

Dear Dawn,

RE: 2020 Remuneration of Board Member

Please find below an itemized Statement of Remuneration and Expenses for the board member representing your Municipality on the Rainy River District Social Services Administration Board:

Board Member:	**Andrew Hallikas**
Honorarium	$3,200.00
Per Diem	0.00
Travel & Training	452.00
Mileage	0.00
Total Remuneration	$3,652.00

If you have any questions regarding this statement, please do not hesitate to contact me at 807-274-5349 extension 245 or by e-mail at leluik@rrdssab.on.ca.

Sincerely,

Leanne Eluik, CPA, CGA
Director of Finance & Asset Management

/jp

cc. Board Files

FIRE RESCUE SERVICE

"PRIDE & HONOUR"

Leadership - Commitment - Empower - Engage - Succeed - Continual Improvement

FEBRUARY 2021 REPORT
FROM: TYLER MOFFITT – FIRE CHIEF/CEMC

Total Hours: Incidents; Training; Public Education; and Public Service etc.	Training Sessions:	Public Ed & Prevention; Public Events; Public Service:	Fire Safety Standards Enforcement Inspections / Re-inspections for 2021:	Fire Drills	EMS Calls:	Fire Calls:	Fire Loss estimated values in Dollars:
11.7	0	0	7	0	0	2	N/A
Alarm Calls:	MVC Calls:	Water Related Rescue Calls:	(CO) Carbon Monoxide / Gas Leak Calls:	Hazmat Calls:	Mutual Aid Calls:	Other Calls:	Tickets Issued:
5	0	0	2	0	0	1	0

TEAM MEMBERS RESPONDED TO 10 EMERGENCY RESPONSE CALLS DURING FEBRUARY 2021.

Total Hours:

- **9.7 Hours** was spent on responding to emergency incidents.
- **2 Hours** was spent on training.

Time of Day:

During this month, **70%** of our calls for service occurred on the Day Shift between 07:00 & 19:00 and **30%** of our calls for service occurred during the Night Shift between 19:00 & 07:00.

Fire Prevention Inspections / Re-inspections:

7 fire safety inspections were completed in February, which were completed in a safe manner with all the PPE and Health and Safety protocols in place.

Fire Response Calls: 2 Calls.

- 1 call involved an electrical outlet.
- 1 call involved an electrical power line that burnt off from a pole.

CO (Carbon Monoxide) Calls: 2 Calls, which consisted of **CO present** at residences.

Fire Alarm Calls: 5 False Fire Alarm Calls.

FIRE RESCUE SERVICE

"PRIDE & HONOUR"

Leadership - Commitment - Empower - Engage - Succeed - Continual Improvement

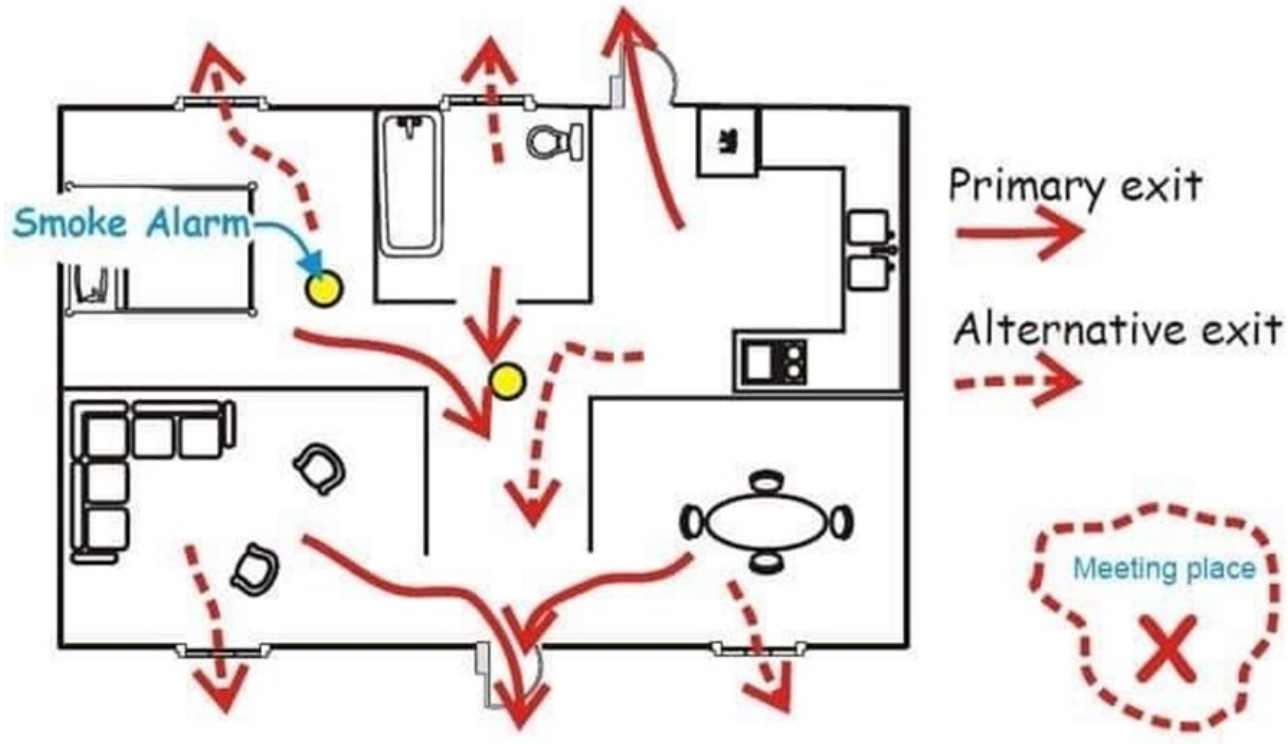
FEBRUARY 2021 REPORT
FROM: TYLER MOFFITT – FIRE CHIEF/CEMC

Other Calls: **1 Call.** To assist OPP with ventilating a building where pepper spray was released.

Public Fire Safety Education:

Weekly Fire & Life Safety Tips continue to be published in the Thursday edition of the Fort Frances Bulletin, as well as on our towns official Facebook Page.

For the month of February … one of the Safety Shares we posted on our towns Facebook page was an activity for Family Day. We encouraged people to create or update their own custom home fire escape.



FIRE RESCUE SERVICE

"PRIDE & HONOUR"

Leadership - Commitment - Empower - Engage - Succeed - Continual Improvement

MARCH 2021 REPORT
FROM: TYLER MOFFITT – FIRE CHIEF/CEMC

Total Hours: Incidents; Training; Public Education; and Public Service etc.	Training Sessions:	Public Ed & Prevention; Public Events; Public Service:	Fire Safety Standards Enforcement Inspections / Re-inspections for 2021:	Fire Drills	EMS Calls:	Fire Calls:	Fire Loss estimated values in Dollars:
28.83	0	3	25	0	1	4	N/A
Alarm Calls:	MVC Calls:	Water Related Rescue Calls:	(CO) Carbon Monoxide / Gas Leak Calls:	Hazmat Calls:	Mutual Aid Calls:	Other Calls:	Tickets Issued:
2	2	1	2	1	0	3	0

TEAM MEMBERS RESPONDED TO 16 EMERGENCY RESPONSE CALLS DURING MARCH 2021.

Total Hours:

- **22.25 Hours** was spent on responding to emergency incidents.
- **1.58 Hours** was spent on providing public service.
- **5 Hours** was spent on training.

Time of Day:

During this month, **75%** of our calls for service occurred on the Day Shift between 07:00 & 19:00 and **25%** of our calls for service occurred during the Night Shift between 19:00 & 07:00.

Fire Prevention Inspections / Re-inspections:

18 fire safety inspections were completed in March, which were completed in a safe manner with all the PPE and Health and Safety protocols in place.

Fire Response Calls: 4 Calls.

- 1 call involved a grass fire.
- 1 call involved a power line down and arcing.
- 1 call involved a propane heater explosion at a restaurant's outdoor patio.
- 1 call involved a house fire, which was quickly extinguished due to the rapid response of our on-duty fire officer and other team members. Well done!

FIRE RESCUE SERVICE

"PRIDE & HONOUR"

Leadership - Commitment - Empower - Engage - Succeed - Continual Improvement

MARCH 2021 REPORT
FROM: TYLER MOFFITT – FIRE CHIEF/CEMC

CO (Carbon Monoxide) Calls: 2 Calls, which were false alarms.

Hazmat Calls: 1 Call. This was regarding a potential reported spill in the lower river. The root-cause of the issue was due to a defoamer pump not working at the pulp and paper mill in International Falls, which resulted in foam accumulating on the surface of the lower river.

Fire Alarm Calls: 2 False Fire Alarm Calls.

MVC (Motor Vehicle Crashes): 2 Calls.

Other Calls: 3 Calls, which involved assisting agencies and investigating complaints.

Water Related Rescue Calls: 1 Call, which involved a person on a paddle board in Sand Bay.

EMS Assistance Calls: 1 Call.

Fulltime Firefighter Retirement: Captain Dave Crichton will be retiring from the Town of Fort Frances Fire Rescue Service effective April 30, 2021. Congratulations Dave!

New Fulltime Firefighter Hire: Real DeGagne was the successful candidate for the position of Fifth Class Fire Fighter, effective May 1, 2021. Well done Real!

Public Fire Safety Education:
Weekly Fire & Life Safety Tips continue to be published in the Thursday edition of the Fort Frances Bulletin, as well as on our towns official Facebook Page.

For the month of March … one of the Safety Shares we posted on our towns Facebook Page was an important noticed regarding OPEN-AIR BURNING NOT PERMITTED in the Town of Fort Frances. Due to the early dry conditions throughout Fort Frances, as well as the surrounding area … this action was necessary.

Meanwhile, the Fire Services to the west of Fort Frances, as well as to the east have experienced numerous unnecessary grass fire calls, which has resulted in monetary costs to those affective communities.

FIRE RESCUE SERVICE

"PRIDE & HONOUR"

Leadership - Commitment - Empower - Engage - Succeed - Continual Improvement

MARCH 2021 REPORT
FROM: TYLER MOFFITT – FIRE CHIEF/CEMC

IMPORTANT PUBLIC NOTICE

from the Fort Frances Fire Rescue Service

OPEN-AIR BURNING is NOT permitted
March 18 through October 31 in the Town of Fort Frances

Our current **BYLAW 27/12** requires a fire permit for any open-air burning associated with burning wood, brush, leaves and grass.

The **Fire Code, Ontario Regulation 213/07**, as amended, and **BYLAW 27/12,** as amended, gives the Chief Fire Official the authority to **NOT APPROVE** any **OPEN-AIR BURNING**, and to **CANCEL** all previously issued **BURNING PERMITS**.

The Chief Fire Official has decided to prohibit the burning of all brush & wood piles, fields, leaves, and grass from March 18 to October 31.

There are exceptions...

At this time the only burning permitted in the Town of Fort Frances is covered in the Town of Fort Frances **BYLAW 27/12** under:
4 - WHERE PERMIT NOT REQUIRED.

A burning permit is not required for the following:

4.1 A small confined fire used to cook food on a grill or a barbecue, supervised at all times, shall not be deemed to require a permit fire for the purposes of this bylaw.

4.2 A small confined fire used for recreational purposes, less than one metre (39 inches) in diameter, less than one metre (39 inches) in height, and supervised at all times, shall not be deemed to require a permit for the purposes of this bylaw. These fires must be confined in a fire pit or fire ring. Either home-made or manufactured construction is acceptable.

4.3 Outdoor Fireplace with dimensions less than one metre (39 inches) in diameter, less than one metre (39 inches) in height, and supervised at all times, shall not be deemed to require a permit for the purposes of this bylaw. These items must be located on a non-combustible surface extending beyond the unit to a dimension equal to the height of the unit.

4.4 While being exempted from permits in clauses 4.1 and 4.2, any person burning in the Town of Fort Frances shall be responsible to burn in accordance with the provisions of this bylaw in sections 6, 7, and 8, if they are not specifically identified in this section.

4.5 Persons burning for the purposes of cooking or recreation are exempted from the time limitations defined in section 7.5 of this bylaw.

4.6 All fires must be built using clean dry wood and uncontaminated materials. Construction products and waste materials cannot be used as a fuel source for fires and must be disposed of in the landfill. Commercial fire logs are also an acceptable fuel source.

Go to www.fortfrances.ca, then click on the **TOWN** tab to access the **FIRE RESCUE SERVICE - WEB PAGE**, and the **OPEN-AIR BURNING - BYLAW 27/12**.

FORTFRANCES
BOUNDLESS

Ontario Clean Water Agency
Agence Ontarienne Des Eaux

931 Main Street
P.O. Box 728
Geraldton, Ontario.
P0T 1M0
Fax: 807 854-0483
www.ocwa.com

March 25, 2021

Ministry of the Environment
Thunder Bay Regional Office
3rd Flr Suite 331B
435 James St. South
Thunder Bay ON
P7E 6S7

Attention: Trina Rawn
District Manager

Re: 2020 Performance Report for Fort Frances Sewage Treatment Plant

Attached is the 2020 Performance Report for the **Fort Frances Sewage Treatment Plant** located in the Town of Fort Frances. This report has been completed in accordance with Condition No. 10 (5) cited in *Amended Environmental Compliance Approval Number 6786-A44PWG* dated January 6 2016 and issued to the Town of Fort Frances.

This report was prepared by the Ontario Clean Water Agency on behalf of the Town of Fort Frances based on the information kept on record by OCWA at the Fort Frances Sewage Treatment Plant location; and the report covers the period from January 1 to December 31, 2020.

Should you have any questions or comments in regards to this annual report, please do not hesitate to contact David Hoffman at 807-854-7142.

Yours truly,

Jeff St Pierre
North West Regional Hub Manager
Ontario Clean Water Agency
Northwestern Ontario Hub
(705)943-5578

Copy to: Craig Miller– Fort Frances Environmental and Facilities Superintendent
Operations Staff – Fort Frances Sewage Treatment Plant

2020 Annual Report

Fort Frances

Wastewater Treatment Plant

Prepared by the Ontario Clean Water Agency

Ontario Clean Water Agency
Agence Ontarienne Des Eaux

The Corporation of the Town of Fort Frances
Wastewater Treatment Plant
(Sewage Plant)
2020 Annual Report

Introduction

In accordance with the Amended Environmental Compliance Approval Number 6786-A44PWG section 10(5), the Town of Fort Frances Wastewater Treatment Plant is required to prepare an annual performance report. The 2020 annual performance report summarizes important information regarding the treatment quality of the effluent wastewater, analytical test results, relevant activities and maintenance operations of the Works.

