

# TOWN OF FORT FRANCES

## Economic Development Advisory Committee

### AGENDA - June 5, 2017, 11:30 AM

#### MEETING - Committee Room - Civic Centre 11:30 a.m.

Page

1. **Call to Order**
2. **Non-agenda Committee items which because of urgency cannot be deferred to a subsequent meeting, identified to be considered later in the meeting.**
3. **Disclosure of pecuniary interest and the general nature thereof**
4. **Approval of Previous Advisory Committee Minutes**
  - 4.1 April 3rd, 2017. 2 - 4
  - 4.2 May 1st, 2017 Report (No quorum available). 5 - 6
5. **New Business**
  - 5.1 D. Kircher - Verbal update - Mill Property Matter (Mr. Kircher will be in attendance).
  - 5.2 Proposed Residential Development. 7 - 11
  - 5.3 Implications of Ontario Raising Minimum Wage to \$15.00 Per Hour. 12 - 16
6. **Non-agenda Items**
7. **Adjourn / Next Meeting Date - July 10, 2017**

TOWN OF FORT FRANCES  
ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

MINUTES

April 3rd, 2017

The meeting of Economic Development Advisory Committee of the Town of Fort Frances was held in the Committee Room, Civic Centre on April 3rd, 2017 from 11:41 a.m. to 1:04 p.m.

PRESENT: G. Rogozinski, Chair, D. Fortes, J. McTaggart, K. Perry, K. McCaig, J. Gillon, M. Caron, J. Cumming and G. McBride

ALSO PRESENT: T. Drysdale (RRFDC), D. Brown, K. Lawson

REGRETS: G. Gillon (RRFDC), Mayor R. Avis

**1. Call to Order 11:41 a.m.**

**2. Non-agenda Committee items which because of urgency cannot be deferred to a subsequent meeting, identified to be considered later in the meeting.**

- 2.1 1) T. Drysdale - Information Sheet - Spring Into Your Career Hiring Fair.  
2) T. Drysdale - Future of the Banners at the Bridge.

**3. Disclosure of pecuniary interest and the general nature thereof - None identified**

**4. Approval of Previous Advisory Committee Minutes**

- 4.1 1) December 5th, 2016.  
2) (notes from the February 6th, 2017 meeting - no quorum)

McTaggart-Perry: THAT the minutes from the December 5th, 2016 meeting be approved as distributed.

CARRIED

**5. New Business**

- 5.1 Committee Appointment - Gordon McBride.  
- members welcomed Mr. McBride to the group.
- 5.2 Project Petunia.  
- Tannis advised that sponsorship sales of the Project Petunia baskets have been going very well, and there are just a few more baskets left for purchase. If members would like to purchase or know of anyone who may wish to purchase, please advise her. Baskets will be red and white this year to reflect the Canada 150 Birthday theme.
- 5.3 Social Media Marketing Strategy.  
- Tannis provided members with a historical reference with respect to the development and expansion of the Town's social media strategies to date.
- 5.4 Canada 150 celebration volunteer event.  
- Tannis advised that RRFDC has purchased 500 pins in conjunction with Canada 150 in an effort to promote and recognize volunteerism within the community. She advised that 150 of these 500 pins would be set aside to honour and promote the impact of volunteerism by the youth of our community. She is hoping to honour those selected by presenting these young people with this pin and a certificate of recognition signed by Mayor on behalf of the Town. The rest of the pins will be divided between local service groups, and businesses to honour all others who have exemplified volunteerism in the community. Tannis will circulate a spreadsheet at the next meeting and the committee will have a further discussion to decide how many pins each organization will receive.

## 6. Standing Items

### 6.1 Rainy Lake Market Square.

- notes from the brainstorming session - February 6th, 2017.
- ideas for events, etc. that could help develop the market square use.

The following are the ideas which were brought forward by those members of the group in attendance:

- 1) Interactive Theatre - (period costumes possibly supplied by Little Theatre or the Museum - Cathy Richards would be a good contact);
- 2) Buskers Festival;
- 3) Possible Use of a Piano;
- 4) Speaker's Corner (perhaps a Soap Box Series);
- 5) Look at Use by Various Non-For Profits - (send fee structure and then waive);
- 6) Beast Feast;
- 7) Youth Night for Youth Bands;
- 8) Friday Night Dances;
- 9) Grand Opening Celebrations;
- 10) Talent Shows;
- 11) Labour Day/Thanksgiving Celebrations;
- 12) Fringe Acts;
- 13) Regalias;
- 14) Museum Directed Ideas - Cultural and Historical Interpretations;
- 15) Little Theatre presentations;
- 16) Board Games Tables - (Museum could rent out game pieces) - potential for chess tournaments;
- 17) Cribbage Tournament;
- 18) Blow Up Movie Theatre;
- 19) Farmer's Market - (requires accommodating farmers);
- 20) Clover Valley Market initiatives;
- 21) Ecumenical Services.

