

# TOWN OF FORT FRANCES

## Planning & Development Executive Committee

### AGENDA - June 21, 2021 at 8:30 AM

#### **Session #11**

#### MEETING - Civic Centre

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|--|-------|
| 1. <b><u>Call to Order / Roll call</u></b>                                       |       |
| 2. <b><u>Disclosure of pecuniary interest and the general nature thereof</u></b> |       |
| 3. <b><u>Approval of Previous Committee Minutes</u></b>                          |       |
| 3.1 Session 10 - 07 June 2021  | 2 - 3 |
| 4. <b><u>Items Referred from Council</u></b>                                     |       |
| 4.1 FFCBC request temp fencing for event   | 4 - 7 |
| 4.2 Letter from NewFort Developments re 814 Scott Street project                 | 8 - 9 |
| 5. <b><u>New Business</u></b>  |       |
| 5.1 Permit Fee Waiver Request  | 10    |
| 6. <b><u>Outstanding Items</u></b>   |       |
| 7. <b><u>Information - none</u></b>  |       |
| 8. <b><u>In-Camera - none</u></b>  |       |
| 9. <b><u>Adjourn / Next Meeting Date 05 July 2021</u></b>                        |       |

## TOWN OF FORT FRANCES

### MINUTES

### SESSION NO. #10

June 7, 2021

The meeting of Planning & Development Executive Committee of the Town of Fort Frances was held virtually in the Civic Centre on June 7, 2021 from 0829 hrs to 0846 hrs

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

ALSO PRESENT: C. Vangel, CBO/Planner, P. Briere, By-law Enforcement Officer, K. Haney, Deputy Clerk. E. Slomke, Clerk, R. Thoms, B93, N. Trivunic, Fort Frances Times

**1. Call to Order @ 0829 hrs**

**2. Disclosure of pecuniary interest and the general nature thereof - none**

**3. Approval of Previous Committee Minutes**

3.1 Session no 9 - 17 May 2021 - Accepted as presented

**4. Items Referred from Council - none**

**5. New Business**

5.1 Phair Avenue Park - Preliminary discussion. Seeking further input from Administration. Many public comments received re greenspace/parkspace. Discussion held surrounding good space for community going forward. Committee in agreement that consideration for future development of park should be costed and added as capital in next budget cycle.

5.2 Temporary Patio Request - Request received from Flint House. Committee proposes moving forward with request with recommendation that business provide their own barriers. Template/licensing agreement now developed and can be utilized for this request. Consistent fee structure desired however committee in agreement for waiving of fees this year due to difficulty downtown business have had with the understanding that fee structure will return to normal post Covid.

5.3 Letter from B. Naturkach re future planning ideas. Number of good planning initiatives. Potential options for re-development. Discussion including importance of communication with land owners re walking path. Great fit with strategic plan, goals for community and a good health initiative for community. Committee recommended advancement of this item as a priority with intent to include a walking and cycling path.

**6. Outstanding Items - none**

**7. Information**

7.1 PDEC May By-law report - Busy time with warmer weather approaching. Accepted as presented.

**8. In-Camera - none**

**9. Adjourn @ 0846 hrs / Next Meeting Date - 21 June 2021**

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Executive Committee Chair

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Secretary, Planning & Development Executive  
Committee

Date: June 16<sup>th</sup>, 2021

Report To: Planning & Development Executive Committee.

From: Patrick Briere, By-Law Enforcement Officer & Cody Vangel, CBO/Planner.

Re: FFCBC Request Letter.

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As you will recall at the Council meeting held on Monday June 14<sup>th</sup>, 2021, Council referred the attached FFCBC request letter to the Planning & Development Executive Committee.

The Planning & Development Division has completed a site visit with FFCBC members to verify their plans for the site. We have made the appropriate changes to the site drawing as outlined in the attached materials and have recommended that a building permit be issued for the tent set-up. As in past years, the FFCBC is asking that the Committee recommend waiving the building permit fee of \$57.00.

With this said, our office is supportive of the request from the FFCBC, and we continue to work with the FFCBC members and internal divisions to ensure that the event can proceed as planned.

Therefore, we are asking that the Planning & Development Executive Committee to recommend that Council approve the request as outlined in the attached drawing and request letter, as well as recommend that the building permit fee of \$57.00 be waived.