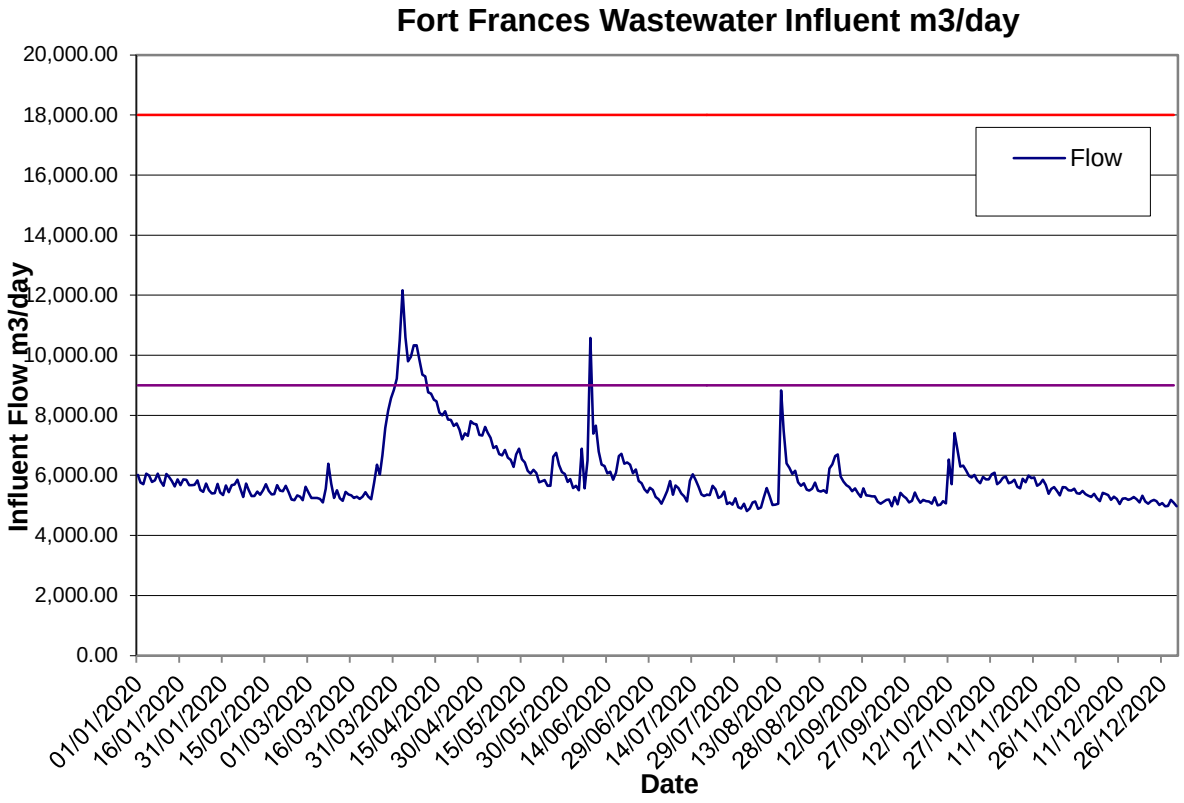
Description of the Works

Capacity of Works	9000 m^3/day (average flow) Peak 18000 m3/day
Service Area	Town of Fort Frances and Couchiching Reserve
Service Population	9000
Effluent Receiver	Rainy River
Major Process	Secondary treatment facility complete with a phosphorus removal system; ultra violet disinfection; aerobic sludge stabilization and dewatering

1. Summary and Comprehensive Interpretation of Data

Flow Summary	2016	2017	2018	2019	2020	5-yr avg.
Avg. Day m^3/day	6731	6476	5988	7860	5967	6604
Design m^3/day	9000	9000	9000	9000	9000	9000
Utilization (Avg. Day/ Design)	75%	72%	67%	87%	66%	73 %
Max Day m^3/day	18874	12238	13977	18190	12162	15088
Max Day Factor	2.8	1.9	2.3	2.3	2.0	2.3

The daily flow of influent into the Fort Frances Wastewater treatment plant is presented in the following graph.



The peak flow occurred on April 3 2020. The peak flow through the treatment plant was 12162 m^3/day. The flow through the plant exceeded the design flow of 9000 m3/day on 11 days in April and one day in June.

The daily analytical and process data for the plant is attached as the Monthly Operations Summary. This data is summarized in the Annual Summary also attached to the report.

In the following table the Carbonaceous Biochemical Oxygen Demand, Suspended Solids and Total Phosphorus are compared to the Certificate of Approval effluent concentrations and loadings as specified in section 7.

Month	CBOD5		Suspended Solids		Total Phosphorus		E. Coli	pH	
	Avg. Eff.	Avg. Load	Avg.Eff.	Avg. Load	Avg. Eff.	Avg. Load	Geo Mean	Monthly	Monthly
	CBOD	CBOD	S.S	S.S	T.P	T.P	Counts	Minimum	Maximum
	(mg/L)	(kg/day)	(mg/L)	(kg/day)	(mg/L)	(kg/day)	/100ml		
January	2.9	16.4	4.9	28.2	0.14	0.82	44.6	6.3	6.6
February	9.0	15.9	5.0	27.2	0.12	0.67	22.1	6.4	7.5
March	2.6	16.2	5.3	31.4	0.11	0.68	33.1	7.0	7.6
April	2.9	24.2	5.1	45.8	0.11	0.96	49.0	7.0	7.4
May	2.2	14.2	3.9	25.2	0.10	0.63	14.1	7.0	7.3
June	2.3	13.7	3.8	23.7	0.13	0.81	15.2	6.9	7.2
July	2.1	11.5	2.6	14.1	0.11	0.61	10.0	6.9	7.1
August	2.0	11.4	2.5	14.2	0.17	0.96	11.5	6.7	7.1
September	2.0	10.6	2.1	11.6	0.17	0.96	10.0	6.7	7.1
October	2.1	11.6	2.3	13.4	0.13	0.75	15.7	6.6	7.0
November	2.0	11.3	3.3	18.4	0.16	0.91	33.8	6.6	7.1
December	2.2	11.2	2.4	12.4	0.08	0.40	10.0	6.6	7.1
Average	2.9	14.0	3.6	22.1	0.13	0.76	22.4	6.7	7.2
Max (Min)	9	24.2	5.3	45.8	0.17	0.96	49	(6.3)	7.6
C of A Limit	<25	<225	<25	<225	<1	<9	<200	>6.0	<9.5
C of A Obj.	<15		<15		<0.9		<150		

The Certificate of Approval Limits for CBOD5 and suspended solids are 25 mg/l with an objective target of 15 mg/l and loading limits of less than 225 kg/day. The levels for total phosphorus are less than 1 mg/l and a loading limit of 9 kg/day. In the reporting year 2020, $CBOD_5$, suspended solids and total phosphorus concentration limits and loading limits met both the Certificate of Approval limits and the objectives.

The Certificate of Approval states the pH of the effluent shall be maintained between 6.0 and 9.5, inclusive, at all times. The pH during this period was a high of 7.6 and a low of 6.3. The pH met the requirements of the Certificate of Approval in 2020.

The Certificate of Approval also requires the E-coli results to be less than 200 organisms per 100 ml and an objective of less than 150 organisms per 100 ml as a monthly geometric mean density. The effluent met the objective and limit targets with a maximum monthly geometric mean density of 49 organisms per 100 ml.

2. Effluent Quality Assurance or Control Measures

The effluent sample is a 24 hour composite sampled downstream of the UV disinfection system. The influent and effluent samplers are set to collect samples at a frequency of at the least one sample per hour interval.

The operators send weekly influent and effluent samples to ALS Laboratories in Thunder Bay. The effluent samples are analyzed for carbonaceous biochemical oxygen demand, total phosphorus, ammonia, total nitrogen, and nitrates. E-coli are sampled from the effluent only. The influent samples are tested for biochemical oxygen demand, total Kjeldahl nitrogen and total phosphorus. The digester contents are analyzed on an annual basis.

Suspended solids are sampled and tested in house on both influent and effluent and total phosphorus is tested on the effluent. The plant operators perform in-house laboratory testing for several other process parameters to monitor plant performance.

3. Maintenance

The operators performed required routine maintenance through the 2020 period. Additional maintenance activities conducted during the year are as follows:

Treatment Plant:

- Thawed alum line
- Replaced tubing influent auto sampler
- Repaired main gate
- Replaced belt head works air handler
- Replaced UV sensor bank B
- Replaced shear pins long collector 1
- Switch issues with WAS pump 1 and Grit pump 1 were resolved by Cannect Electric
- Cannect Electric replaced the board in air valve 1
- Replaced shear pin long collector 1
- Replaced belt on sludge room air handler
- Repaired PVC line for scum hose
- Replaced shear pins long collector 1
- Replaced ruptured polymer line and cleaned polymer injection check valve X 3
- Replaced the 6V battery in the Verbatim auto dialer
- Cycled power to the repeater radio at the water plant
- Replaced pump tubing on effluent automatic sampler
- Replaced battery on Yamaha generator
- Replaced pump tubing on influent automatic sampler
- Drained and inspected both clarifiers, removed one link each longitudinal chain

- Replaced outlet for the Fournier control panel UPS
- Cleaned polymer injection check valve
- Replaced bulbs UV bank 3 and cleaned sleeves
- TOFF IT replaced 5 UPS units at the wastewater plant
- The main building garage door opener was repaired.
- Lakeside Controls performed software upgrades to the DeltaV SCADA system and replaced one workstation computer and monitors.
- Blower 3 failed December 24th and blower 2 has been running on hand since. A replacement is on order.
- Air conditioning installation in the office and lunch room complete except for wiring.

Pump Stations:

- Removed grease from Boundary Road wet well
- Replaced UPS units at White Pine and Boundary Road lift stations
- Asselin Transportation vacuum trucks removed debris from the Central Avenue lift station wet well for 2 days in June.
- Reset PLC and Milltronics controller at Church Street lift station
- Replaced battery Fifth Street genset
- Replaced the power supply White Pine PLC
- Central Avenue and Fifth Street wet wells were cleaned out by Asselin Transportation Nov
- Installed a new style seal water assembly on pump 1 at White Pine lift station
- Gensets were load tested.

4. Operational issues

The Town of Fort Frances has accepted 327.4 m^3 of untested sewage from the New Gold mine site into the collection system in January and February 2020. The operators of the wastewater plant are not aware of when the addition sewage material is added to the town collection system. Additional testing of the sewage from the New Gold mine has been requested but the results of the testing have not been provided to the Fort Frances wastewater plant operators.

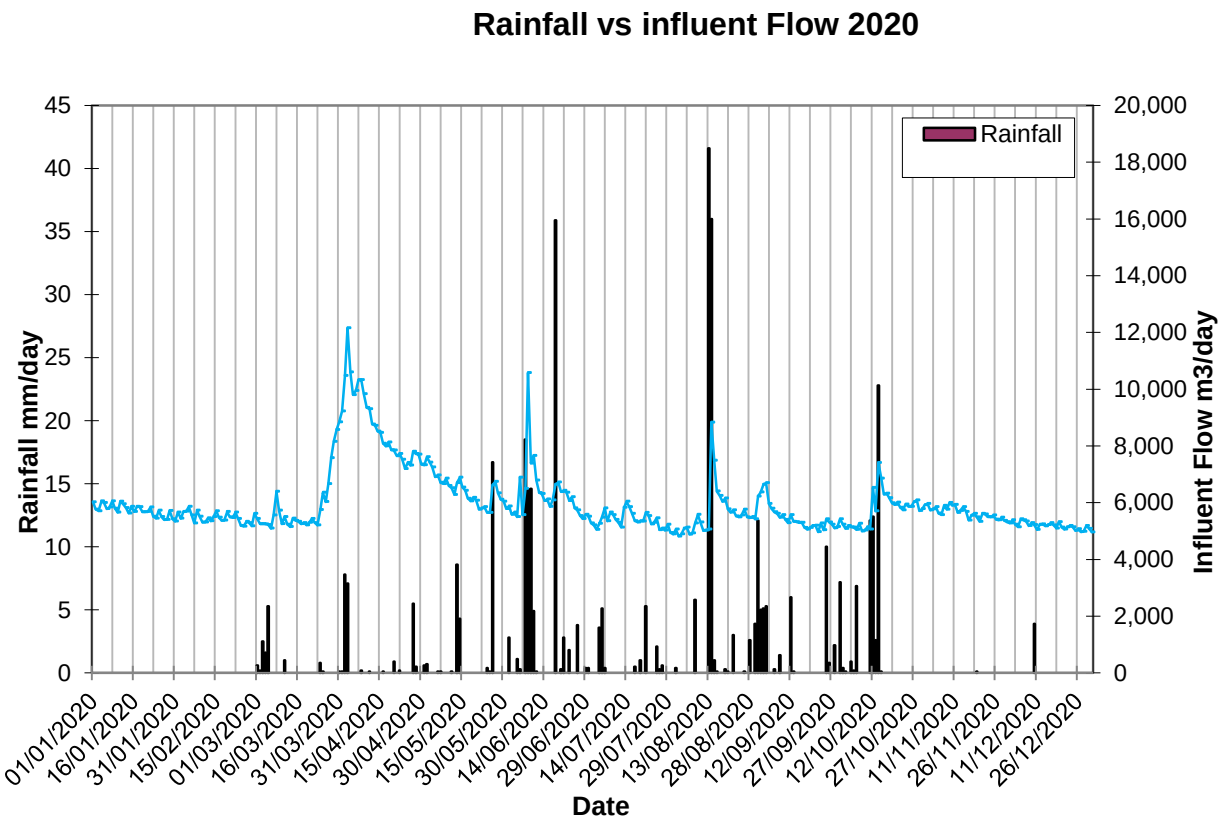
A new ECA was received from the MOE on January 6 2016 allowing for the installation of the new sludge dewatering equipment. The new equipment began processing sludge on September 19 2016. Optimization of the sludge dewatering process using the new equipment has been continuing in 2020.
A Fournier press technician recommended a water heater be installed for polymer dilution water and that the sludge be tested in colder weather for SVI and filaments that could potentially impede drainage. The on-demand water heater was installed in January 2019.
Ongoing pumping issues with the LMI polymer pumps made it necessary to delay trials of alternate polymer samples. A new progressive cavity polymer pump was installed in May 2019 and totes of polymer replaced the drums. The press achieved an average moisture content of 16.6% in the processed sludge for 2020.

There were no reported bypasses during 2020.

There was no community complaints received during the period of this report.

A graph of the influent flows and rainfall as recorded at the Fort Frances Airport sourced from Environment Canada is included illustrating several rainfall events closely correlating to influent flow spikes. There were a number of rainfall data gaps in the Environment Canada database; these were supplemented by data from the International Falls Airport when available. The highest rainfall event occurred on July 17 2019 with a recorded rainfall amount of 44 mm. The flow at the sewage plant was 8213 m^3 on July 17 and 12069 m^3 on July 18 2019. The peak flow of 18190 m^3 was recorded on October 11 2019 with a rainfall of 9.7 mm. The rainfall in the town may have been higher than the recorded value as the airport is located outside of the town.

The flow to the treatment plant was above the rated capacity of 9000 m3/day for 12 days in 2020. The flow was over the rated capacity continuously for the first 11 days of April, and one day in June. The highest flow was April 3 with 12162 m3. The April flows were associated with the snow melt and moderate rainfall. The June flow was a two day rainfall event.



5. Sludge Generation and Disposal

A new Fournier Rotary Press was installed and in operation as of September 19 2016 decreasing the water content of the sludge for disposal at the landfill. The rotary press operated for 1446.9 hours in 2020.

Sludge Volume Hauled in 2020

Month	Total Volume(m3)
January	113.2
February	108.2
March	117.1
April	149.3
May	124.4
June	131.0
July	110.5
August	89.9
September	114.8
October	105.8
November	152.5
December	123.9
Total	**1440.6**

There was 1440.6 m^3 of sludge generated and hauled in 2020 with an average of 120.05 m^3 per month. The sludge analytical sample results for 2020 are appended to this report.

The Town of Fort Frances installed a Fournier rotary press designed to dewater the sludge and allow for the hauled sludge to meet the MOE criteria for landfill disposal without further drying. The new equipment began processing sludge on September 19 2016. The sludge is being disposed of in the municipal landfill site.
A Fournier press technician recommended a water heater be installed for polymer dilution water and that the sludge be tested in colder weather for SVI and filaments that could potentially impede drainage. The on-demand water heater was installed in January 2019.
Ongoing pumping issues with the LMI polymer pumps made it necessary to delay trials of alternate polymer samples. A new progressive cavity polymer pump was installed in May 2019 and totes of polymer replaced the drums. The press achieved an average moisture content of 16.6% in the processed sludge for 2020.
The only anticipated potential changes to volumes of sludge hauled from the system are dependent on further optimization of the dewatering process.

6. Calibrations

The owner shall maintain a continuous flow-measuring device to measure the flow rate within an accuracy of +/- 5% of actual rate of flow within the range of 10% to 100% of the full-scale reading of the measuring devices.

In 2020, calibration of the plant bypass weir was completed on July 26 2020 and effluent parshall flume was also completed on July 26 2020; results attached to this report. Both flow measuring devices passed the verification testing.