- The Rainy Lake Market Square is now to be known as the Rainy Lake Square with a "farmer's market" component. Tannis advised that she is now in the process of collecting names of vendors wishing to sell at the site.

She advised that she and Travis Rob attended the site on March 31st with Grade 12 students from Fort Frances High School and discussed ideas with the students for functions or events they might like to see happen at the square. Tannis further advised that a mid August opening for the square is tentatively scheduled with a Grand Opening to follow shortly after. RRFDC is currently purchasing new tents and tables for the vendors use. At the present time, there are no plans for the winter months. Members suggested using the venue for an outdoor rink, ice sculptures and possible New Years events.

### 6.2 Community Foundation Update.

- there is no update.

### 6.3 Presentation from D. Kircher - Alternate use of mill property.

- an announcement was made with respect to Seven Generations Organization obtaining \$8 million dollars of funding for the building of an educational/training centre near the Treaty 3 Police Station. No further action is required on this item.

## 7. Non-agenda Items

### 7.1 Tannis provided members with an information sheet for "Spring Into Your Career Hiring Fair" to be held May 2nd, 2017 from 3-7 p.m. at the Copper River Inn. Booths are being set aside for businesses to showcase and recruit new talent. Anyone interested in participating should contact RRFDC.

### 7.2 Members had a discussion about the banners currently situated on the Mill owned

property at the International Bridge. The banners are fading and there was a discussion about what best to do with them. Options for refurbishing, replacement or dismantling were provided. This item will be brought back to the next meeting for further discussion.

**8. Adjourn / Next Meeting Date - May 1st, 2017**

## TOWN OF FORT FRANCES

### REPORT

May 1, 2017

The gathering of members of Economic Development Advisory Committee of the Town of Fort Frances was held in the Committee Room, Civic Centre on May 1st, 2017 from 11:41 p.m. to 12:15 p.m.

PRESENT: G. Rogozinski, Mayor R. Avis, J. McTaggart, K. Perry, J. Gillon, C. Mallory

ALSO PRESENT: T. Drysdale, G. Gillon (RRFDC), L. Mose, MNDM, R. Thoms, B-93 The Border and K. Lawson, Secretary

REGRETS: J. Cumming, D. Fortes

**1. Call to Order - (No quorum)**

**2. Non-agenda Committee items which because of urgency cannot be deferred to a subsequent meeting, identified to be considered later in the meeting - refer to item 6.1.**

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

**4. Approval of Previous Advisory Committee Minutes**

4.1 April 3rd, 2017.

- will be presented at the next regular meeting where quorum is available for approval.

**5. Standing Items**

5.1 Project Petunia Update.

- Tannis advised committee that all baskets have been sold and that this years colours will be red and white in conjunction with Canada 150 celebrations.

5.2 Canada 150 Celebration Event.

- a brief discussion was had respecting this matter. Tannis has ordered 500 special pins and will be preparing certificates of recognition for 500 volunteers. Committee recommended that approximately 75 to 100 will be given to Town administration to recognize current volunteers serving on committees and advisory groups. Committee further recommended that the Town web site be set up to encourage residents to nominate persons both in the under 50 and over 50 category who have made a contribution in the area of volunteering. This matter will be further discussed at the next regular meeting.

5.3 Rainy Lake Square.

- Tannis advised that she is continues to work on event programming and is looking towards a soft launch in the beginning of August, followed by a more formal launch tentatively projected for the 3rd week of August. Mayor Avis gave a brief update on the work being done with the architects to bring down the costing of the project. Tannis advised that funding has been secured by RRFDC for new tables and tents and for marketing promotion. If anyone is interested in using the market, they should be encouraged to contact Tannis.

**6. Non-agenda Items**

6.1 Although quorum did not exist for this meeting, two items were requested by members for further discussion:

1) J. McTaggart - Presentation by D. Kircher - Property Matter.

- Mr. McTaggart advised he had spoken with Mr. Kircher who was still very much interested in advancing the idea of development of a trade school. Mr. Kircher will

contact Tannis about coming to the next regular meeting.

2) G. Rogozinski - State of the banners on the Resolute FP building at the customs entryway to Fort Frances.

