

# TOWN OF FORT FRANCES

## Economic Development Advisory Committee

### AGENDA - October 2nd, 2017 - 11:30 a.m.

#### MEETING -Committee Room - Civic Centre

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 September 11th, 2017 Meeting Minutes. 2 - 3
5. **New Business**
  - 5.1 Discussion Item No. 1 4  
Industrial Park Sales Guide and Prices.
  - 5.2 Discussion No. 2 5 - 12  
Residential Revitalization Grant Program.
6. **Standing Items**
  - 6.1 Rainy Lake Market Square Update.
  - 6.2 Implication of Ontario Raising Minimum Wage to \$15.00 per hour.
7. **Non-agenda Items**
8. **Adjourn / Next Meeting Date - November 6th, 2017**

## TOWN OF FORT FRANCES

### MINUTES

September 11, 2017

The meeting of Economic Development Advisory Committee of the Town of Fort Frances was held in the Committee Room - Civic Centre on September 11, 2017 from 11:44 a.m. to 1:29 p.m.

PRESENT: G. Rogozinski, Chair, K. Perry, J. McTaggart, J. Gillon, K. McCaig, G. McBride, J. Cumming

ALSO PRESENT: T. Drysdale, Consultant (RRFDC); L. Mose, MNDM, D. Brown, CAO and K. Lawson, Secretary

REGRETS: G. Gillon, RRFDC

1. **Call to Order 11:44 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.**
  - 1) July and August Committee Meetings;
  - 2) Erin Crescent;
  - 3) Trees on Scott Street.
3. **Disclosure of pecuniary interest and the general nature thereof - None identified.**
4. **Approval of Previous Advisory Committee Minutes**

- 4.1 June 5, 2017 Meeting Minutes.

Caron-McBride: THAT the minutes from the June 5th, 2017 meeting be approved as distributed.

CARRIED

### **5. New Business**

- 5.1 Presentation from Brent Tookenay, Chief Executive Officer, Seven Generations Education Institute re: Development of a new Trade School.
  - Mr. Tookenay provided the committee a presentation on the Background History and Strategic Priorities of the Seven Generations Education Institute and updated them on the current development of the trade school now being built. He emphasized that although the institute programs include development of programs focusing on local treaty, cultural traditions and language, all programs are available to both First Nation and non aboriginal applicants. Mr. Tookenay answered questions on educational programs, housing for students, student enrollment capacity and his thoughts on the purchasing of the Mill building for the purpose of developing a working paper mill/trade school concept. Chair Rogozinski polled committee members to determine the necessity for further investigation respecting the viability of a working mill/trade school concept. Consensus indicated there was no need to further the matter. Tannis will draft a letter for the Chair's signature to advise Mr. Dave Kircher of the Committee's decision.
- 5.2 Presentation of Canada 150 Volunteer Pins/Certificates.
  - Councillor Perry presented the Canada 150 Volunteer Pins/Certificates to committee members, thanking them for their service.
- 5.3 Snow Birds Opportunity.
  - this item was removed from the agenda with no further action.
- 5.4 RCMP Musical Ride - Host the Ride.
  - committee was advised that the RCMP Musical Ride will include Northern Ontario and

British Columbia in their 2018 annual tour schedule. The committee was asked if they felt there would be interest in pursuing this opportunity and the consensus was in favour of further investigation by Geoff.