2020 Annual Summary Report

2020 Fort Frances Wastewater

Month	Avg. Day Flow m3	Sewage Flows Year 2020 Max Day Flow m3	Total Treated Volume ML	Total ByPass Volume ML	Total Volume ML	Usage % Plant Capacity	Calculated Volume Hauled M3	Sludge Bins Hauled
January	5733.8	6060	177747		177747	64%	113.2	12
February	5477.0	5861	158832		158832	61%	108.2	11
March	5852.1	8845	181415		181415	65%	117.1	12
April	8705.3	12162	261159		261159	97%	149.3	15
May	6468.6	7612	200528		200528	72%	124.4	12
June	6308.4	10580	189252		189252	70%	131.0	13
July	5376.8	6039	166681		166681	60%	110.5	11
August	5641.0	8831	174870		174870	63%	89.9	9
September	5464.9	6696	163947		163947	61%	114.8	11
October	5753.3	7408	178352		178352	64%	105.8	11
November	5635.0	5997	169049		169049	63%	152.5	15
December	5183.9	5424	160702		160702	58%	123.9	13
Sum				0	2182534		1440.6	145
Average	5967		181878		181878	61%	120.1	12.1
Max		12162	261159		261159			15
ECA	9000	18000						

Removal Efficiency	
CBOD5	0.968922715
Suspended Solids	0.977863182
Total Phosphorus	0.948726542

	BOD5/CBOD5			Suspended Solids			Total Phosphorus			Nitrogen		E. Coli	pH	
Month	Avg. Raw BOD (mg/L)	Avg. Eff. CBOD (mg/L)	Avg. Load CBOD (kg/day)	Avg. Raw S.S (mg/L)	Avg. Eff. S.S (mg/L)	Avg. Load S.S (kg/day)	Avg. Raw T.P (mg/L)	Avg. Eff. T.P (mg/L)	Avg. Load T.P (kg/day)	Avg. Raw TKN (mg/L)	Avg. Eff. Total N (mg/L)	Geo Mean Counts /100ml	Monthly Minimum	Monthly Maximum
January	92.6	2.9	16.4	167.8	4.9	28.2	2.59	0.14	0.82	16.2	12.5	44.6	6.3	6.6
February	112.0	9.0	15.9	163.1	5.0	27.2	3.38	0.12	0.67	16.4	13.0	22.1	6.4	7.5
March	99.2	2.6	16.2	149.8	5.3	31.4	2.68	0.11	0.68	21.9	12.4	33.1	7.0	7.6
April	69.8	2.9	24.2	106.4	5.1	45.8	1.88	0.11	0.96	14.5	10.1	49.0	7.0	7.4
May	75.8	2.2	14.2	133.1	3.9	25.2	1.90	0.10	0.63	16.2	12.3	14.1	7.0	7.3
June	79.6	2.3	13.7	154.9	3.8	23.7	1.59	0.13	0.81	17.5	12.5	15.2	6.9	7.2
July	86.3	2.1	11.5	182.9	2.6	14.1	2.34	0.11	0.61	19.3	8.1	10.0	6.9	7.1
August	82.4	2.0	11.4	186.8	2.5	14.2	2.46	0.17	0.96	17.3	6.8	11.5	6.7	7.1
September	99.3	2.0	10.6	171.5	2.1	11.6	2.61	0.17	0.96	18.4	7.4	10.0	6.7	7.1
October	90.8	2.1	11.6	163.9	2.3	13.4	2.50	0.13	0.75	19.7	7.4	15.7	6.6	7.0
November	92.6	2.0	11.3	183.0	3.3	18.4	2.89	0.16	0.91	19.1	8.6	33.8	6.6	7.1
December	123.3	2.2	11.2	188.3	2.4	12.4	3.02	0.08	0.40	19.7	8.4	10.0	6.6	7.1
Average	92.0	2.9	14.0	162.6	3.6	22.1	2.49	0.13	0.76	18.0	10.0	22.4	6.7	7.2
Max	123.3	9	24.2	188.3	5.3	45.8	3.38	0.17	0.96	21.9	13.0	49.0	7.0	7.6
ECA		25	225		25	225		1.0	9.0			200	6.0	9.5

Monthly Operations Summary Report

Fort Frances Wastewater Treatment Plant
Monthly Operations Summary

2020	Raw Sewage				Final Effluent												
Day	Raw Flow: Sum (m3/d)	BOD5 (mg/L)	Total Phosphorus (mg/L)	SS (mg/L) IH	Final Eff. Flow: Sum (m3/d)	Final Eff. Flow: Max. (L/s)	CBOD5 (mg/L)	NH3 + NH4 as N (mg/L)	Nitrite - N (mg/L)	Nitrate-N(mg/L)	Total Phosphorus (mg/L)	Suspended Solids (mg/L)	SS (mg/L) IH	Temperature (C)	pH	E. Coli. (cfu/100 mL)	Bypass Volume (m3)
01/01/2020	6,019.00			203	6,019.00	94					0.11		2.4	9.5	6.3		
02/01/2020	5,764.00	82	1.32	169	5,764.00	90	2	6.76	0.212	5.09	0.1	2	4.4	10	6.6	160	
03/01/2020	5,707.00			193	5,707.00	90					0.18		2	10	6.6		
04/01/2020	6,055.00			167	6,055.00	96					0.14		4	9.5	6.6		
05/01/2020	5,994.00			180	5,994.00	95					0.13		5.2	9	6.5		
06/01/2020	5,785.00	92	3.03	170	5,785.00	92	3.6	3.53	0.258	4.37	0.11	6.4	4	9	6.5	220	
07/01/2020	5,839.00			172	5,839.00	92					0.11		4.4	9	6.5		
08/01/2020	6,060.00			158	6,060.00	100					0.2		8.8	9	6.5		
09/01/2020	5,802.00			157	5,802.00	93					0.08		1.6	9	6.5		
10/01/2020	5,657.00			168	5,657.00	95					0.1		2	9	6.6		
11/01/2020	6,049.00			151	6,049.00	97					0.13		4.4	9	6.6		
12/01/2020	5,951.00			168	5,951.00	96					0.13		4	9	6.5		
13/01/2020	5,815.00			141	5,815.00	94					0.1		4.4	9	6.5		
14/01/2020	5,630.00			155	5,630.00	90					0.12		9.2	9	6.5		
15/01/2020	5,868.00			147	5,868.00	99					0.16		4.8	9	6.5		
16/01/2020	5,680.00	98	2.93	144	5,680.00	93	2.9	7.11	0.177	4.58	0.17	5.9	8	8.5	6.5	10	
17/01/2020	5,864.00			206	5,864.00	95					0.12		3.6	9	6.5		
18/01/2020	5,855.00			164	5,855.00	93					0.4		3.6	8.5	6.4		
19/01/2020	5,676.00			166	5,676.00	92					0.14		3.8	8.5	6.5		
20/01/2020	5,673.00			175	5,673.00	92					0.12		6.4	8.5	6.4		
21/01/2020	5,686.00	94	2.81	183	5,686.00	91	2.9	5.86	0.167	4.62	0.13	5.6	5.6	8.5	6.4	10	
22/01/2020	5,837.00			176	5,837.00	102					0.18		6.4	8.5	6.5		
23/01/2020	5,512.00			163	5,512.00	90					0.19		6.8	8.5	6.5		
24/01/2020	5,448.00			181	5,448.00	89					0.15		5.2	8.5	6.5		
25/01/2020	5,725.00			163	5,725.00	94					0.13		6	8.5	6.5		
26/01/2020	5,503.00			195	5,503.00	88					0.15		5.6	8.5	6.5		
27/01/2020	5,397.00			151	5,397.00	86					0.08		4.4	9	6.4		
28/01/2020	5,405.00	97	2.85	162	5,405.00	86	3.1	2.5	0.129	4.75	0.13	3.6	3.2	9	6.5	50	
29/01/2020	5,720.00			212	5,720.00	101					0.19		8.8	8.5	6.5		
30/01/2020	5,427.00			141	5,427.00	89					0.13		4.8	8.5	6.4		
31/01/2020	5,344.00			121	5,344.00	88					0.12		4.8	8.5	6.5		
Total	177,747.00				177,747.00												0.00
Average	5,733.77	92.60	2.59	167.81	5,733.77	92.97	2.90	5.15	0.19	4.68	0.14	4.70	4.92	8.89	6.49	44.58	0.00
Minimum	5,344.00	82.00	1.32	121.00	5,344.00	86.00	2.00	2.50	0.13	4.37	0.08	2.00	1.60	8.50	6.30	10.00	0.00
Maximum	6,060.00	98.00	3.03	212.00	6,060.00	102.00	3.60	7.11	0.26	5.09	0.40	6.40	9.20	10.00	6.60	220.00	0.00
Count	31	5	5	31	31	31	5	5	5	5	31	5	31	31	31	5	0

Fort Frances Wastewater Treatment Plant
Monthly Operations Summary

2020	Raw Sewage				Final Effluent												Bypass Volume (m3)
	Raw Flow: Sum (m3/d)	BOD5 (mg/L)	Total Phosphorus (mg/L)	SS (mg/L) IH	Final Eff. Flow: Sum (m3/d)	Final Eff. Flow: Max. (L/s)	CBOD5 (mg/L)	NH3 + NH4 as N (mg/L)	Nitrite - N (mg/L)	Nitrate-N(mg/L)	Total Phosphorus (mg/L)	Suspended Solids (mg/L)	SS (mg/L) IH	Temperature (C)	pH	E. Coli. (cfu/100 mL)	
01/02/2020	5,666.00			152	5,666.00	93					0.12		4	8.5	6.5		
02/02/2020	5,444.00			161	5,444.00	90					0.14		4.4	8.5	6.4		
03/02/2020	5,680.00			282	5,680.00	94					0.06		2.8	8.5	6.4		
04/02/2020	5,696.00	122	3.81	241	5,696.00	114	2.9	6.42	0.158	5.25	0.05	5.1	9.2	8.5	6.5	120	
05/02/2020	5,861.00			207	5,861.00	103					0.08		2.8	8	6.4		
06/02/2020	5,561.00			234	5,561.00	98					0.11		6.8	8	6.5		
07/02/2020	5,281.00			137	5,281.00	90					0.47		6	8	6.5		
08/02/2020	5,726.00			192	5,726.00	93					0.12		6	8	6.5		
09/02/2020	5,512.00			133	5,512.00	94					0.1		4.8	8	6.4		
10/02/2020	5,309.00			117	5,309.00	90					0.19		2.8	8	6.5		
11/02/2020	5,313.00	84	2.93	133	5,313.00	86	2.2	7.21	0.313	5.11	0.09	3.7	4.8	8	6.6	10	
12/02/2020	5,460.00			115	5,460.00	96					0.1		2	8	6.6		
13/02/2020	5,351.00			121	5,351.00	89					0.12		4	8	6.6		
14/02/2020	5,500.00			128	5,500.00	90					0.09		3.6	8	6.6		
15/02/2020	5,711.00			119	5,711.00	95					0.11		2.8	8	6.5		
16/02/2020	5,480.00			127	5,480.00	90					0.13		4	8	6.5		
17/02/2020	5,370.00	127	3.83	209	5,370.00	88	3.7	6.56	0.29	4.59	0.16	3.2	8	8	6.5		
18/02/2020	5,380.00			151	5,380.00	87					0.15		7.6	8	6.5	10	
19/02/2020	5,680.00			146	5,680.00	96					0.11		6.4	8	6.6		
20/02/2020	5,496.00			171	5,496.00	93					0.09		4	8	6.6		
21/02/2020	5,474.00			163	5,474.00	88					0.1		3.6	8	6.6		
22/02/2020	5,659.00			146	5,659.00	92					0.14		4.4	8	6.6		
23/02/2020	5,439.00			173	5,439.00	87					0.12		3.2	8	6.6		
24/02/2020	5,191.00			153	5,191.00	86					0.07		3.6	8	7		
25/02/2020	5,170.00	115	2.96	157	5,170.00	86	3	6.48	0.678	4.82	0.02	3.9	2.4	8	7.3	20	
26/02/2020	5,331.00			150	5,331.00	97					0.08		5.2	8	7.5		
27/02/2020	5,294.00			193	5,294.00	89					0.19		12	8	7.3		
28/02/2020	5,179.00			148	5,179.00	88					0.14		7.2	8	7.3		
29/02/2020	5,618.00			170	5,618.00	90					0.13		5.6	8	7.3		
Total	158,832.00				158,832.00												0.00
Average	5,476.97	112.00	3.38	163.07	5,476.97	92.14	2.95	6.67	0.36	4.94	0.12	3.98	4.97	8.07	6.68	22.13	0.00
Minimum	5,170.00	84.00	2.93	115.00	5,170.00	86.00	2.20	6.42	0.16	4.59	0.02	3.20	2.00	8.00	6.40	10.00	0.00
Maximum	5,861.00	127.00	3.83	282.00	5,861.00	114.00	3.70	7.21	0.68	5.25	0.47	5.10	12.00	8.50	7.50	120.00	0.00
Count	29	4	4	29	29	29	4	4	4	4	29	4	29	29	29	4	0

Fort Frances Wastewater Treatment Plant
Monthly Operations Summary

2020	Raw Sewage				Final Effluent												Bypass Volume (m3)
	Raw Flow: Sum (m3/d)	BOD5 (mg/L)	Total Phosphorus (mg/L)	SS (mg/L) IH	Final Eff. Flow: Sum (m3/d)	Final Eff. Flow: Max. (L/s)	CBOD5 (mg/L)	NH3 + NH4 as N (mg/L)	Nitrite - N (mg/L)	Nitrate-N(mg/L)	Total Phosphorus (mg/L)	Suspended Solids (mg/L)	SS (mg/L) IH	Temperature (C)	pH	E. Coli. (cfu/100 mL)	
01/03/2020	5,432.00			158	5,432.00	90					0.1		7.2	7.5	7.2		
02/03/2020	5,250.00			156	5,250.00	86					0.1		5.6	8	7.3		
03/03/2020	5,254.00	112	2.45	151	5,254.00	86	2	6.29	0.268	4.82	0.18	12.4	4.8	8	7.3	20	
04/03/2020	5,249.00			153	5,249.00	87					0.07		5.2	7.5	7.2		
05/03/2020	5,222.00			145	5,222.00	90					0.06		5.6	7.5	7.2		
06/03/2020	5,095.00			136	5,095.00	89					0.08		4.4	7.5	7.3		
07/03/2020	5,563.00			156	5,563.00	90					0.06		3.6	7.5	7.3		
08/03/2020	6,390.00			144	6,390.00	106					0.09		6	7.5	7.2		
09/03/2020	5,724.00	98	2.49	157	5,724.00	99	2	5.46	0.247	4.36	0.08	4	4	7.5	7.2		
10/03/2020	5,250.00			122	5,250.00	88					0.14		4.8	8	7.2	100	
11/03/2020	5,508.00			140	5,508.00	98					0.16		6.8	8	7.3		
12/03/2020	5,234.00			193	5,234.00	87					0.12		7.6	7.5	7.2		
13/03/2020	5,151.00			135	5,151.00	84					0.07		5.6	7.5	7.2		
14/03/2020	5,450.00			169	5,450.00	91					0.12		7.6	7.5	7		
15/03/2020	5,368.00			169	5,368.00	90					0.11		5.6	7.5	7.1		
16/03/2020	5,338.00			147	5,338.00	86					0.1		5.2	7.5	7.1		
17/03/2020	5,250.00	90	3.1	221	5,250.00	96	2.1	6.08	0.287	5.17	0.08	6.9	4.8	7.5	7	10	
18/03/2020	5,289.00			131	5,289.00	89					0.18		4.4	7.5	7.1		
19/03/2020	5,215.00			143	5,215.00	87					0.07		4	7.5	7.3		
20/03/2020	5,295.00			154	5,295.00	89					0.08		2.8	7.5	7		
21/03/2020	5,436.00			154	5,436.00	93					0.24		5.2	7.5	7.1		
22/03/2020	5,290.00			139	5,290.00	89					0.11		4	7.5	7.1		
23/03/2020	5,207.00			210	5,207.00	88					0.08		5.6	7.5	7.4		
24/03/2020	5,750.00	118		159	5,750.00	97	3.7	8.46	0.359	3.16	0.12	5.7	1.6	7.5	7.4	10	
25/03/2020	6,356.00			99	6,356.00	97					0.14		5.6	7.5	7.4		
26/03/2020	6,029.00			131	6,029.00	95					0.11		4	7.5	7.2		
27/03/2020	6,663.00			145	6,663.00	122					0.09		3.6	7.5	7.3		
28/03/2020	7,580.00			126	7,580.00	110					0.13		4.8	7.5	7.3		
29/03/2020	8,157.00			152	8,157.00	137					0.14		5.2	7.5	7.3		
30/03/2020	8,575.00	78		138	8,575.00	123	3.1	4.99	1.05	2.8	0.11	5.5	5.6	7	7.2		
31/03/2020	8,845.00			112	8,845.00	126					0.22		12	7	7.6	200	
Total	181,415.00				181,415.00												0.00
Average	5,852.10	99.20	2.68	149.84	5,852.10	96.29	2.58	6.26	0.44	4.06	0.11	6.90	5.25	7.53	7.23	33.14	0.00
Minimum	5,095.00	78.00	2.45	99.00	5,095.00	84.00	2.00	4.99	0.25	2.80	0.06	4.00	1.60	7.00	7.00	10.00	0.00
Maximum	8,845.00	118.00	3.10	221.00	8,845.00	137.00	3.70	8.46	1.05	5.17	0.24	12.40	12.00	8.00	7.60	200.00	0.00
Count	31	5	3	31	31	31	5	5	5	5	31	5	31	31	31	5	0