- a brief discussion was had about options for the banner. It was decided that Council should be tasked with providing direction. Mayor Avis will provide Council with a verbal update respecting this matter at the next regular Council meeting and request that the matter be referred to committees for direction.

**7. Adjourn / Next Meeting Date - June 5th, 2017**



Date: May 9, 2017

Report To: Planning and Development

From: Tyson Dennis, Chief Building Official/Municipal Planner

**Re: Residential Property Review and Future Residential Development Planning**

As stated in the Economic and Community Development section of the Town of Fort Frances Strategic Plan, (May of 2017 start of examination), the Town will conduct an examination of the potential subdivision development of town owned properties. The last few weeks the Planning and Development Division has started to look at the properties owned by The Town in order to have options of future development for residential opportunities.

As of May 11, 2017, the subdivision of Huffman Court has lot 8 in the Court, lots 3, 4 and 5 on Williams Avenue left for sale. Now that the 2017 building season is upon us, development is moving forward with some of the sold lots, and many inquiries are coming in for the four lots still for sale. Once these lots are sold, where does the community expand with residential development? The timing of the Strategic Plan initiative could not have been better. The timing is great for the next step towards residential development.

I have attached a map of the Town of Fort Frances owned residential properties. Administration went through and discussed the sites to determine the top options for future development. Erin Crescent and Elizabeth Street North were the top areas of Town property for potential development. From a planning aspect of resident density, present area infrastructure and potential amount of usable land for development, Erin Crescent and Elizabeth Street North were Administrations top choices for the next areas of development.

Once the top two development areas were determined, Planning and Development along with Operations and Facilities have calculated preliminary cost estimates for residential development for utilities and services for the areas. Attached are the estimated costs for the lots if developed.

Elizabeth Street North area has two options for lot development. A 22-lot phase or a 35-lot phase. This would allow Council to develop the area as two phases of development or as one large development depending on funding options. This area as of now does not have curb and gutter, so the preliminary design does not include such infrastructure. Drainage ditching and culverts would be the means to dealing with storm water.

Previously, Erin Crescent was developed with a Plan of Subdivision which consisted of the area having 27 lots. These lots would have dropped curbs, storm sewers and full paving of the street. In the opinion of Administration, Erin Crescent is the most cost efficient and has the most potential for lot sales, as well as variety of lot sizes.

The estimated costs for these residential subdivisions have been calculated using previous pricing from road and infrastructure work as well as utility costs from the Huffman Court project. The infrastructure estimates have been made with inflated costs to allow for higher estimates for preliminary lot prices.

When the Town undertook the construction of the Huffman Court Subdivision, the costs of construction were paid out of the Town reserves, the lot prices reflected a cost recovery model and the intention was to pay back the reserves through the sale of the lots. This has been the practice to date and has been an effective way to bolster the Town tax base. The intention would be to utilize a similar model for this development.

Given the presented information and the review conducted, Administration recommends the following:

1. That Council select Erin Crescent as the next residential development in the Town of Fort Frances
2. That Council directs Administration to engage local utility providers to start the process of developing cost estimates for the installation of utilities in this subdivision
3. That Council provide direction regarding the timelines to start the construction of this subdivision.

Respectfully submitted,

Originally Signed By,

Tyson Dennis

Chief Building Official / Municipal Planner.







## **Erin Crescent 27 Lot Estimate Prices**

### **Lot Price Summary**

Lot 22	\$59,969.00
Lot 8	\$60,891.60
Lots 7, 23, 24	\$61,814.20
Lots 55 - 61	\$63,659.40
Lots 12 - 18, 54, 62	\$66,427.20
Lot 19	\$73,808.00
Lot 9	\$77,498.40
Lot 21	\$83,956.60
Lot 11	\$92,260.00
Lot 10	\$127,318.80
Lot 14	\$132,854.40

Cost per m2            **\$92.26**

## **Elizabeth Street West 35 Lot Expansion Estimate Prices**

Cost per m2 on lots 40m x 18m **\$84.68.**

Cost per lot for the expansion **\$60, 973.10.**

## **Elizabeth Street West 22 Expansion Estimate Prices**

Cost per m2 on lots 40m x 18m **\$90.36.**

Cost per lot for the expansion **\$65, 060.70.**



## Kathy Lawson

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**From:** Dale And Elizabeth <dfortes@bell.net>  
**Sent:** June-01-17 2:30 PM  
**To:** Kathy Lawson  
**Cc:** crmallory@msn.com; ecorogo@shaw.ca; geoff@rrfdc.on.ca; jgillon@shaw.ca; jcumming@fortfrances.com; kristab@rrdssab.on.ca; lakracer@yahoo.ca; mlcaron@bellnet.ca; tannis@tannis-drysdale.com; john@mctaggarts.ca; leanne.mose2@ontario.ca; gordmcbride@hotmail.com; Doug Brown; Roy Avis  
**Subject:** Re: Economic Development Advisory Committee - 05 Jun 2017 - Agenda:

Hi Kathy, can we add "minimum wage increase" and associated changes to Labour Act to meeting agenda? The recent announcement by the Wynn government will have a significant impact on business at every level.