**6. Standing Items**

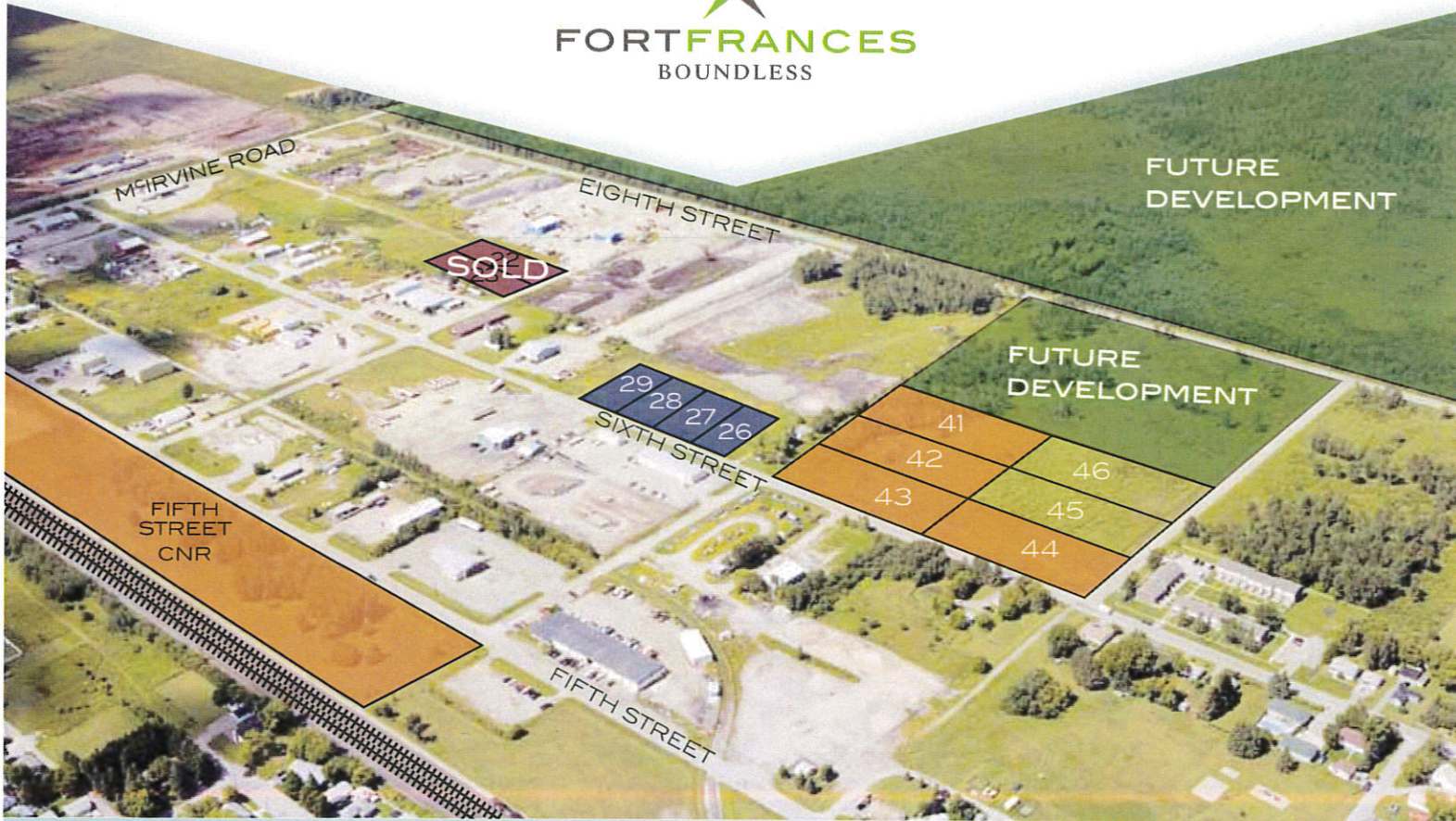
- 6.1 D. Kircher - Mill Property Matter - Update dated July 21st, 2017 from D. Kircher.  
- Mr. Kircher will be advised of committee's recommendation to not further investigation for the viability of this matter.
- 6.2 Implication of Ontario Raising Minimum Wage to \$15.00 Per Hour.  
- Councillor Perry advised the committee that NOMA is continuing to lobby against the provincial government's decision and is monitoring the implications. It will be furthered at the Northwestern Regional Conference in Thunder Bay this month.
- 6.3 Rainy Lake Market Square Update.  
- an update was provided respecting progress of the square. Committee was advised that weather and unforeseen delays with landscaping, delivery of stage equipment, electrical installations, etc have moved the official opening back. Doug will meet with Tannis and staff to coordinate details for the official opening. Tannis advised that there will be open air concerts coming up in September in conjunction with the opening.

**7. Non-agenda Items**

- 7.1 G. Rogozinski re: July and August meetings.  
- The Chair expressed concerns about the decision to not have meetings in July and August. Committee was advised that based on previous meetings during the summers being cancelled because of lack of quorum and vacation scheduling, the decision was made to cancel. Committee recommended that going forward, the question of having July and August meetings be placed on the agenda for the June regular meeting and that committee decide at that time about their ability to attend these particular meetings.
- 7.2 G. Rogozinski re: Erin Crescent.  
- Mr. Brown and Councillor Perry provided an status update on Erin Crescent development and Council's decision to refer the matter to the 2018 Budget Process.
- 7.3 J. Gillon re: Trees on Scott Street.  
A lengthy discussion was had respecting the issue of removal of trees within the Town. Tannis will investigate funding program opportunities to develop a plan for municipal greenscaping.