Fort Frances Wastewater Treatment Plant
Monthly Operations Summary

2020	Raw Sewage				Final Effluent												Bypass Volume (m3)
	Raw Flow: Sum (m3/d)	BOD5 (mg/L)	Total Phosphorus (mg/L)	SS (mg/L) IH	Final Eff. Flow: Sum (m3/d)	Final Eff. Flow: Max. (L/s)	CBOD5 (mg/L)	NH3 + NH4 as N (mg/L)	Nitrite - N (mg/L)	Nitrate-N(mg/L)	Total Phosphorus (mg/L)	Suspended Solids (mg/L)	SS (mg/L) IH	Temperature (C)	pH	E. Coli. (cfu/100 mL)	
01/04/2020	9,227.00			96	9,227.00	125					0.18		10	7	7.4		
02/04/2020	10,481.00			86	10,481.00	155					0.16		10.4	7	7.1		
03/04/2020	12,162.00			74	12,162.00	170					0.15		7.6	7	7.2		
04/04/2020	10,600.00			78	10,600.00	145					0.16		7.2	7	7.3		
05/04/2020	9,801.00			90	9,801.00	135					0.17		7.6	7	7.3		
06/04/2020	9,944.00	45	1.11	70	9,944.00	135	3.1	2.1	0.629	4.47	0.15	7.3	10	7	7.3	60	
07/04/2020	10,329.00			97	10,329.00	138					0.08		3.6	7	7.4		
08/04/2020	10,330.00			101	10,330.00	139					0.11		4	7	7.3		
09/04/2020	9,829.00			89	9,829.00	135					0.1		4.8	7	7.3		
10/04/2020	9,352.00			96	9,352.00	130					0.08		2.4	7	7.3		
11/04/2020	9,300.00			91	9,300.00	131					0.09		3.6	7	7.4		
12/04/2020	8,765.00			103	8,765.00	124					0.14		5.6	7	7.4		
13/04/2020	8,719.00			185	8,719.00	126					0.07		2.8	7	7.2		
14/04/2020	8,520.00	84	2.71		8,520.00	121	2.4	4.62	0.669	3.02	0.05	3.2	3.6	7	7.1	20	
15/04/2020	8,468.00			116	8,468.00	131					0.14		6.4	7	7.2		
16/04/2020	8,090.00			119	8,090.00	119					0.09		4.4	7	7.3		
17/04/2020	7,995.00			113	7,995.00	117					0.11		4.4	7	7.2		
18/04/2020	8,135.00			85	8,135.00	148					0.14		8.4	7	7		
19/04/2020	7,857.00			111	7,857.00	116					0.08		5.2	7	7.1		
20/04/2020	7,848.00			117	7,848.00	113					0.12		5.2	7	7.1		
21/04/2020	7,650.00	66	1.67	118	7,650.00	113	3.5	4.44	0.546	4.61	0.08	5.2	2.4	7	7.1	40	
22/04/2020	7,729.00			121	7,729.00	112					0.1		4.4	7	7		
23/04/2020	7,523.00			99	7,523.00	110					0.07		3.6	7	7		
24/04/2020	7,197.00			106	7,197.00	106					0.11		5.2	7	7.1		
25/04/2020	7,406.00			132	7,406.00	112					0.08		2	7.5	7.1		
26/04/2020	7,318.00			107	7,318.00	108					0.06		2.8	7.5	7		
27/04/2020	7,809.00			118	7,809.00	115					0.07		2.4	7.5	7		
28/04/2020	7,724.00	84	2.03	118	7,724.00	113	2.4	4.15	0.479	3.82	0.18	2.4	4.4		7.2	120	
29/04/2020	7,702.00			144	7,702.00	113					0.05		6.4	7.5	7.1		
30/04/2020	7,349.00			104	7,349.00	108					0.07		2	7.5	7.1		
Total	261,159.00				261,159.00												0.00
Average	8,705.30	69.75	1.88	106.34	8,705.30	125.43	2.85	3.83	0.58	3.98	0.11	4.53	5.09	7.09	7.19	48.99	0.00
Minimum	7,197.00	45.00	1.11	70.00	7,197.00	106.00	2.40	2.10	0.48	3.02	0.05	2.40	2.00	7.00	7.00	20.00	0.00
Maximum	12,162.00	84.00	2.71	185.00	12,162.00	170.00	3.50	4.62	0.67	4.61	0.18	7.30	10.40	7.50	7.40	120.00	0.00
Count	30	4	4	29	30	30	4	4	4	4	30	4	30	29	30	4	0

Fort Frances Wastewater Treatment Plant
Monthly Operations Summary

2020	Raw Sewage				Final Effluent												Bypass Volume (m3)
	Raw Flow: Sum (m3/d)	BOD5 (mg/L)	Total Phosphorus (mg/L)	SS (mg/L) IH	Final Eff. Flow: Sum (m3/d)	Final Eff. Flow: Max. (L/s)	CBOD5 (mg/L)	NH3 + NH4 as N (mg/L)	Nitrite - N (mg/L)	Nitrate-N(mg/L)	Total Phosphorus (mg/L)	Suspended Solids (mg/L)	SS (mg/L) IH	Temperature (C)	pH	E. Coli. (cfu/100 mL)	
01/05/2020	7,328.00			97	7,328.00	107					0.09		3.2	7.5	7.1		
02/05/2020	7,612.00			153	7,612.00	116					0.12		6.8	7.5	7		
03/05/2020	7,425.00			107	7,425.00	108					0.08		4.4	7.5	7.1		
04/05/2020	7,247.00			107	7,247.00	108					0.06		2.8	7.5	7.1		
05/05/2020	6,911.00	61	1.55	135	6,911.00	101	2.6	4.62	0.837	4.64	0.1	4.4	5.6	7.5	7.1	40	
06/05/2020	6,974.00			121	6,974.00	103					0.08		4	7.5	7.1		
07/05/2020	6,706.00			98	6,706.00	103					0.11		4.8	7.5	7.2		
08/05/2020	6,667.00			126	6,667.00	103					0.09		3.6	7.5	7.2		
09/05/2020	6,851.00			112	6,851.00	104					0.13		5.2	7.5	7.2		
10/05/2020	6,592.00			149	6,592.00	105					0.07		2.4	8	7.1		
11/05/2020	6,520.00			132	6,520.00	100					0.04		1.6	8	7.1		
12/05/2020	6,282.00	68	1.93	118	6,282.00	97	2.1	6.64	0.606	4.69	0.06	2	2	8.5	7.1	10	
13/05/2020	6,701.00			126	6,701.00	99					0.13		5.6	8.5	7.2		
14/05/2020	6,885.00			125	6,885.00	104					0.08		3.2	8.5	7.1		
15/05/2020	6,541.00			127	6,541.00	102					0.08		3.6	8.5	7		
16/05/2020	6,428.00			120	6,428.00	100					0.1		2.4	8.5	7.1		
17/05/2020	6,150.00			120	6,150.00	93					0.09		3.6	8.5	7.1		
18/05/2020	6,058.00			142	6,058.00	91					0.07		3.6	8.5	7.3		
19/05/2020	6,184.00	79	1.91	150	6,184.00	97	2	4.38	0.338	5.22	0.18	2	2	9	7	10	
20/05/2020	6,083.00			150	6,083.00	98					0.1		3.2	8.5	7		
21/05/2020	5,766.00			163	5,766.00	96					0.12		2.8	9	7		
22/05/2020	5,807.00			142	5,807.00	89					0.09		3.6	9	7		
23/05/2020	5,850.00			156	5,850.00	90					0.13		4	9.5	7.2		
24/05/2020	5,652.00			184	5,652.00	88					0.09		2	9.5	7.2		
25/05/2020	5,652.00			167	5,652.00	88					0.07		1.6	10	7.1		
26/05/2020	6,618.00	95	2.21	171	6,618.00	106	2	6.22	0.255	5.45	0.1	2.3	7.6	10	7	10	
27/05/2020	6,748.00			125	6,748.00	111					0.12		5.2	10	7.1		
28/05/2020	6,342.00			123	6,342.00	97					0.11		2	10	7		
29/05/2020	6,114.00			136	6,114.00	96					0.09		5.6	10	7.1		
30/05/2020	6,048.00			116	6,048.00	96					0.12		4.8	10.5	7.1		
31/05/2020	5,786.00			129	5,786.00	90					0.1		6.8	10.5	7		
Total	200,528.00				200,528.00												0.00
Average	6,468.65	75.75	1.90	133.13	6,468.65	99.55	2.18	5.47	0.51	5.00	0.10	2.68	3.86	8.66	7.10	14.14	0.00
Minimum	5,652.00	61.00	1.55	97.00	5,652.00	88.00	2.00	4.38	0.26	4.64	0.04	2.00	1.60	7.50	7.00	10.00	0.00
Maximum	7,612.00	95.00	2.21	184.00	7,612.00	116.00	2.60	6.64	0.84	5.45	0.18	4.40	7.60	10.50	7.30	40.00	0.00
Count	31	4	4	31	31	31	4	4	4	4	31	4	31	31	31	4	0

Fort Frances Wastewater Treatment Plant
Monthly Operations Summary

2020	Raw Sewage				Final Effluent												Bypass Volume (m3)
	Raw Flow: Sum (m3/d)	BOD5 (mg/L)	Total Phosphorus (mg/L)	SS (mg/L) IH	Final Eff. Flow: Sum (m3/d)	Final Eff. Flow: Max. (L/s)	CBOD5 (mg/L)	NH3 + NH4 as N (mg/L)	Nitrite - N (mg/L)	Nitrate-N(mg/L)	Total Phosphorus (mg/L)	Suspended Solids (mg/L)	SS (mg/L) IH	Temperature (C)	pH	E. Coli. (cfu/100 mL)	
01/06/2020	5,879.00	62	1.86	132	5,879.00	95	2	5.55	0.327	6.45	0.09	3	1.6	10.5	6.9		
02/06/2020	5,584.00			141	5,584.00	88					0.07		1.2	10.5	7	20	
03/06/2020	5,658.00			146	5,658.00	94					0.05		2.4	10.5	7		
04/06/2020	5,503.00			136	5,503.00	89					0.07		3.6	10.5	7		
05/06/2020	6,891.00			153	6,891.00	87					0.09		3.2	10.5	7.1		
06/06/2020	5,570.00			165	5,570.00	90					0.06		2.4	10.5	7.1		
07/06/2020	6,495.00	101	0.03	207	6,495.00	124	2.6	2.2	0.01	0.02	0.08	4.6	2.8	11	7		
08/06/2020	10,580.00			135	10,580.00	126					0.06		2.4	11	7	10	
09/06/2020	7,392.00			140	7,392.00	109					0.1		2.4	11.5	7.2		
10/06/2020	7,660.00			168	7,660.00	116					0.16		6.8	11.5	7.1		
11/06/2020	6,794.00			86	6,794.00	101					0.12		8	11.5	7.2		
12/06/2020	6,354.00			136	6,354.00	98					0.11		4	11.5	7		
13/06/2020	6,315.00			146	6,315.00	101					0.13		4.4	11.5	7.1		
14/06/2020	6,069.00			122	6,069.00	96					0.09		1.6	12	7		
15/06/2020	6,123.00			157	6,123.00	99					0.27		3.6	12	7.1		
16/06/2020	5,861.00	78	2	146	5,861.00	92	2	4.31	0.49	6.24	0.14	3	2	12	7.1	10	
17/06/2020	6,092.00			180	6,092.00	101					0.17		1.6	12	7.1		
18/06/2020	6,647.00			166	6,647.00	104					0.12		3.6	12.5	7		
19/06/2020	6,718.00			173	6,718.00	103					0.19		4	12.5	7		
20/06/2020	6,386.00			201	6,386.00	96					0.11		3.2	12.5	7.1		
21/06/2020	6,427.00			167	6,427.00	97					0.11		1.2	13	7.1		
22/06/2020	6,361.00	85	2.02	182	6,361.00	97	2.7	2.68	0.36	7.06	0.13	5.2	6	13	7	10	
23/06/2020	6,069.00			182	6,069.00	99					0.14		6.8	13	7.1		
24/06/2020	6,197.00			152	6,197.00	100					0.31		7.6	13	7.2		
25/06/2020	5,811.00			152	5,811.00	95					0.2		6.4	13	7.1		
26/06/2020	5,736.00			147	5,736.00	94					0.16		6	13	7.1		
27/06/2020	5,540.00			139	5,540.00	89					0.15		3.2	13.5	7.1		
28/06/2020	5,434.00			153	5,434.00	86					0.14		3.6	13.5	7		
29/06/2020	5,586.00	72	2.03	159	5,586.00	91	2	2.02	1.09	7.55	0.14	5.2	2.4	13.5	6.9	40	
30/06/2020	5,520.00			177	5,520.00	94					0.13		4.4	14	7		
Total	189,252.00				189,252.00												0.00
Average	6,308.40	79.60	1.59	154.87	6,308.40	98.37	2.26	3.35	0.46	5.46	0.13	4.20	3.75	12.02	7.06	15.16	0.00
Minimum	5,434.00	62.00	0.03	86.00	5,434.00	86.00	2.00	2.02	0.01	0.02	0.05	3.00	1.20	10.50	6.90	10.00	0.00
Maximum	10,580.00	101.00	2.03	207.00	10,580.00	126.00	2.70	5.55	1.09	7.55	0.31	5.20	8.00	14.00	7.20	40.00	0.00
Count	30	5	5	30	30	30	5	5	5	5	30	5	30	30	30	5	0