Definitely an economic show stopper.

Thanks  
Dale

Sent from my iPhone

On Jun 1, 2017, at 10:42 AM, <[cwnotification@icompasstech.com](mailto:cwnotification@icompasstech.com)> <[cwnotification@icompasstech.com](mailto:cwnotification@icompasstech.com)> wrote:

Good Morning Everyone:

Attached please find the link for the Economic Development Advisory Committee - 05 Jun 2017 - Agenda:

Open Final:  
[Economic Development Advisory Committee - 05 Jun 2017 - PDF](#)  
Current Item Status: Published

As always, lunch will be served. If you are unable to attend please advise the undersigned.

Paper copies will be available at the meeting.

Thanks and have a great weekend!

Best regards,

Kathryn Lawson, Deputy Clerk  
Phone - 807-274-5323 ext 1212  
fax - 807-274-8479  
[klawson@fortfrances.ca](mailto:klawson@fortfrances.ca)

[Contact Us](#)

**From:** Ontario News <newsroom@ontario.ca>  
**Sent:** May-31-17 9:21 AM  
**To:** Kathy Lawson  
**Subject:** Ontario Raising Minimum Wage to \$15 Per Hour



*News Release*

**Ontario Raising Minimum Wage to \$15 Per Hour**

May 31, 2017

**Increase Will Help More Than a Quarter of Ontario's Employees to Get Ahead**

Ontario is proposing the largest increase to the minimum wage in the province's history, raising it to \$15 per hour, as part of a plan to create better jobs and fair workplaces. This will give more than a quarter of employees in the province a pay increase and will help ensure that more workers are benefitting from Ontario's economic growth.

Ontario's economy has outperformed all G7 countries in real GDP growth over the past three years, and unemployment is at a 16-year low. But the nature of work is also changing. People are working longer, jobs are less secure and benefits are not the same as they used to be. Many employees are working long hours and still struggling to support their families on the current minimum wage of \$11.40.

Premier Kathleen Wynne was at the YWCA Toronto today to talk about the government's plan to increase the minimum wage to \$14 per hour on January 1, 2018, and \$15 per hour on January 1, 2019, followed by annual increases at the rate of inflation.

Ontario is committed to moving forward in a balanced way. Ontario will work closely with businesses of all sizes to support them as these changes come into effect, so they can continue to succeed and keep the economy strong. Raising the minimum wage will help businesses by improving productivity, increasing employee retention and boosting the purchasing power of workers.

Creating fair workplaces and better jobs across Ontario is part of our plan to grow our economy and help people in their everyday lives.

## QUICK FACTS

- Half of the workers in Ontario who earn less than \$15 per hour are between the ages of 25 and 64, and the majority are women.
- The minimum wage increase is part of [a landmark package of proposals](#) to help create fair workplaces and better jobs. This includes ensuring that part-time workers are paid the same hourly wage as full-time workers for doing the same job, introducing paid personal emergency leave days for every worker, expanding personal emergency leave and making employee scheduling fairer.
- Earlier this month, Ontario released the final report of the Changing Workplaces Review, the first-ever independent review of the Employment Standards Act, 2000 and Labour Relations Act, 1995.

## ADDITIONAL RESOURCES

- [Proposed changes to Ontario's employment and labour laws](#)
- [The Changing Workplaces Review — Final Report](#)

### QUOTES

"Millions of workers in Ontario are finding it almost impossible to support their families on a minimum wage that just doesn't go far enough. It's time this rate reflected the reality of people's lives. Raising the minimum wage is about creating a fairer, more equal society where everyone gets to share in our province's economic growth."

— *Kathleen Wynne, Premier of Ontario*

"These needed legislative changes can help ensure every hard-working person in our province has the chance to reach their full potential. Fairness and decency must continue to be the defining values of our workplaces. No person in Ontario should ever feel like they can't get ahead."

— *Kevin Flynn, Minister of Labour*

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