Respectfully submitted,

Original Signed by Both

Patrick Briere  
By-Law Enforcement Officer

Cody Vangel  
Chief Building Official/Municipal Planner

ATTACH: FFCBC Original Request Letter & Map.  
P&D Updated Map of Request Area.



June 10, 2021

Town of Fort Frances  
320 Portage Avenue  
Fort Frances, ON

To Whom It May Concern;

Please accept this letter of notification that the Fort Frances Canadian Bass Championship will be installing Fencing at the Sorting Gap Marina's Parking Area.

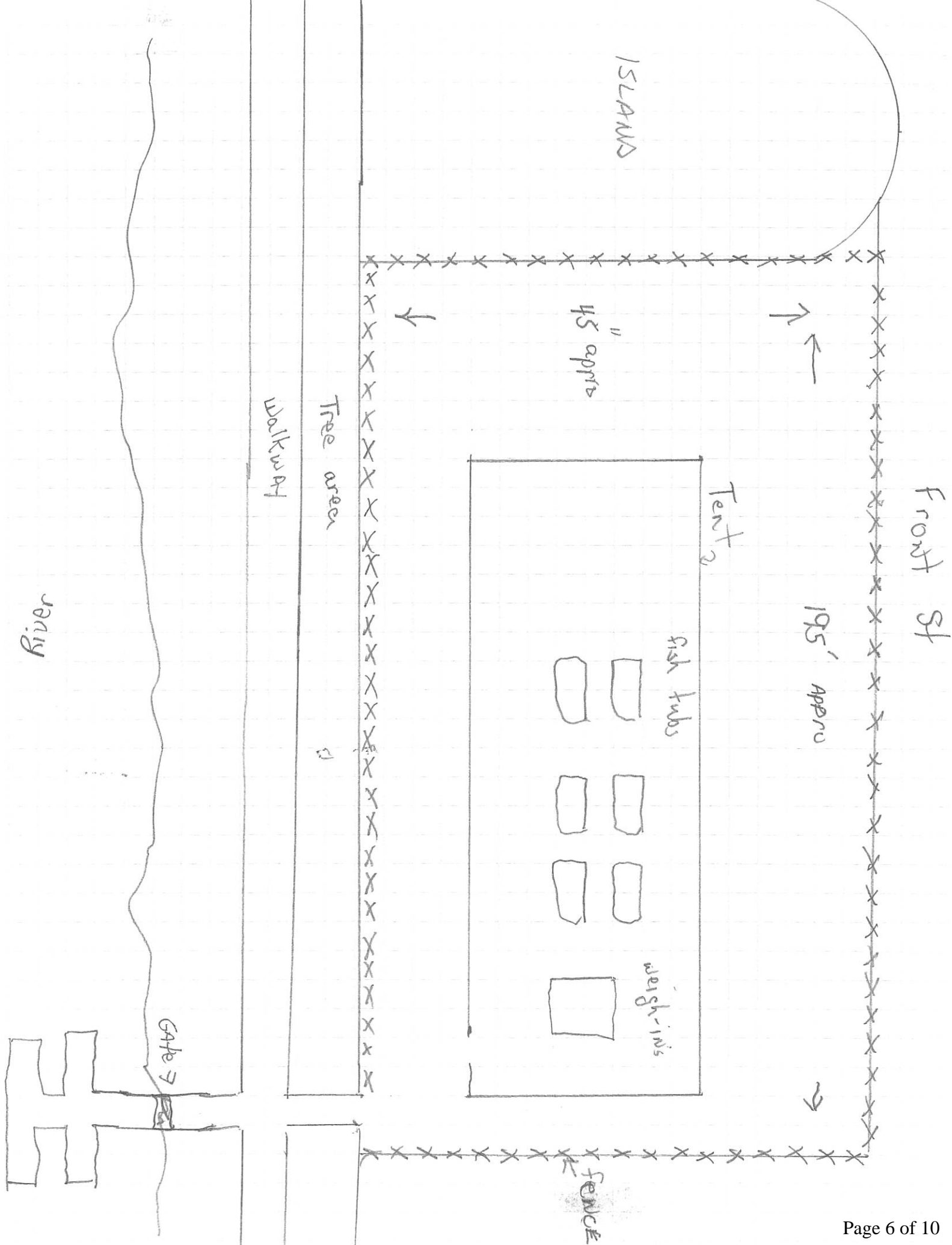
The fencing will only be put up around the parking area and the rest of the Sorting Gap areas will be left opened.