Fort Frances Wastewater Treatment Plant
Monthly Operations Summary

2020	Raw Sewage				Final Effluent												
	Raw Flow: Sum (m3/d)	BOD5 (mg/L)	Total Phosphorus (mg/L)	SS (mg/L) IH	Final Eff. Flow: Sum (m3/d)	Final Eff. Flow: Max. (L/s)	CBOD5 (mg/L)	NH3 + NH4 as N (mg/L)	Nitrite - N (mg/L)	Nitrate-N(mg/L)	Total Phosphorus (mg/L)	Suspended Solids (mg/L)	SS (mg/L) IH	Temperature (C)	pH	E. Coli. (cfu/100 mL)	Bypass Volume (m3)
01/07/2020	5,282.00			162	5,282.00	87					0.11		3.6	14	7.1		
02/07/2020	5,208.00			146	5,208.00	87					0.13		4.4	14	7.1		
03/07/2020	5,056.00			195	5,056.00	84					0.08		3.2	14	7		
04/07/2020	5,264.00			183	5,264.00	85					0.12		4	14	7		
05/07/2020	5,484.00			182	5,484.00	98					0.07		1.2	14.5	7.1		
06/07/2020	5,813.00	82	2.35	163	5,813.00	102	2	0.177	0.079	7.44	0.09	3	2.4	0.09	7.1	10	
07/07/2020	5,353.00			230	5,353.00	86					0.13			15	7		
08/07/2020	5,660.00			260	5,660.00	98					0.12		3.6	15	7		
09/07/2020	5,576.00			172	5,576.00	92					0.16		3.2	15	7		
10/07/2020	5,403.00			185	5,403.00	90					0.11		2.8	15	6.9		
11/07/2020	5,300.00			166	5,300.00	89					0.09		2.4	14.5	6.9		
12/07/2020	5,136.00			209	5,136.00	86					0.07		2	15	7		
13/07/2020	5,826.00	64	2.06	249	5,826.00	113	2.3	0.102	0.074	7.64	0.1	3	3.2	15	6.9	10	
14/07/2020	6,039.00			211	6,039.00	97					0.08		1.2	15	7		
15/07/2020	5,848.00			203	5,848.00	94					0.11		2	15	7		
16/07/2020	5,617.00			196	5,617.00	89					0.07		2.4	15	6.9		
17/07/2020	5,361.00			183	5,361.00	90					0.09		3.2	15	7		178.9
18/07/2020	5,316.00			174	5,316.00	93					0.12		4	15.5	7		
19/07/2020	5,352.00			152	5,352.00	89					0.1		3.2	15.5	6.9		
20/07/2020	5,349.00	93	2.39	180	5,349.00	87	2	0.07	0.048	6.37	0.07	3	2	15.5	6.9	10	
21/07/2020	5,649.00			167	5,649.00	96					0.1		2.4	15.5	7.1		
22/07/2020	5,540.00			145	5,540.00	95					0.1		2.8	15.5	6.8		
23/07/2020	5,247.00			148	5,247.00	89					0.15		2	15.5	6.9		
24/07/2020	5,302.00			165	5,302.00	89					0.16		1.6	15.5	7		
25/07/2020	5,459.00			102	5,459.00	90					0.15		2.4	16	6.9		
26/07/2020	5,046.00			172	5,046.00	100					0.22		1.2	16	7		
27/07/2020	5,102.00	106	2.57	202	5,102.00	86	2	0.047	0.027	5.48	0.16	3	1.2	16	6.9		
28/07/2020	5,024.00			189	5,024.00	85					0.13		3.2	16	6.9	10	
29/07/2020	5,233.00			206	5,233.00	88					0.09		2.4	16	7		
30/07/2020	4,944.00			191	4,944.00	86					0.14		2	16	7		
31/07/2020	4,892.00			182	4,892.00	81					0.11		3.6	16	6.9		
Total	166,681.00				166,681.00												178.90
Average	5,376.81	86.25	2.34	182.90	5,376.81	91.00	2.08	0.10	0.06	6.73	0.11	3.00	2.63	14.70	6.97	10.00	0.00
Minimum	4,892.00	64.00	2.06	102.00	4,892.00	81.00	2.00	0.05	0.03	5.48	0.07	3.00	1.20	0.09	6.80	10.00	178.90
Maximum	6,039.00	106.00	2.57	260.00	6,039.00	113.00	2.30	0.18	0.08	7.64	0.22	3.00	4.40	16.00	7.10	10.00	178.90
Count	31	4	4	31	31	31	4	4	4	4	31	4	30	31	31	4	1

Fort Frances Wastewater Treatment Plant
Monthly Operations Summary

2020	Raw Sewage				Final Effluent												Bypass Volume (m3)
	Raw Flow: Sum (m3/d)	BOD5 (mg/L)	Total Phosphorus (mg/L)	SS (mg/L) IH	Final Eff. Flow: Sum (m3/d)	Final Eff. Flow: Max. (L/s)	CBOD5 (mg/L)	NH3 + NH4 as N (mg/L)	Nitrite - N (mg/L)	Nitrate-N(mg/L)	Total Phosphorus (mg/L)	Suspended Solids (mg/L)	SS (mg/L) IH	Temperature (C)	pH	E. Coli. (cfu/100 mL)	
01/08/2020	5,061.00			216	5,061.00	87					0.11		3.2	16.5	7		
02/08/2020	4,817.00			193	4,817.00	81					0.09		2.8	16.5	7.1		
03/08/2020	4,893.00			182	4,893.00	83					0.07		1.6	16.5	7.1		
04/08/2020	5,095.00	90	2.77	173	5,095.00	83	2	0.037	0.032	5.17	0.1	3.3	2	17	7.1	10	
05/08/2020	5,132.00			203	5,132.00	90					0.26		4.8	16.5	6.9		
06/08/2020	4,883.00			203	4,883.00	81					0.18		2.4	16.5	6.9		
07/08/2020	4,928.00			188	4,928.00	81					0.26		2	16.5	6.8		
08/08/2020	5,275.00			216	5,275.00	91					0.23		3.2	16.5	6.7		
09/08/2020	5,580.00			170	5,580.00	96					0.24		2.4	16.5	6.9		
10/08/2020	5,311.00	79	2.2	200	5,311.00	88	2	0.125	0.053	5.66	0.21	3	2.8	16.5	6.9	10	
11/08/2020	5,018.00			187	5,018.00	86					0.19		4	16.5	7		
12/08/2020	5,028.00			192	5,028.00	90					0.22		3.6	16.5	6.9		
13/08/2020	5,059.00			339	5,059.00	88					0.27		2.4	16.5	6.9		
14/08/2020	8,831.00			230	8,831.00	164					0.21		2	16.5	7		
15/08/2020	7,486.00			206	7,486.00	122					0.19		3.6	16.5	6.9		
16/08/2020	6,401.00			187	6,401.00	96					0.22		3.2	17	6.9		
17/08/2020	6,253.00	83	2.22	193	6,253.00	105	2	0.036	0.05	3.99	0.24	3	2.8	17	7	10	
18/08/2020	6,044.00			152	6,044.00	96					0.11		2.8	17	7.1		
19/08/2020	6,153.00			167	6,153.00	101					0.17		3.2	17	6.8		
20/08/2020	5,770.00			147	5,770.00	94					0.12		2	17.5	7		
21/08/2020	5,659.00			151	5,659.00	89					0.16		1.2	17.5	7		
22/08/2020	5,736.00			154	5,736.00	89					0.16		2.4	17.5	6.8		
23/08/2020	5,528.00			130	5,528.00	88					0.14		1.6	17.5	7.1		
24/08/2020	5,496.00	67	2.28	152	5,496.00	94	2	0.051	0.047	4.6	0.12	3	0.08	17.5	7	20	
25/08/2020	5,554.00			171	5,554.00	89					0.1		1.2	17.5	7.1		
26/08/2020	5,763.00			182	5,763.00	90					0.12		1.6	17.5	7.1		
27/08/2020	5,497.00			177	5,497.00	93					0.11		2.8	17.5	7.1		
28/08/2020	5,464.00			173	5,464.00	91					0.14		3.6	17.5	7		
29/08/2020	5,505.00			192	5,505.00	90					0.16		4	17.5	7		
30/08/2020	5,423.00			172	5,423.00	91					0.18		1.6	17.5	7.1		
31/08/2020	6,227.00	93	2.83	192	6,227.00	111	2	0.063	0.068	4.54	0.16	3	1.6	17.5	7.1	10	
Total	174,870.00				174,870.00												0.00
Average	5,640.97	82.40	2.46	186.77	5,640.97	94.13	2.00	0.06	0.05	4.79	0.17	3.06	2.53	16.97	6.98	11.49	0.00
Minimum	4,817.00	67.00	2.20	130.00	4,817.00	81.00	2.00	0.04	0.03	3.99	0.07	3.00	0.08	16.50	6.70	10.00	0.00
Maximum	8,831.00	93.00	2.83	339.00	8,831.00	164.00	2.00	0.13	0.07	5.66	0.27	3.30	4.80	17.50	7.10	20.00	0.00
Count	31	5	5	31	31	31	5	5	5	5	31	5	31	31	31	5	0

Fort Frances Wastewater Treatment Plant
Monthly Operations Summary

2020	Raw Sewage				Final Effluent												Bypass
	Raw Flow: Sum (m3/d)	BOD5 (mg/L)	Total Phosphorus (mg/L)	SS (mg/L) IH	Final Eff. Flow: Sum (m3/d)	Final Eff. Flow: Max. (L/s)	CBOD5 (mg/L)	NH3 + NH4 as N (mg/L)	Nitrite - N (mg/L)	Nitrate-N(mg/L)	Total Phosphorus (mg/L)	Suspended Solids (mg/L)	SS (mg/L) IH	Temperature (C)	pH	E. Coli. (cfu/100 mL)	Volume (m3)
01/09/2020	6,366.00			157	6,366.00	114					0.19		1.2	17.5	7.1		
02/09/2020	6,647.00			155	6,647.00	103					0.23		3.6	17.5	6.8		
03/09/2020	6,696.00			231	6,696.00	103					0.16		2.4	17	6.9		
04/09/2020	5,962.00			147	5,962.00	97					0.16		1.6	17	6.9		
05/09/2020	5,794.00			184	5,794.00	97					0.23		2	17	6.8		
06/09/2020	5,672.00			164	5,672.00	92					0.22		1.2	17	7		
07/09/2020	5,615.00			150	5,615.00	93					0.22		1.2	17	7		
08/09/2020	5,477.00	93	2.34	159	5,477.00	96	2	0.085	0.085	4.49	0.19	3	4.4	17	6.8	10	
09/09/2020	5,569.00			158	5,569.00	92					0.24		2.8	17	6.9		
10/09/2020	5,404.00			163	5,404.00	95					0.21		4	17	6.9		
11/09/2020	5,286.00			170	5,286.00	92					0.18		2	17	7		
12/09/2020	5,573.00			166	5,573.00	91					0.22		3.6	17	7		
13/09/2020	5,336.00			195	5,336.00	89					0.23		2.8	17	6.9		
14/09/2020	5,324.00	119	3.06	166	5,324.00	90	2	0.069	0.1	5.33	0.16	3	1.6	17	7.1	10	
15/09/2020	5,300.00			174	5,300.00	90					0.19		3.6	17	7.1		
16/09/2020	5,300.00			177	5,300.00	90					0.17		1.6	17	6.9		
17/09/2020	5,121.00			163	5,121.00	95					0.18		2	17	7		
18/09/2020	5,062.00			160	5,062.00	85					0.12		2.4	17	7		
19/09/2020	5,124.00			149	5,124.00	89					0.1		2	16.5	7		
20/09/2020	5,188.00			172	5,188.00	87					0.14		1.6	17	6.8		
21/09/2020	5,200.00	90	2.64	154	5,200.00	92	2	0.063	0.069	5.42	0.21	3	1.2	17	6.7	10	
22/09/2020	4,970.00			149	4,970.00	88					0.12		0.8	17	6.9		
23/09/2020	5,277.00			156	5,277.00	90					0.11		1.2	17	6.9		
24/09/2020	5,036.00			207	5,036.00	86					0.13		1.2	17	6.7		
25/09/2020	5,419.00			193	5,419.00	98					0.09		1.6	17	6.9		
26/09/2020	5,312.00			190	5,312.00	101					0.14		2.8	17	6.9		
27/09/2020	5,238.00			170	5,238.00	89					0.16		1.2	17	6.9		
28/09/2020	5,103.00	95	2.39	190	5,103.00	90	2	0.143	0.068	4.82	0.11	3	2.8	16.5	6.8	10	
29/09/2020	5,151.00			187	5,151.00	97					0.27		1.6	16.5	6.9		
30/09/2020	5,425.00			190	5,425.00	90					0.14		1.2	16.5	6.8		
Total	163,947.00				163,947.00												0.00
Average	5,464.90	99.25	2.61	171.53	5,464.90	93.37	2.00	0.09	0.08	5.02	0.17	3.00	2.11	16.97	6.91	10.00	0.00
Minimum	4,970.00	90.00	2.34	147.00	4,970.00	85.00	2.00	0.06	0.07	4.49	0.09	3.00	0.80	16.50	6.70	10.00	0.00
Maximum	6,696.00	119.00	3.06	231.00	6,696.00	114.00	2.00	0.14	0.10	5.42	0.27	3.00	4.40	17.50	7.10	10.00	0.00
Count	30	4	4	30	30	30	4	4	4	4	30	4	30	30	30	4	0

Fort Frances Wastewater Treatment Plant
Monthly Operations Summary

2020	Raw Sewage				Final Effluent												
	Raw Flow: Sum (m3/d)	BOD5 (mg/L)	Total Phosphorus (mg/L)	SS (mg/L) IH	Final Eff. Flow: Sum (m3/d)	Final Eff. Flow: Max. (L/s)	CBOD5 (mg/L)	NH3 + NH4 as N (mg/L)	Nitrite - N (mg/L)	Nitrate-N(mg/L)	Total Phosphorus (mg/L)	Suspended Solids (mg/L)	SS (mg/L) IH	Temperature (C)	pH	E. Coli. (cfu/100 mL)	Bypass Volume (m3)
01/10/2020	5,236.00			217	5,236.00	90					0.07		0.8	16.5	6.7		
02/10/2020	5,087.00			170	5,087.00	84					0.12		2	16.5	6.7		
03/10/2020	5,185.00			164	5,185.00	89					0.14		2.8	16.5	6.6		
04/10/2020	5,143.00			186	5,143.00	86					0.12		2.4	16.5	6.9		
05/10/2020	5,127.00	104	2.49	190	5,127.00	88	2	0.174	0.062	5.28	0.1	3.3	2	16.5	6.7	10	
06/10/2020	5,052.00			170	5,052.00	86					0.08		1.2	16.5	6.9		
07/10/2020	5,270.00			183	5,270.00	93					0.11		1.6	16.5	6.9		
08/10/2020	5,001.00			176	5,001.00	89					0.13		2	16.5	7		
09/10/2020	5,026.00			164	5,026.00	85					0.1		1.2	16.5	7		
10/10/2020	5,144.00			181	5,144.00	86					0.08		2	16.5	6.9		
11/10/2020	5,066.00			203	5,066.00	86					0.12		2.4	16	7		
12/10/2020	6,526.00			244	6,526.00	101					0.1		0.8	16	7		
13/10/2020	5,704.00	95	2.45	152	5,704.00	96	2	0.308	0.089	4.17	0.09	3	1.6	16	6.8	20	
14/10/2020	7,408.00			147	7,408.00	126					0.24		5.2	15.5	6.7		
15/10/2020	6,862.00			119	6,862.00	102					0.18		1.2	15.5	6.9		
16/10/2020	6,293.00			136	6,293.00	99					0.16		2.8	15	6.7		
17/10/2020	6,330.00			194	6,330.00	103					0.17		2.8	15	6.8		
18/10/2020	6,165.00			178	6,165.00	96					0.16		1.6	15	6.9		
19/10/2020	5,984.00	64	2.39	151	5,984.00	99	2.2	0.163	0.076	5.47	0.11	3	2.8	15	6.8	30	
20/10/2020	5,928.00			42	5,928.00	99					0.11		1.2	15	6.8		
21/10/2020	6,016.00			162	6,016.00	97					0.13		1.6	15	6.8		
22/10/2020	5,832.00			141	5,832.00	95					0.1		3.6	15	7		
23/10/2020	5,744.00			164	5,744.00	90					0.08		3.2	14.5	7		
24/10/2020	5,947.00			172	5,947.00	95					0.06		1.2	14.5	6.9		
25/10/2020	5,865.00			208	5,865.00	94					0.12		2	14.5	6.9		
26/10/2020	5,869.00	100	2.66	148	5,869.00	98	2	0.276	0.112	6.19	0.15	3	1.2	14.5	7	10	
27/10/2020	6,033.00			173	6,033.00	97					0.17		6	14	6.8		
28/10/2020	6,093.00			127	6,093.00	97					0.23		5.6	14	6.8		
29/10/2020	5,712.00			137	5,712.00	89					0.15		2	14	6.9		
30/10/2020	5,782.00			128	5,782.00	93					0.12		2.4	14	7		
31/10/2020	5,922.00			155	5,922.00	104					0.18		1.6	13.5	6.8		
Total	178,352.00				178,352.00												0.00
Average	5,753.29	90.75	2.50	163.94	5,753.29	94.58	2.05	0.23	0.08	5.28	0.13	3.08	2.28	15.37	6.86	15.65	0.00
Minimum	5,001.00	64.00	2.39	42.00	5,001.00	84.00	2.00	0.16	0.06	4.17	0.06	3.00	0.80	13.50	6.60	10.00	0.00
Maximum	7,408.00	104.00	2.66	244.00	7,408.00	126.00	2.20	0.31	0.11	6.19	0.24	3.30	6.00	16.50	7.00	30.00	0.00
Count	31	4	4	31	31	31	4	4	4	4	31	4	31	31	31	4	0