**8. Adjourn 1:29 p.m./ Next Meeting Date - October 2nd, 2017**



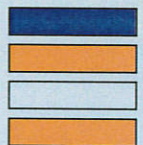


## INDUSTRIAL PARK

### PROPERTY DETAILS



| PROPERTY     | FRONTAGE<br>(metres +/-) | DEPTH<br>(metres +/-) | AREA*<br>(acres) | PRICE<br>/ACRE |
|--------------|--------------------------|-----------------------|------------------|----------------|
| Lots 26-29   | 32.49                    | 60.96                 | 0.5              | \$3,500.00     |
| Lots 41-44   | 94.92                    | 45.45                 | 1.10             | \$3,500.00     |
| Lots 45-46   | 94.92                    | 45.45                 | 1.10             | \$3,500.00     |
| Fifth Street | 810.88                   | 50.87                 | 10.19            | \$3,500.00     |



\* Lot sizes are approximate

Fully Serviceable  
Excavated & backfilled

Fully Serviceable  
Not Excavated

Serving Contingent  
upon development

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### TERMS OF SALE

- Price is \$3,500 per acre - applies to some
- In addition to the \$3,500 per acre at the time of sale a development guarantee of \$10,000 per acre will be added to the purchase price
- The purchaser will pay all costs associated with the sale of the property
- All lots are sold as is



ecdev@fort-frances.com | Contact: Tannis Drysdale 1.877.887.9621





# BUILDING GRANTS



The Town of Fort Frances believes in the value of having strong, healthy residential communities. Knowing that every community is only as strong as its weakest link the Town has endeavored to create a series of programs that can help residents improve their properties.

These programs will help improve properties that have deteriorated to the point where repairs are not feasible and demolition is the only option. They will also encourage owners to repair and renovate properties which are valued significantly less than neighboring properties.

By promoting construction within existing infrastructure, our community will continue to grow without expanding core services and incurring future maintenance costs. This not only benefits today's citizens but will be an advantage for generations to come. The Town is offering two programs to assist homeowners.

These programs are the Residential Renovate and Rebuild Program and the Residential Demolition Program.

## Town of Fort Frances PROGRAM INFORMATION

### Property Value Revitalization Grant DEMOLITION, REBUILD, REVITALIZATION

These grants will provide a rebate on identified Town services or costs relating to demolition and property revitalization up to a maximum of \$2,000.00.

#### PROGRAM REQUIREMENTS:

- The property must be residential,
- The value of the renovation must be \$25,000.00 as determined by a building permit.
- The property must be located on existing water and sewer services.
- Rebates for town services related to a demolition on a residential property are eligible if the intent is to rebuild on the property within two years, the rebate will be provided at the time that a building permit is issued.

Grant rebates only apply to approved in kind Town services. All services must be paid for in advance and then with receipts applicants will receive rebates.



Canada



RAINY RIVER FUTURE  
DEVELOPMENT CORPORATION  
A Community Futures Development Corporation





## FREQUENTLY ASKED QUESTIONS

*How do I know if my planned improvements are eligible?*

You may discuss your plans with us before you apply and a local realtor may be able to give you advice on the value of your improvements.

*How long will the Town accept applications?*

This is an on going program, you may apply at any time. The Town will review these programs regularly and the programs may be cancelled/ changed at the discretion of Town Council.

*Does it cost anything to apply?*

The Town has no charge to process this application.

*How long will it take to process my application?*

If your application is complete and contains all the information required to process, an approval or denial will normally be issued within 10 working days.

*How do I receive my rebate?*

Included in your application package will be a form to apply for the rebates. You MUST keep copies of all receipts and submit them to the Town office for reimbursement.

## HOW TO APPLY

It is suggested that you consult with your realtor before you begin your application. In most cases you may require a realtor to advise you of the increase in value that your property will likely achieve as a result of the improvements.

In all cases property owners must apply in advance of starting their improvements. And applicants must have a building permit or a building permit for demolition.

Full application and program details are available at [www.fort-frances.com](http://www.fort-frances.com) or by contacting the Town of Fort Frances.