The time period for this will be from July 19<sup>th</sup> to the 25<sup>th</sup> inclusive.

A diagram of the fenced area is enclosed.

Thank you.

Wayne Allen  
Co-Chair  
FFCBC







Date: June 21, 2021

Report To: Planning and Development Executive Committee

From: Cody Vangel, Chief Building Official & Municipal Planner

Re: Newfort Request for SPCA Deposit Return – 814 Scott Street

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Newfort Developments intended to construct an 18-unit apartment complex in the Town of Fort Frances at 814 Scott Street this year, however, due to the significant increase in project costs (25%) over the last 12 months and ongoing provincial and international border restrictions, their group does not foresee the project taking place in 2021. Newfort is hopeful that the project can take place in 2022 if the construction material market stabilizes and border restrictions are loosened, though this cannot be guaranteed.

The Town and Newfort have entered into a Site Plan Control Agreement regarding the development where a letter of credit in the value of \$75,000.00 was issued to the Town to hold to ensure completion of the project as per the plans and drawings.

Given that Newfort will not be commencing the project this year they are requesting return of the \$75,000.00 as they are incurring 8% interest (per annum) on the deposit.

It should be made aware to the Committee that the site plan agreement relies heavily on the deposit to ensure the project and agreement are complied with. Without it the agreement has little binding authority.

If the Committee wishes to recommend approval of the request to return the deposit, the following would be recommended:

- That the site plan agreement be de-registered from title at the cost of the property owner;
- That the authorizing by-law be rescinded;
- That the property owner be required to reapply and issue a new fee (\$1,040.30) for a new site plan control agreement when ready to resume the project including any applicable legal costs; and
- That Newfort and Hillside reimburse the Town for the reimbursement issued under the Community Improvement Plan (Financial Incentive Program) for the value of \$7,471.98.

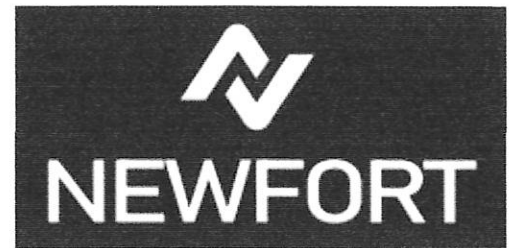
Respectfully submitted.



Cody Vangel  
Chief Building Official & Municipal Planner



Friday, June 4, 2020



**Deposit for Building Project at 814 Scott St**

Town Council of Fort Frances,

We approached Cody Vangel in regard to this matter, and he directed us to submit this letter for approval.

As you know we are in the process of developing an 18 unit residential building located at the address of 814 Scott St.

Currently this project is on pause for the following reasons:

1. Building material costs have increased so much, that the overall building project increased by about 25%. We are waiting for prices to stabilize.
2. Our Manitoba construction/labour is unwilling to travel to Ontario at this time while restrictions are in place, as this would put their businesses in a vulnerable position.

We do not anticipate resuming this building project until 2022.

Currently our \$75,000 deposit we have at the town is costing us \$500 per month from one of our lending sources (\$75,000 x 8% per annum).

We formally request to have the deposit of \$75,000 returned back to us, so that we settle our borrowed account, and stop the negative cashflow and cost to our business. We would re-submit the deposit prior to resuming this project, which would expect to be in 2022.

Thank you.

A handwritten signature in black ink, appearing to read 'George Friesen', written over a horizontal line.

George Friesen, President of Newfort Developments

Date: June 21, 2021

Report To: Planning and Development Executive Committee

From: Cody Vangel, Chief Building Official & Municipal Planner

Re: Building/Demolition Permit Fee Waiver Request

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The Town of Fort Frances will be undertaking multiple capital projects in 2021 where building/demolition permits are necessary. The Town's user fee schedule outlines associated fees with applicable building/demolition permits. The two main projects under consideration are the:

- Renovations to the Memorial Sports Centre; and
- Demolition of the Mowat Nursing Station

These projects would be assigned fees based on the following:

- \$57.00 for the first \$1,000 value of work; and
- \$11.40 for each \$1,000 value of work thereafter

As final bids are not all received the actual waiver amount is unknown at this time.

Administration is seeking recommendation from the Planning and Development Executive Committee to waive the building/demolition permit fees for the above noted capital works projects.

Respectfully submitted.



Cody Vangel  
Chief Building Official & Municipal Planner