Fort Frances Wastewater Treatment Plant
Monthly Operations Summary

2020	Raw Sewage				Final Effluent												
	Raw Flow: Sum (m3/d)	BOD5 (mg/L)	Total Phosphorus (mg/L)	SS (mg/L) IH	Final Eff. Flow: Sum (m3/d)	Final Eff. Flow: Max. (L/s)	CBOD5 (mg/L)	NH3 + NH4 as N (mg/L)	Nitrite - N (mg/L)	Nitrate-N(mg/L)	Total Phosphorus (mg/L)	Suspended Solids (mg/L)	SS (mg/L) IH	Temperature (C)	pH	E. Coli. (cfu/100 mL)	Bypass Volume (m3)
01/11/2020	5,961.00			175	5,961.00	93					0.19		4	13.5	7		
02/11/2020	5,736.00	90	3.59	176	5,736.00	97	2	0.148	0.085	6.71	0.33	3	4.8	14	6.9	10	
03/11/2020	5,775.00			192	5,775.00	95					0.15		3.2	14	7		
04/11/2020	5,851.00			184	5,851.00	96					0.17		4	14	7		
05/11/2020	5,622.00			193	5,622.00	90					0.13		0.8	14	6.9		
06/11/2020	5,573.00			198	5,573.00	87					0.15		1.6	13.5	7		
07/11/2020	5,893.00			181	5,893.00	96					0.16		3.6	13.5	7		
08/11/2020	5,768.00			226	5,768.00	94					0.21		2	13.5	6.9		
09/11/2020	5,997.00	82	2.71	199	5,997.00	98	2	0.345	0.145	5.62	0.19	3	4	13.5	6.9	370	
10/11/2020	5,909.00			155	5,909.00	100					0.23		1.6	13.5	7		
11/11/2020	5,934.00			175	5,934.00	96					0.2		4.4	13	6.8		
12/11/2020	5,652.00			151	5,652.00	90					0.16		2	13	6.7		
13/11/2020	5,722.00			237	5,722.00	93					0.16		3.2	13	7		
14/11/2020	5,858.00			165	5,858.00	96					0.17		4.4	13	6.9		
15/11/2020	5,687.00			149	5,687.00	91					0.12		3.2	13	6.8		
16/11/2020	5,383.00	78	2.33	165	5,383.00	93	2	0.359	0.119	6.5	0.14	3	3.2	13	7.1	60	
17/11/2020	5,551.00			160	5,551.00	96					0.12		4.8	13	6.8		
18/11/2020	5,616.00			171	5,616.00	93					0.15		3.6	13	6.8		
19/11/2020	5,487.00			214	5,487.00	94					0.11		1.2	13	6.7		
20/11/2020	5,335.00			196	5,335.00	86					0.13		3.2	13	6.8		
21/11/2020	5,614.00			183	5,614.00	101					0.15		4	12.5	6.8		
22/11/2020	5,598.00			190	5,598.00	93					0.17		4.4	12.5	6.7		
23/11/2020	5,503.00	108	2.43	147	5,503.00	92	2.1	0.695	0.123	5.85	0.14	3	2.4	12.5	6.8	10	
24/11/2020	5,496.00			267	5,496.00	91					0.16		3.6	12.5	7		
25/11/2020	5,558.00			169	5,558.00	89					0.18		4.8	12.5	6.7		
26/11/2020	5,412.00			172	5,412.00	85					0.12		4.4	12.5	6.6		
27/11/2020	5,388.00			155	5,388.00	86					0.16		4	12.5	6.8		
28/11/2020	5,478.00			173	5,478.00	93					0.12		1.6	12.5	7		
29/11/2020	5,373.00			179	5,373.00	87					0.13		4	12.5	6.7		
30/11/2020	5,319.00	105	3.37	193	5,319.00	90	2	0.451	0.098	6.29	0.1	3.3	2	12.5	7	20	
Total	169,049.00				169,049.00												0.00
Average	5,634.97	92.60	2.89	183.00	5,634.97	92.70	2.02	0.40	0.11	6.19	0.16	3.06	3.27	13.07	6.87	33.84	0.00
Minimum	5,319.00	78.00	2.33	147.00	5,319.00	85.00	2.00	0.15	0.09	5.62	0.10	3.00	0.80	12.50	6.60	10.00	0.00
Maximum	5,997.00	108.00	3.59	267.00	5,997.00	101.00	2.10	0.70	0.15	6.71	0.33	3.30	4.80	14.00	7.10	370.00	0.00
Count	30	5	5	30	30	30	5	5	5	5	30	5	30	30	30	5	0

Fort Frances Wastewater Treatment Plant
Monthly Operations Summary

2020	Raw Sewage				Final Effluent												
	Raw Flow: Sum (m3/d)	BOD5 (mg/L)	Total Phosphorus (mg/L)	SS (mg/L) IH	Final Eff. Flow: Sum (m3/d)	Final Eff. Flow: Max. (L/s)	CBOD5 (mg/L)	NH3 + NH4 as N (mg/L)	Nitrite - N (mg/L)	Nitrate-N(mg/L)	Total Phosphorus (mg/L)	Suspended Solids (mg/L)	SS (mg/L) IH	Temperature (C)	pH	E. Coli. (cfu/100 mL)	Bypass Volume (m3)
01/12/2020	5,278.00			193	5,278.00	88					0.1		1.6	12.5	6.7		
02/12/2020	5,388.00			186	5,388.00	90					0.12		2	12.5	6.7		
03/12/2020	5,238.00			196	5,238.00	88					0.1		2.8	12.5	6.6		
04/12/2020	5,146.00			182	5,146.00	82					0.13		3.6	12.5	6.6		
05/12/2020	5,424.00			175	5,424.00	93					0.09		1.6	12.5	6.6		
06/12/2020	5,386.00			191	5,386.00	87					0.14		2.8	12	6.7		
07/12/2020	5,345.00	131	3.45	219	5,345.00	91	2	1.66	0.278	4.16	0.11	4.8	1.6	12	6.7	10	
08/12/2020	5,182.00			186	5,182.00	88					0.11		5.2	12	6.9		
09/12/2020	5,289.00			181	5,289.00	91					0.12		3.6	12	6.8		
10/12/2020	5,220.00			181	5,220.00	85					0.11		2	12	6.8		
11/12/2020	5,049.00			174	5,049.00	83					0.11		2.8	11.5	6.8		
12/12/2020	5,232.00			169	5,232.00	93					0.1		2	11.5	6.7		
13/12/2020	5,243.00			179	5,243.00	85					0.08		1.6	11	7		
14/12/2020	5,180.00	92	2.72	206	5,180.00	86	2	0.634	0.121	6.4	0.08	4	2	11	7	10	
15/12/2020	5,219.00			171	5,219.00	93					0.05		1.6	11	6.9		
16/12/2020	5,285.00			170	5,285.00	89					0.05		3.2	11	6.9		
17/12/2020	5,210.00			192	5,210.00	87					0.02		2.4	11	7		
18/12/2020	5,100.00			187	5,100.00	87					0.04		2.8	11	7		
19/12/2020	5,325.00			177	5,325.00	92					0.06		3.2	10.5	7		
20/12/2020	5,135.00			260	5,135.00	86					0.06		2.4	10.5	7.1		
21/12/2020	5,062.00	135	3.41	257	5,062.00	88	2	0.687	0.168	6.21	0.11	3.1	6	11	7	10	
22/12/2020	5,142.00			162	5,142.00	89					0.06		1.6	10.5	6.7		
23/12/2020	5,186.00			160	5,186.00	85					0.11		3.2	10.5	6.7		
24/12/2020	5,143.00			200	5,143.00	87					0.06		1.2	10.5	6.7		
25/12/2020	5,018.00			153	5,018.00	83					0.04		1.2	10.5	6.8		
26/12/2020	5,077.00			173	5,077.00	89					0.03		2.8	10	6.7		
27/12/2020	4,970.00			216	4,970.00	84					0.05		2	10	6.9		
28/12/2020	4,985.00	135	2.49	226	4,985.00	84	2.7	0.868	0.151	6.09	0.03	4.2	1.2	10	6.8	10	
29/12/2020	5,190.00			189	5,190.00	86					0.05		1.2	10	6.6		
30/12/2020	5,088.00			157	5,088.00	84					0.01		1.2	10	6.7		
31/12/2020	4,967.00			168	4,967.00	84					0.03		1.6	10	6.7		
Total	160,702.00				160,702.00												0.00
Average	5,183.94	123.25	3.02	188.26	5,183.94	87.32	2.18	0.96	0.18	5.72	0.08	4.03	2.39	11.15	6.80	10.00	0.00
Minimum	4,967.00	92.00	2.49	153.00	4,967.00	82.00	2.00	0.63	0.12	4.16	0.01	3.10	1.20	10.00	6.60	10.00	0.00
Maximum	5,424.00	135.00	3.45	260.00	5,424.00	93.00	2.70	1.66	0.28	6.40	0.14	4.80	6.00	12.50	7.10	10.00	0.00
Count	31	4	4	31	31	31	4	4	4	4	31	4	31	31	31	4	0

Biosolids Quality Report

Ontario Clean Water Agency
Time Series Info Report

Report extracted 17/02/2021 14:09 **From:** **01/01/2020 to 31/12/2020**

Facility Org Number: **1103**
Facility Works Number:
Facility Name: **FORT FRANCES WASTEWATER TREATMENT FACILITY**
Facility Owner: **Municipality: The Corporation of the Town of Fort Frances**
Facility Classification: **Class 3 Wastewater Treatment**

	Biosolids / Arsenic: As - mg/l	Biosolids / Cadmium: - mg/l	Biosolids / Chromium: - mg/l	Biosolids / Cobalt: Co - mg/l	Biosolids / Copper: Cu - mg/l	Biosolids / Hauled Sludge Solids - %	Biosolids / Lead: Pb - mg/kg	Biosolids / Mercury: Hg - mg/l	Biosolids / Molybdenum: Mo - mg/l	Biosolids / Nickel: Ni - mg/l	Biosolids / Selenium: Se - mg/l	Biosolids / Zinc: Zn - mg/l
	Lab Month.Mean	Lab Month.Mean	Lab Month.Mean	Lab Month.Mean	Lab Month.Mean	IH Total	Lab Month.Mean	Lab Month.Mean	Lab Month.Max	Lab Month.Mean	Lab Month.Mean	Lab Month.Mean
01/2020						470.3						
02/2020						381.4						
03/2020						419.6						
04/2020						450.6						
05/2020						486.5						
06/2020						465.6						
07/2020						556.2						
08/2020						477.2						
09/2020	0.164	0.0115	0.36	<0.10	5.82	476.2	0.287	0.0113	0.1	0.27	0.076	7.54
10/2020						441						
11/2020						448.9						
12/2020						411.2						
Total						5484.7						
Avg	0.164	0.0115	0.36	<0.10	5.82		0.287	0.0113	0.1	0.27	0.076	7.54
Max												
Min												

Flow Meter Calibrations

Instrument Verification Report

Ontario Clean Water Agency, 200 McIrvine Road, Fort Frances, ON

Test Date: July 26, 2020

Device: Miltronics OCM III 25C TS-2, Identifier # 120296126 HM

For: Plant Final Effluent flow as measured using a 12 inch Parshal flume

Table 1: Verification Data for Miltronics OCM and Final Effluent Parshal Flume

Measured Effluent Head (mm)	Indicated flow on OCM (L/s)	Calculated flow (L/s)	Percent error
195	55.8	56.7	1.6
260	82.6	89.3	-7.7
300	103.0	109.2	-5.7
395	162.7	165.9	-1.9
460	208.7	209.2	0.2

Notes: For the Parshal Flume: Flow rate, Q (ft^3/s) = $3.95*(Head/((12)*(25.4))^{1.522}$

Flow rate, Q (L/s) = Q (ft^3/s) * 28.31 (L/ft^3)

Summary:

The error in indicated values for final effluent flow rate is within the range of +/- 10%.

The alarm condition for flow in excess of UV capability operated at 208 L/sec.

Geoff Pearce

July 26, 2020

O&M Team Lead

Ontario Clean Water Agency

Instrument Verification Report

Ontario Clean Water Agency, 200 McIrvine Road, Fort Frances, ON

Test Date: July 26, 2020

Device: Miltronics Multiranger Plus XPS 10, Identifier 04-235-96-432 MU

For: Plant influent Bypass Overflow Level, as measured in Manhole #8

Detail:

1) Influent water level of 1.945 m was simulated with a fixture in manhole #8. The bypass warning alarm (high level) was activated.
2) Influent water level of 1.960 m was simulated with a fixture in manhole #8. The bypass high-high alarm was activated and a bypass flow value 10 L/sec was indicated.

Summary:

The DeltaV alarms response for bypass high level and bypass high-high level were tested and they both functioned as required.

Geoff Pearce

July 26, 2020

Ontario Clean Water Agency

Fort Frances, Ontario

Ontario Clean Water Agency
Agence Ontarienne Des Eaux

Fort Frances WPCP
200 McIrvine Rd
Fort Frances, Ontario
P9A 3S3
Tel: 807-274-3121
Fax: 807-274-8381

April 14, 2021

Town of Fort Frances
320 Portage Avenue
Fort Frances Ontario
P9A 3M5

Attention: Mr. Craig Miller
Environmental Superintendent

Dear Craig:

Re: Fort Frances Wastewater Treatment Facility
March 2021 Monthly Report

As per the operating agreement, the attached document is the March 2021 monthly report for the Fort Frances Wastewater Treatment Facility.

The report highlights the influent and effluent quality and the process parameters. Additionally, the routine operation and maintenance activities conducted by the operators are summarized.

If you have any questions regarding this report do not hesitate to contact Mr. Jeff St. Pierre, Regional Hub Manager.

Yours truly,

Kelly Cunningham
Team Lead

For Jeff St. Pierre
Regional Hub Manager

The Corporation of the Town of Fort Frances
Wastewater Treatment Plant
(Sewage Plant)
March 2021 Monthly Operations Report

INTRODUCTION

In accordance with the Agreement between the Ontario Clean Water Agency (Operating Authority) and the Town of Fort Frances, the Fort Frances Sewage Treatment Plant is required to prepare a monthly report. This document covers the reporting month of March 2021; the facility performance report summarizes important information regarding the quality of the effluent, wastewater, analytical test results, maintenance operations, and relevant activities of the WWTP.

DESCRIPTION OF WORKS

Capacity of Works	9000 m^3/day (average flow)
Service Area	Town of Fort Frances and Couchiching Reserve
Service Population	9000
Effluent Receiver	Rainy River
Major Process	Secondary treatment facility complete with a phosphorus removal system; ultra violet disinfection; aerobic sludge stabilization and dewatering

The Fort Frances Sewage Treatment Plant operates under *Environmental Compliance Approval Number 6786-A44PWG*. The ECA outlines the terms and conditions, and the report captures these terms and conditions in the following sections.

LABORATORY

ALS Laboratory Group – Thunder Bay is contracted to conduct the required analytical tests of the influent (raw) and effluent samples; weekly requirement.

MARCH 2021 EFFLUENT QUALITY

Parameters	***Monthly Actual Concentration* mg/L**	***Compliance Criteria Concentration* mg/L**	***Performance Objective Concentration* mg/L**	***Monthly Actual Loading, kg/d***	***Compliance Criteria Loading kg/d***	***Performance Objective Loading* kg/d**
$CBOD_5$	3.4 mg/L	25 mg/L	15 mg/L	17.6 kg/d	225 kg/d	135 kg/d
Total Suspended Solids	3.6 mg/L	25 mg/L	15 mg/L	18.5 kg/d	225 kg/d	135 kg/d
Total Phosphorus	0.08 mg/L	1.0 mg/L	0.9 mg/L	0.40 kg/d	9 kg/d	8.1 kg/d
Total Nitrogen Nitrate Nitrogen	15.03 mg/L 4.74 mg/L					
Total Cl_2 Residual		<0.01 mg/L (when in use)				
E-Coli		12.5 count/100 ml (geometric mean)		200 count/100ml (geometric mean)		E-coli not to exceed 150 organisms/100ml (monthly geometric mean density)
pH				pH range 7.0 to 7.4; average pH was 7.2		
Temperature degrees C				Temperatures ranged from 8.0 to 9.0 C; average temperature of effluent was 8.8 C		

Compliance criteria are mandatory requirements of the ECA and performance objectives are a goal to be achieved using best reasonable efforts.