TOWN OF FORT FRANCES  
Economic Development Office

Phone: (807) 274-3276 • Fax: (807) 274-6989

[info@trfdc.on.ca](mailto:info@trfdc.on.ca)



Residential  
BUILDING GRANT

[www.fort-frances.com](http://www.fort-frances.com)





## INFORMATION

### Residential Revitalization Grant

### Demolition, Rebuild, Revitalization

**If approved, this grant will provide a rebate on any Town service up to a maximum of \$2,000.00.**

#### **PROGRAM REQUIREMENTS:**

- The property must be residential (single detached dwelling).
- The value of the renovation must be \$25,000.00 as determined by a building permit.
- Normally, construction must be located on a property with existing water and sewer service; exceptions will be made where the home has been serviced by private services in the past.
- Landfill cost rebates are eligible for the cost of demolition if the intent is to rebuild within two years. The application will be finalized at the time that a building permit is issued.

AND

#### **GENERAL REQUIREMENTS:**

- a) The applicant must be the registered owner of the property or have an equitable interest in the property. An agent may act on behalf of the applicant with required authorization.
  - b) Applications shall be submitted on forms provided and supported by documentation as required by the Finance Department.
  - c) All applications for assistance under this program will be considered subject to the availability of funding.
  - d) The properties must be located within one of the identified Community Improvement Project areas to which the grant or loan program applies.
  - e) Realty taxes, service fees and utilities paid to the Town of Fort Frances or The Fort Frances Power Corp must be paid current on all properties owned by the applicant at the time of the application and throughout the development process. Special consideration may be given to brownfield sites.
  - f) Property owners who have previously defaulted under any Town of Fort Frances loans program will not be eligible.
  - g) Grants will not be given retroactively to recognize projects that have begun without application to the program. Applications must be approved prior to any work being done to the associated building or property.
  - h) The Town of Fort Frances may discontinue any of the Financial Incentive Programs at any time; however, any participants in the program prior to its discontinuation will continue to receive the grants as were determined through agreement for their properties.
  - i) The applicant must provide a definite construction start date and construction must be complete within 2 years of the incentive approval.
  - j) The total value of funding under any and all programs that may be granted to any individual site shall not exceed the annual value of the tax dollars derived from the re-assessment due to the construction, rehabilitation, renovation or conversion undertaken.
  - k) **All fees etc. must be paid first. Grant monies will be reimbursed to acceptable receipts.**
  - l) The Town retains the right to assess the reasonableness of costs and which costs are eligible under the terms of the program.
  - m) In kind services provided at reduced rates as related to grants programs must be used for the purposes of forwarding the development in the approved application. Expenses incurred for other properties are not eligible expenses.
  - n) The proposed development/renovation must conform to The Town of Fort Frances Official Plan, Zoning By-law, The Ontario Building Code and any other relevant Federal, Provincial or Municipal regulation, law or By-Law.
- Services Eligible for Rebate:

- Tipping fees
- Grade set fee
- Fees for services connect
- Driveway crossing approach/entrance fees
- Printing of maps as may be required
- Some application fees for a:
  - Minor Variance
  - Consent
  - Agreements such as
    - Easement
    - Encroachment
    - Other as may be required
- Building Permit Fees:
  - Construction
  - Renovation
  - Alteration
  - Repair
  - Demolition
  - Plumbing

**ALL SERVICES MUST BE PAID FOR AT THE TIME OF INVOICE AND WILL BE REPAID UPON REQUEST BY SUBMITTING THE FIP REBATE REQUEST FORM.**

ONLY TOWN OF FORT FRANCES FEES ARE ELIGIBLE FOR REBATE

**APPLICATION CHECKLIST:**

- I have attached forms: ☐ Application  
☐ Copy of The Town of Fort Frances Building and Demolition Permit
- ☐ I have read and understand both the General and Specific Program Requirements  
☐ I have completed all sections of this application including the sworn declaration

You may deliver your application in person or send it by mail to:

The Town of Fort Frances

320 Portage Ave.

Fort Frances, ON, P9A 3P9

Or for more information: Phone: (807) 274-3276

**FAILURE TO COMPLETE THIS ENTIRE APPLICATION MAY RESULT IN DELAYS IN PROCESSING.**





## APPLICATION

**Residential Revitalization Grant**

**Demolition, Rebuild, Revitalization**

|                                   |
|-----------------------------------|
| <b>FOR OFFICE USE ONLY</b>        |
| <b>File Number:</b>               |
| <b>File Name:</b>                 |
| <b>Date Application Received:</b> |
| <b>Date Application Complete:</b> |