WASTEWATER LIQUID PROCESS

The average daily flow for March was 5141.9 m^3/day. This represents 57% of the design average flow. Total treated flow for the month was 159400 m^3.
The Fort Frances WWTP met all effluent compliance criteria for the parameters listed above and additionally was well within the recommended more stringent monthly performance objectives as outlined in the Environmental Compliance Approval.

MAINTENANCE

The operators performed the routine operations and maintenance at the treatment plant and pumping stations. The activities are highlighted as follows and a summary will be included:

Treatment Plant:

- Alternated lead/lag pumps
- Adjusted fluidizing water to head cell and grit snail as needed
- Greased all blowers
- Regular cleaning of head works EW basket strainer
- Greased Grit Snail and lubricated drive chain
- Monthly inspection of spiral screen access hatch, removed wrapped debris
- Weekly manifold wash and restrictor cleaning on the Fournier press
- Drained and inspected teacup
- Replaced portable heater in digester doghouse
- Installed new UV sensors banks 1 and 2
- Repaired floor drain under sludge bin

Pump Stations:

- Ran gensets
- Changed seal water strainers
- Replaced Central Avenue lift station pumps 2 and 3 seal water assemblies with new style
- Pulled and cleaned pump 1 at Central Avenue lift station
- Changed UPS units at Central Avenue and Fifth Street lift stations

PROCESS AND OPTIMIZATION ISSUES

SLUDGE SUMMARY

Dennis Robinson Limited hauled a calculated total of 145.6 m3 (14 bins) of thickened digested sludge to the Town of Fort Frances landfill site. The hauled sludge averaged 15.2 % TS for the month but slump test results from the landfill site have not been provided.
The Fournier press ran for 106 hours in the past month.

COMPLAINTS

There were no complaints during the report period.

BYPASS/OVERFLOW REPORT(S)

There were no bypass events in the reporting period.

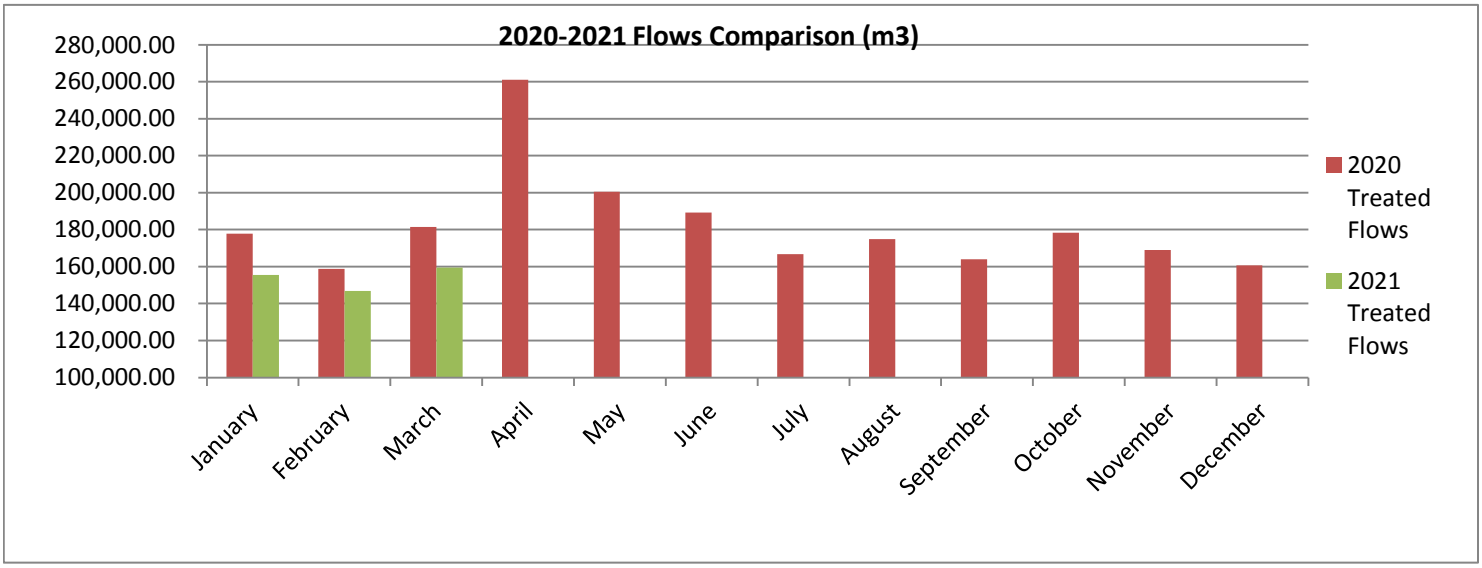
COMMENTS

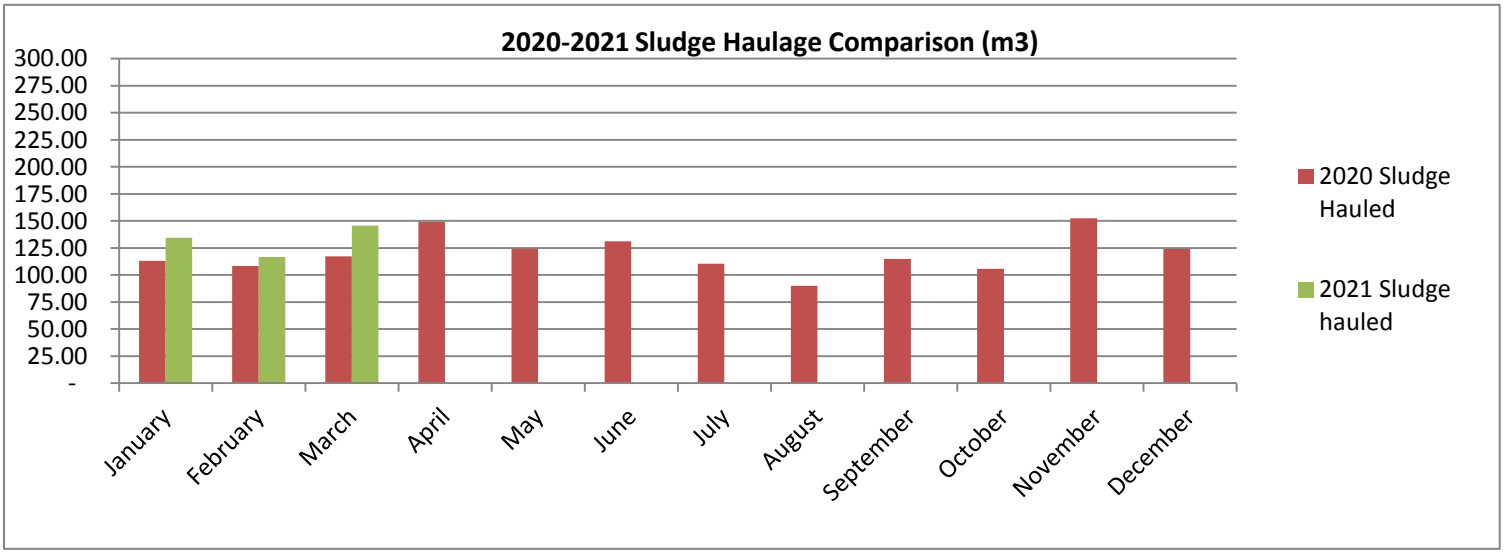
Plant power consumption for the month was 470 (x 180 multiplier) kWh.
The Fournier press has been operated 368.6 hours in 2021.
Grit pump 2 developed a leak in the casing and requires replacement or repair.

REPORTS

ALS – Environmental Analytical Reports (on-file at plant)
Fort Frances WPCP Equipment Run Time Report (on-file at plant)
Bypass Report (on-file at plant as per occurrence)
Incident Report (on-file at plant as per occurrence)

2020-2021 Comparison Chart						
Month	2020 Treated Sewage	2021 Treated Sewage	% Variance 2020 to 2021	2020 Hauled Sludge	2021 Hauled Sludge	% Variance 2020 to 2021
	m3	m3	m3	m3 (calculated)	m3 (calculated)	m3
January	177,747.00	155,465.00	-14%	113.20	134.40	19%
February	158,832.00	146,883.00	-8%	108.20	116.60	8%
March	181,415.00	159,400.00	-14%	117.10	145.60	24%
April	261,159.00		#DIV/0!	149.30		-100%
May	200,528.00		#DIV/0!	124.40		-100%
June	189,252.00		#DIV/0!	131.00		-100%
July	166,681.00		#DIV/0!	110.50		-100%
August	174,870.00		#DIV/0!	89.90		-100%
September	163,947.00		#DIV/0!	114.80		-100%
October	178,352.00		#DIV/0!	105.80		-100%
November	169,049.00		#DIV/0!	152.50		-100%
December	160,702.00		#DIV/0!	123.90		-100%
Totals	2,182,534.00	461,748.00	-373%	1,440.60	396.60	-72%





2021 Fort Frances Wastewater

Month	Avg. Day Flow m3	Sewage Flows Year 2020 Max Day Flow m3	Total Treated Volume ML	Total ByPass Volume ML	Total Volume ML	Usage % Plant Capacity	Calculated Volume Hauled M3	Sludge Bins Hauled	Removal Efficiency
									CBOD5 0.973903509
									Suspended Solids 0.983793411
									Total Phosphorus 0.971674877
January	5015.0	5375	155465		155465	56%	134.4	13	
February	5244.0	5551	146883		146883	58%	116.6	11	
March	5141.9	5653	159400		159400	57%	145.6	14	
April						0%			
May						0%			
June						0%			
July						0%			
August						0%			
September						0%			
October						0%			
November						0%			
December						0%			
Sum				0	461748		396.6	38	
Average	5134		153916		153916	57%	132.2	12.7	
Max		5653	159400		159400			14	
ECA	9000	18000							

	BOD5/CBOD5			Suspended Solids			Total Phosphorus			Nitrogen		E. Coli	pH	
	Avg. Raw	Avg. Eff.	Avg. Load	Avg. Raw	Avg. Eff.	Avg. Load	Avg. Raw	Avg. Eff.	Avg. Load	Avg. Raw	Avg. Eff.	Geo Mean	Monthly	Monthly
Month	BOD	CBOD	CBOD	S.S	S.S	S.S	T.P	T.P	T.P	TKN	Total N	Counts	Minimum	Maximum
	(mg/L)	(mg/L)	(kg/day)	(mg/L)	(mg/L)	(kg/day)	(mg/L)	(mg/L)	(kg/day)	(mg/L)	(mg/L)	/100ml		
January	123.8	2.2	11.1	196.5	2.5	12.7	2.99	0.07	0.33	26.2	11.8	10.0	6.6	7.0
February	91.0	2.7	14.3	185.9	3.0	15.9	2.79	0.08	0.41	22.7	15.1	10.0	6.6	7.1
March	104.4	3.4	17.6	179.1	3.6	18.5	2.34	0.08	0.40	18.6	15.0	12.5	7.0	7.4
April														
May														
June														
July														
August														
September														
October														
November														
December														
Average	106.4	2.8	14.3	187.2	3.0	15.7	2.71	0.08	0.38	22.5	14.0	10.8	6.7	7.2
Max	123.8	3.4	17.6	196.5	3.6	18.5	2.99	0.08	0.41	26.2	15.1	12.5	7.0	7.4
ECA		25	225		25	225		1.0	9.0			200	6.0	9.5

Ontario Clean Water Agency
Agence Ontarienne Des Eaux

Workorder Summary Report

Report Start Date:	Mar 1, 2021 12:00 AM
Report End Date:	Mar 31, 2021 11:59 PM
Location:	1103*
Work Order Type:	ADMIN,CALL,CAP,CORR,EMER,OPER,PM
Work Order Class:	

				WorkOrder		PM Schedule		Workorder Details					
WO #	Asset ID	Asset Description	Location Description	Type	Class	FEQ	Units	Work Order Description	Status	Schedule Start	Actual Start	Actual Finsh	WorkLog Detail
2174872	0000227360	MOTOR PUMP DIGESTER SLUDGE #1	1103, Fort Frances WPCP, Process, Sludge Treatment & Handling, Sludge Digestion	CALL	Refurbish/ Replace/Repair	0		Digester heater failure 1103	COMP		3/12/21 02:39 AM	3/12/21 02:43 AM	Digester Low Temp Alarm -I arrived onsite to find that the heater had failed in the small doghouse so I replaced it with a new heater and monitored .
2178232	0000227360	MOTOR PUMP DIGESTER SLUDGE #1	1103, Fort Frances WPCP, Process, Sludge Treatment & Handling, Sludge Digestion	CALL	Refurbish/ Replace/Repair	0		Digester Heater Failure 1103	COMP		3/31/21 08:55 AM	3/31/21 09:00 AM	Digester Heater Failure -I found the wall heater to have failed so I replaced the portable heater with a new one and will call an electrician to repair or replace wall unit.
2169592	0000227376	PANEL ALARM/ DIALER	1103, Fort Frances WPCP, Process, Process Control & Monitoring	PM	Inspection	1	MONTHS	Critical Alarm/Dialer Testing (1m) 1103	COMP	3/1/21 12:00 AM	3/27/21 11:00 AM	3/27/21 12:00 PM	Monthly Dialer -We test daily.
2169596			1103, Fort Frances WPCP	PM	Refurbish/ Replace/Repair	1	MONTHS	Diesel Gensets Inspection/ Functional Tests (1m) 1103	COMP	3/1/21 12:00 AM	3/1/21 09:15 AM	3/1/21 11:15 AM	Monthly Genset -Ran all gensets 1 hour under load.
2169612			1103, Fort Frances WPCP	PM	Health and Safety	1	MONTHS	Health And Safety Inspection (1m) 1103	COMP	3/1/21 12:00 AM	3/28/21 07:30 AM	3/28/21 08:30 AM	Monthly H&S -No issues .
2169623			1103, Fort Frances WPCP	PM	Inspection	1	MONTHS	TPM Inspection/Maintenance (1m) 1103	COMP	3/1/21 12:00 AM	4/5/21 07:19 AM	4/5/21 07:19 AM	
2169968			1103, Fort Frances WPCP	PM	Inspection	1	MONTHS	Blowers/Motors Inspection/Service (1m/3m) 1103	COMP	3/1/21 12:00 AM	3/27/21 09:00 AM	3/27/21 10:00 AM	Blower Maint. -I greased blowers 5,4 and 2
2169978	0000246402	CENTRIFUGE GS2-2-1 TEACUP/ GRIT SNAIL	1103, Fort Frances WPCP, Process, Primary Treatment, Primary Sludge Degritting	PM	Inspection	1	MONTHS	Teacup Centrifuge Inspection/ Service (1m/3m/1y) 1103	COMP	3/1/21 12:00 AM	3/24/21 02:14 PM	3/24/21 02:14 PM	Teacup Centrifuge Inspection/ Service (1m/3m/1y) 1103 -Drained and inspected teacup, no debris. Lubricated chain and greased bearings on snail. Drained and hosed snail and brought back on line. KC
2169995			1103, Fort Frances WPCP	PM	Refurbish/ Replace/Repair	3	MONTHS	Clarifiers Inspection/Service (3m) 1103	COMP	3/1/21 12:00 AM	4/5/21 07:33 AM	4/5/21 07:33 AM	Clarifiers Inspection/Service (3m) 1103 -Greased both clarifier drives. Running smooth and quiet. KC

OPERATIONS AND FACILITIES DIVISION - PUBLIC WORKS AREA
OPERATIONS STATISTICS
February 2021

STAFFING

The following table is a breakdown of lost man shifts during the month:

	2020	2021
WSIB	20.00	0.00
WI/LTD	18.00	19.00
SICK DAYS	13.19	2.75
COMPASSIONATE LEAVE	0.00	0.00
FLOATERS	7.00	5.00
VACATION	15.50	14.50
BANKED TIME USED	5.00	6.25
OFF	0.00	0.00
STATUTORY HOLIDAYS	27.00	30.00
TOTAL	**105.69**	**77.50**

OVERTIME HOURS

Equivalent Straight Time Hours:

	2020 Feb	2021 Feb	2020 Year To Date	2021 Year To Date
ADMINISTRATION	0.00	0.00	0.00	0.00
TRAVEL	0.00	0.00	2.50	0.00
ENGINEERING	0.00	0.00	0.00	0.00
INTERDEPARTMENTAL	0.00	0.00	4.00	4.00
PRIVATE WORK	0.00	20.00	0.00	21.50
RECYCLE/GARBAGE	5.50	1.50	11.50	1.50
ROADS	0.75	3.00	214.75	127.00
SEWER COLLECTION	8.00	12.00	37.25	12.00
SIDEWALKS	0.00	0.00	57.00	0.00
STORES	0.00	0.00	30.50	37.00
VEHICLE & EQUIPMENT	24.00	0.00	24.00	0.00
WATER TREATMENT PLANT	23.50	32.50	37.50	64.50
WATER DISTRIBUTION	5.50	84.75	37.75	93.00
WATER TOWER	0.00	0.00	0.00	0.00
TOTAL	**67.25**	**153.75**	**456.75**	**360.50**

TRANSPORTATION REPORT
February 2021

ROADS:

Storm Water Management – Urban:

Storm Water Management - Rural:

Hard Top Maintenance:

- Levelled utility cuts – twice weekly
- Pothole patching as required

Loose Top Maintenance:

Roadside Maintenance:

Winter Control:

- Two (2) events – February 1st and 4th
- Plowed all roadways and lanes as required
- Sanded/salted roads as required
- Plowed downtown parking lots
- Removed snow in the downtown area twice
- Removed snow from the Water Treatment parking lot and Water Tower parking lot
- Removed snow from public works parking lots and piles in the North Yard
- Removed snow from intersections and lane piles
- Removed snow from the boulevards along the 600, 700, 800 and 900 blocks of Second Street East
- Removed snow from boulevards along the 1000, 1100 and 1200 blocks of Second Street East
- Removed snow from the boulevards along the 400, 500, 600 and 700 blocks of Church Street
- Removed ice and snow away from catchbasins to get water moving
- Removed snow from the 400 and 500 blocks of Second Street East
- Removed snow from the 600 block of Victoria Avenue
- Removed snow from the 300 block of First Street East
- Pushed up snow at the snow dumps daily.

Traffic Operations:

- Repaired and replaced signs as required

Regular Maintenance:

- Garbage pickup - Tuesday and Friday - Downtown and Public Works Shop
- Assisted Engineering with locates and CCTV inspections.
- Assisted with tasks at Civic Centre as required.
- Maintenance checks at the Civic Centre as required
- Repaired deficiencies found in Routine Road Patrols

Buildings and Grounds:

- Cleaned Shop as required
- Cleaned vehicles and equipment as required
- Plowed snow in all yards as required

Private Work:

Sidewalks – Winter:

- Cleaned snow and ice from Civic Centre sidewalks and applied ice melt as required.
- Cleaned snow from Underpass sidewalks and Downtown corners and applied ice melt or sand/salt as required.
- Plowed all sidewalks as required
- Sanded all sidewalks as required

Sidewalks – Summer:

Vehicles and Equipment:

- Preventative Maintenance – pre-trip inspections 5:30 – 7:30 am Monday to Friday
- Regular scheduled maintenance of all vehicles and equipment
- Maintenance and repairs, Fire Department, Water Treatment Plant, Memorial Sports Centre, Day Care, Handi-Van, Airport and Civic Centre Vehicles as required

Public Relations:

Sewer and Water:

- Provided labour and equipment for Water Distribution and Sewer Collection repairs and maintenance.
- Handed out “Water Turn Off Advisories”, “Drinking Water Advisories” and “Lifting of Drinking Water Advisories” when required
- Issued “Delinquent Account Notices” and turned off water for non-compliance as required.
- Removed snow from around all fire hydrants.
- Cleared ice and snow from the water break at the 400 block of Victoria Avenue on February 8th and 9th.

Interdepartmental:

- Move some furniture at the Civic Centre on February 26th.

Recycling:

- Emptied glass recycling bin as required
- Pushed up piles in recycling building as required
- Loaded Commercial Recycling Bin as required
- Cleaned up recycling yard

Training:

- Provided training to Jeff Bragg and Walter Slusarchuk on both sidewalk plows on February 8th and 9th.
- Provided training to Ken McCormick on both sidewalk plows on February 18th

Health & Safety:

- Covid cleaning – assigned a worker to clean all regularly touched areas in the public works building twice daily.
- A workplace Health and Safety Inspection was done on February 19th.
- A Health and Safety Tailgate Meeting was held on February 24th to discuss new Covid updates.

Milt Strachan,
Superintendent of Transportation

Sewer & Water Data for 2021

up-dated April 14, 2021

Month	Days per month	2021 Total Sewage STP cu. meters monthly	2021 daily Sewage STP cu. meters daily	2021 Couch. Sewage Meters cu. meters monthly	2021 Couch. Sewage Meters cu. meters daily	2021 Couch. Sewage %	2021 Total Treated WTP cu. meters monthly	2021 daily Treated WTP cu. meters daily	2021 Couch. 2 Water Meters cu. meters monthly	2021 Couch. 2 Water Meters cu. meters daily	2021 Couch. Water %	2021-2020 Diff Treated WTP	2021-2020 Diff Wastewater STP	2021 Difference STP-WTP	2021 Infiltration daily average	Monthly Infiltration US Gallons
January	31	155465	5015.00	10364	334.32	6.67%	105360	3398.7	9082	293.0	8.62%	-3360.0	-22282.0	50105.0	1616.3	13,236,338
February	28	146883	5245.82	8881	317.18	6.05%	103890	3710.4	9082	324.4	8.74%	1990.0	-11949.0	42993.0	1535.5	11,357,547
March	31	159400	5141.94	10550	340.32	6.62%	109120	3520.0		0.0	0.00%	3820.0	-22015.0	50280.0	1621.9	13,282,568
April	30		0.00		0.00	#DIV/0!		0.0		0.0	#DIV/0!	-96350.0	-261159.0	0.0	0.0	-
May	31		0.00		0.00	#DIV/0!		0.0		0.0	#DIV/0!	-111690.0	-200528.0	0.0	0.0	-
June	30		0.00		0.00	#DIV/0!		0.0		0.0	#DIV/0!	-115660.0	-189252.0	0.0	0.0	-
July	31		0.00		0.00	#DIV/0!		0.0		0.0	#DIV/0!	-139030.0	-166681.0	0.0	0.0	-
August	31		0.00		0.00	#DIV/0!		0.0		0.0	#DIV/0!	-127750.0	-174870.0	0.0	0.0	-
September	30		0.00		0.00	#DIV/0!		0.0		0.0	#DIV/0!	-107690.0	-163947.0	0.0	0.0	-
October	31		0.00		0.00	#DIV/0!		0.0		0.0	#DIV/0!	-102590.0	-178352.0	0.0	0.0	-
November	30		0.00		0.00	#DIV/0!		0.0		0.0	#DIV/0!	-98680.0	-169049.0	0.0	0.0	-
December	31		0.00		0.00	#DIV/0!		0.0		0.0	#DIV/0!	-104350	-160702.0	0.0	0.0	-
Total	365	461748		29795			318370.0		18164.0			-1001340.0	-1720786.0	143378.0	392.8	37,876,453
Monthly Average		153916.0	5134.3	9931.7	330.6		106123.3	3543.0	9082.0	205.8	0.1	816.7	-18748.7	47792.7	1591.2	12625484.3

Aircraft Landings 2021

As of March 31, 2021

	Bearskin Flights			Bearskin Passengers			Air Bravo Passengers			Government			Private			Med-I-vacs			International			Commercial			Totals			Variance
Month	**2021**	**2020**	**2019**	**2021**	**2020**	**2019**	**2021**	**2020**	**2019**	**2021**	**2020**	**2019**	**2021**	**2020**	**2019**	**2021**	**2020**	**2019**	**2021**	**2020**	**2019**	**2021**	**2020**	**2019**	**2021**	**2020**	**2019**	2021-2020
January	4	56	54	9	140	160	0	8	8	0	2	0	2	15	4	36	50	60	0	0	0	0	45	42	42	168	160	-126
February	0	64	56	0	149	197	0	12	15	4	3	13	8	6	1	58	36	43	0	1	0	0	38	38	70	148	151	-78
March	0	41	61	0	99	160	0	0	11	20	1	13	8	10	10	57	39	52	0	6	2	0	0	42	85	97	180	-12
1/4 Total	**4**	**161**	**171**	**9**	**388**	**517**	**0**	**20**	**34**	**24**	**6**	**26**	**18**	**31**	**15**	**151**	**125**	**155**	**0**	**7**	**2**	**0**	**83**	**122**	**197**	**413**	**491**	**-216**
April		1	59		0	197		0	7		2	5		10	9		30	57		1	3		0	40	0	44	173	-44
May		0	67		0	196		0	5		3	14		20	19		40	63		0	25		0	43	0	63	231	-63
June		0	61		0	208		0	9		0	13		21	48		53	57		0	81		0	39	0	74	299	-74
1/2 Total	**4**	**162**	**358**	**9**	**388**	**1118**	**0**	**20**	**55**	**24**	**11**	**58**	**18**	**82**	**91**	**151**	**248**	**332**	**0**	**8**	**111**	**0**	**83**	**244**	**197**	**594**	**1194**	**-397**
July		0	61		0	173		0	10		2	4		44	28		35	54		0	69		0	42	0	81	258	-81
August		0	69		0	236		0	5		0	10		31	33		38	57		0	64		0	40	0	69	273	-69
September		11	62		17	180		0	12		1	8		27	14		61	52		2	46		0	34	0	102	216	-102
3/4 Total	**4**	**173**	**550**	**9**	**405**	**1707**	**0**	**20**	**82**	**24**	**14**	**80**	**18**	**184**	**166**	**151**	**382**	**495**	**0**	**10**	**290**	**0**	**83**	**360**	**197**	**846**	**1941**	**-649**
October		16	66		30	219		0	13		5	5		9	22		59	57		0	8		0	44	0	89	202	-89
November		15	61		46	180		0	17		3	0		14	6		45	56		0	1		0	37	0	77	161	-77
December		12	47		15	111		0	13		6	0		4	13		54	43		0	3		0	38	0	76	144	-76
Total	**4**	**216**	**724**	**9**	**496**	**2217**	**0**	**20**	**125**	**24**	**28**	**85**	**18**	**211**	**207**	**151**	**540**	**651**	**0**	**10**	**302**	**0**	**83**	**479**	**197**	**1088**	**2448**	**-891**

Fort Frances Airport - Page 2/2 - Fuel Sales - March 31, 2021

Fuel Sales Recap - 2021									2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	10 year	Variance 2021-2020
	100LL		Jet Trk		Jet Cab		Month	Year	per	per	per	per	per	per	per	per	per	per	Average	per month
Month	Liters	Total	Liters	Total	Liters	Total	Total	Total	month	month	month	month	month	month	month	month	month	month	2021 to 2012	month
January	725	725	4,058	4,058		0	4,783	4,783	4,783	7,962	8,050	16,597	25,675	7,628	8,692	11,543	7,216	10,252	11,502	-3,179
February	1,023	1,748	6,424	10,482		0	7,447	12,230	7,447	5,077	7,991	16,286	12,503	11,904	11,231	12,304	6,197	6,918	10,046	2,370
March	1,107	2,855	15,715	26,197		0	16,822	29,052	16,822	6,473	13,716	9,795	21,928	13,255	17,795	10,508	12,077	9,329	12,764	10,349
April		2,855		26,197		0	0	29,052	0	1,459	13,010	10,398	13,102	8,592	13,219	8,377	4,453	8,251	8,985	-1,459
May		2,855		26,197		0	0	29,052	0	11,685	18,667	24,839	21,362	24,681	16,161	29,753	18,350	21,891	20,821	-11,685
June		2,855		26,197		0	0	29,052	0	8,082	31,063	27,380	27,380	26,015	45,698	30,789	22,786	23,537	26,970	-8,082
July		2,855		26,197		0	0	29,052	0	11,116	17,146	23,461	24,642	29,002	28,150	14,441	19,232	32,650	22,204	-11,116
August		2,855		26,197		0	0	29,052	0	7,530	17,024	30,430	23,029	21,119	36,638	20,450	20,075	30,783	23,009	-7,530
September		2,855		26,197		0	0	29,052	0	14,689	16,543	25,191	13,489	21,325	24,238	21,837	18,005	19,431	19,416	-14,689
October		2,855		26,197		0	0	29,052	0	4,307	9,076	10,769	16,604	30,655	8,216	15,472	13,109	11,325	13,281	-4,307
November		2,855		26,197		0	0	29,052	0	13,333	2,202	10,748	9,924	22,349	11,616	7,238	6,398	8,170	10,220	-13,333
December		2,855		26,197		0	0	29,052	0	5,333	5,852	13,243	6,660	13,797	7,592	6,540	2,028	8,179	7,715	-5,333
Total	2,855		26,197		0		29,052		29,052	97,046	160,340	219,140	216,198	230,222	229,246	189,561	149,926	190,716	186,933	-67,994

Lowest month in last 9 years
Highest month in last 9 years
Highest month
lowest month

2021 - Tonnage at Landfill Site - Updated April 19, 2021

MONTH	Residential Waste (tonne)	Res (%)	ICI Waste (tonne)	ICI (%)	Non Community Waste (tonne)	Non Community Waste (%)	Covering Material (tonne)	2020 Total Tonne	Average last 10 years Total Tonne 2011 to 2020	2021 Total Tonne	2020 Total Fees	Average last 10 years Fees 2011 to 2020	2021 Total Fees	2020-2019 Tonnes	2020-2019 Fees
JAN	229.16	49.9%	221.64	48.264%	8.42	1.8%	0.00	430.73	421.97	459.22	$ 27,424.15	$ 22,810.82	$ 25,366.15	28.49	-$ 2,058.00
FEB	139.10	35.7%	242.80	62.338%	7.59	1.9%	163.96	395.65	344.29	389.49	$ 23,407.65	$ 17,034.00	$ 24,123.20	-6.16	$ 715.55
MAR	251.88	25.0%	678.41	67.390%	76.40	7.6%	0.00	443.95	424.03	1006.69	$ 29,051.15	$ 23,642.71	$ 38,708.95	562.74	$ 9,657.80
APRIL		#DIV/0!		#DIV/0!		#DIV/0!		611.34	573.51	0	$ 42,244.30	$ 32,712.97		-611.34	-$ 42,244.30
MAY		#DIV/0!		#DIV/0!		#DIV/0!		777.33	740.72	0	$ 50,040.01	$ 39,340.52		-777.33	-$ 50,040.01
JUNE		#DIV/0!		#DIV/0!		#DIV/0!		600.08	818.98	0	$ 50,850.20	$ 39,940.83		-600.08	-$ 50,850.20
JULY		#DIV/0!		#DIV/0!		#DIV/0!		670.42	607.43	0	$ 49,691.30	$ 36,877.55		-670.42	-$ 49,691.30
AUG		#DIV/0!		#DIV/0!		#DIV/0!		770.21	700.85	0	$ 55,399.40	$ 37,960.82		-770.21	-$ 55,399.40
SEPT		#DIV/0!		#DIV/0!		#DIV/0!		862.70	684.18	0	$ 53,936.60	$ 38,481.31		-862.70	-$ 53,936.60
OCT		#DIV/0!		#DIV/0!		#DIV/0!		725.18	842.38	0	$ 49,042.25	$ 43,709.40		-725.18	-$ 49,042.25
NOV		#DIV/0!		#DIV/0!		#DIV/0!		591.91	574.84	0	$ 36,599.30	$ 30,714.80		-591.91	-$ 36,599.30
DEC		#DIV/0!		#DIV/0!		#DIV/0!		553.52	438.58	0	$ 29,234.45	$ 22,463.35		-553.52	-$ 29,234.45
Average per monthly	206.71	43%	380.95	55%	30.80	2%	54.65	619.42	597.65	154.62	$ 41,410.06	$ 32,140.76	$ 29,399.43	-26.27	-$ 134,819.16
Total	620.14		1142.85		92.41		163.96	7433.01	7171.74	1855.40	$ 496,920.76	$ 385,689.08	$ 88,198.30	-5577.61	-$ 408,722.46

		$ 460,321.46	**Actual**	$ 88,198.30
Town of Fort Frances Tonnage	1762.99			
		$ 414,194.00	**Budget**	$ 440,000.00
Total Tonnage	1855.40			
		$ 496,920.76	**Forecasted**	$ 352,793.20

Residential Tonnage	620.14	33.42%
ICI Tonnage	1142.85	61.60%
Coverage material	163.96	