### **PART ONE ABOUT YOU**

#### **APPLICANT INFORMATION:**

NOTE: If applicant is not the Owner, a Letter of Authorization from the Owner must be attached

Primary Contact: \_\_\_\_\_

Registered Owner(s) \_\_\_\_\_

Address \_\_\_\_\_

Telephone Number \_\_\_\_\_ Fax Number: \_\_\_\_\_

Email: \_\_\_\_\_

Applicant (Agent): \_\_\_\_\_

Address \_\_\_\_\_

Telephone Number \_\_\_\_\_ Fax Number: \_\_\_\_\_

Email: \_\_\_\_\_

### **PART TWO: ABOUT THE PROPERTY**

#### **SUBJECT LAND or HOME:**

## Legal Description of Lands

Lot No: \_\_\_\_\_

Plan No: \_\_\_\_\_

Parcel No(s): \_\_\_\_\_

Street Address: \_\_\_\_\_

### **PART THREE: ABOUT YOUR PLANS**

#### **DEVELOPMENT / REDEVELOPMENT PROPOSAL:**

Provide a description of the work to be done:

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I have a building permit for demolition:

† YES † NO

*(Please attach a copy of the permit issued)*

Approximate Start Date of: Demolition *if applicable* \_\_\_\_\_

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I have a building permit for construction

† YES † NO

*(Please attach a copy of the permit issued)*

Approximate Start Date of: Construction: *if applicable* \_\_\_\_\_

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### **PART FOUR: OTHER INFORMATION**

You may provide any other information that may be useful to the Town in reviewing this application and development proposal on an attached page.



**SIGNATURE OF OWNER/AUTHORIZED AGENT  
AFFIDAVIT OR SWORN DECLARATION OF APPLICANT**

► I \_\_\_\_\_ of the \_\_\_\_\_ of \_\_\_\_\_ in  
the \_\_\_\_\_ of \_\_\_\_\_ confirm that the information contained in this application is  
true and that the information contained in the documents that accompany this application is true. I have read  
and understand both the General and Specific Requirements of the Program and to the best of my knowledge  
declare that this project satisfies those conditions.

Witnessed before me \_\_\_\_\_ )

at the Town of Fort Frances, \_\_\_\_\_ )

in the District of Rainy River \_\_\_\_\_ )

this \_\_\_\_\_ day of \_\_\_\_\_ ) \_\_\_\_\_ Applicant

\_\_\_\_\_  
Witness

**OWNER'S CONSENT OF INFORMATION**

Information collected during the processing of this application the application and all supporting documentation is  
required to be available for public viewing. Complete the consent of the owner concerning personal information as  
set out below.

I \_\_\_\_\_, am the registered owner(s) of the land  
that is the subject of this application, and hereby acknowledge, authorize and consent, for the purposes of  
the *Municipal Freedom of Information and Protection of Privacy Act*, to the use by or disclosure of my  
personal information collected for the purposes of processing this application.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner



## INTERNAL APPLICATION PROCESS RECORD

|  |
|--|
| <b>FOR OFFICE USE ONLY</b>                 |
| <b>File Number:</b>                        |
| <b>File Name:</b>                          |
| <b>Date Application Received:</b>          |
| <b>Date Application Complete:</b>          |
| <b>Approval/Refusal sent Grant Advice:</b> |
| <b>Project Start Date:</b>                 |
| <b>Grant Expiration Date:</b>              |
| <b>SIGNATURE OF APPROVAL:</b>              |

### REQUIREMENTS:

- ☐ Demolition Permit
- ☐ Construction Permit
- ☐ Applicant is the registered owner of the property or has an equitable interest in the property or an agent with required authorization.
- ☐ Realty taxes are current
- ☐ Service fees and Utilities are current
- ☐ The Fort Frances Power Corp payments are current
- ☐ No previous grant defaults
- ☐ Application occurs before demolition start date

### GRANT PAYMENTS

Maximum of \$2,000.00

|                                       | DATE  | AMOUNT | TOTAL REMAINING |
|---------------------------------------|-------|--------|-----------------|
| 1st Payment to applicant:             | _____ | _____  | _____           |
| 2 <sup>nd</sup> Payment to applicant: | _____ | _____  | _____           |
| 3 <sup>rd</sup> Payment to applicant: | _____ | _____  | _____           |