

TOWN OF FORT FRANCES

Economic Development Advisory Committee

AGENDA - December 4th, 2017 - 11:30 a.m.

MEETING - ***COUNCIL CHAMBERS*** - 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 October 2nd, 2017 Meeting Minutes and November 6th, 2017 (no quorum) Informational Report. 2 - 5
5. **New Business**
 - 5.1 L. Mose (MNDM) - NOHFC Update.
6. **Standing Items**
 - 6.1 Industrial Park Sales Guide and Prices. 6 - 20
 - 6.2 Residential Revitalization Grant Program. 21 - 22
7. **Non-agenda Items**
8. **Adjourn / Next Meeting Date - January 8, 2018**

TOWN OF FORT FRANCES
ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

MINUTES

October 2nd, 2017

The meeting of Economic Development Advisory Committee of the Town of Fort Frances was held in the Committee Room, Civic Centre on October 2nd, 2017 from 11:42 a.m. to 12:47 p.m.

PRESENT: J. McTaggart, Vice Chair; D. Fortes, R. Avis, C. Mallory, J. Gillon, K. Perry, K. McCaig, G. McBride, M. Caron

ALSO PRESENT: T. Drysdale, Consultant, G. Gillon (RRFDC), D. Brown, CAO, T. Dennis, CBO/Municipal Planner and K. Lawson, Secretary

REGRETS: L. Mose (MNMD)

1. Call to Order - 11:42 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 J. Cumming re: Urban Trees.

2.2 C. Mallory re: Lack of Residential Rentals in Fort Frances.

2.3 Mayor Avis re: Resolute Update.

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

4. Approval of Previous Advisory Committee Minutes

4.1 September 11th, 2017 Meeting Minutes.

McBride-Perry: THAT the minutes from the September 11th, 2017 meeting be approved as distributed.

CARRIED

5. New Business

5.1 Discussion Item No. 1 - Industrial Park Sales Guide and Prices.

- Tannis provided a verbal update on taxation assessment for properties within Ontario and Manitoba. A discussion was had on available lot assessment and this matter will be furthered at a future meeting.

5.2 Discussion No. 2

Residential Revitalization Grant Program. Committee provided recommendations to increase the potential funding amount while decreasing the amount of necessary expenditures necessary to meet funding guidelines. A new draft will be brought forward to a future meeting.

6. Standing Items

6.1 Implication of Ontario Raising Minimum Wage to \$15.00 per hour.

- this matter continues to be monitored.

6.2 Rainy Lake Market Square Update.

- Tannis advised the official opening has been delayed and she will advise further.

7. Non-agenda Items

- 7.1 J. Cumming re: Urban Trees.
- Jim distributed information to members in attendance to be used for discussion purposes at the next regular committee meeting.
- 7.2 C. Mallory re: Lack of Residential Rentals Update.
- Charleen spoke to the committee about the lack of available rental units in Fort Frances. Tannis will work with Tyson Dennis, CBO/Municipal Planner to develop an analysis of marketing opportunities and possible multi-family rental properties.
- 7.3 Mayor Avis re: Resolute Update.
- Mayor provided committee members with a brief update on the status of Resolute properties in Fort Frances. This matter continues to be monitored and Council continues to express their concerns to Provincial Ministers both by correspondence and through the use of delegation requests. Mayor has yet to receive a response from Resolute to his June 1st, 2017 request for information regarding the status of properties.

8. Adjourn 12:47 p.m. / Next Meeting Date - November 6th, 2017

TOWN OF FORT FRANCES

REPORT

November 6, 2017

An information session of the Economic Development Advisory Committee of the Town of Fort Frances was held in the Committee Room, Civic Centre on November 6, 2017 from 11:42 a.m. to 1:10 p.m.

PRESENT: G. Rogozinski, K. McCaig, J. Gillon, M. Caron (12:30 p.m. to 1:10 p.m.), K. Perry, (11:42 a.m. to 12:50 p.m.), J. McTaggart, (11:42 a.m. to 1:05 p.m.), J. Cumming.

ALSO PRESENT: D. Brown, CAO, K. Lawson, Secretary

REGRETS: Mayor R. Avis, D. Fortes, L. Mose (MNDM)

1. Call to Order - 11:40 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. - none identified

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

4. Approval of Previous Advisory Committee Minutes

4.1 October 2nd, 2017 Meeting Minutes. - no quorum - this item will be deferred to the next regular meeting for approval.

5. New Business

5.1 Tbaytel Fibre Announcement - members adjourned at 11:50 a.m. to Council Chambers for the Tbaytel launch announcement of Fibre in Fort Frances and then returned to the information session in Committee Room shortly thereafter.

5.2 Report on the Biomass 2017 Conference and RRFDC Wood Related Activities. G. Gillon provided an overview of this report and the wood related activities in the district.

6. Standing Items

6.1 J. Cumming - Urban Trees. (refer to materials previously provided by J. Cumming at the October 17th meeting.) - a discussion was held. Members in attendance decided that this matter would be better considered by the Town's Planning and Development and Operations and Facilities Executive Committees. The materials will be provided to the respective committees and Mr. Cumming will be formally contacted by the committee secretaries to make his presentations to these groups.

6.2 Implication of Ontario Raising Minimum Wage to \$15.00 per hour (Bill 148) - this matter continues to be monitored. - committee members in attendance decided that this matter may now be removed.

6.3 Industrial Park Sales Guide and Prices. (materials to be presented at the December 4th EDAC meeting).

6.4 Residential Revitalization Grant Program (materials to be presented at the December 4th EDAC meeting).

6.5 Rainy Lake Market Square. - some concerns were raised about the need for security cameras. It was identified that there were none at the site now. Mr. Brown will look into this matter further.

6.6 Lack of Residential Rentals Analysis. - T. Drysdale advised that she and T. Dennis will be preparing a report for a upcoming meeting of the Committee.

7. Non-agenda Items - none were identified

8. Adjourn / Next Meeting Date - December 4th, 2017



**RAINY RIVER FUTURE
DEVELOPMENT CORPORATION**
A Community Futures Development Corporation



Report to EDAC

From: Tannis Drysdale RRFDC, Economic Development Consultant

Date: November 30, 2017

Regarding: Industrial Park Sales Policy

Background

The Town of Fort Frances adopted its current Land Sale Policy in September of 2014 with input from several committees in a process lead by EDAC. The review was the result of a number of years of sluggish sales and the wish of the Council to find new economic opportunities in the wake of the mill closure.

Current Policy Summary

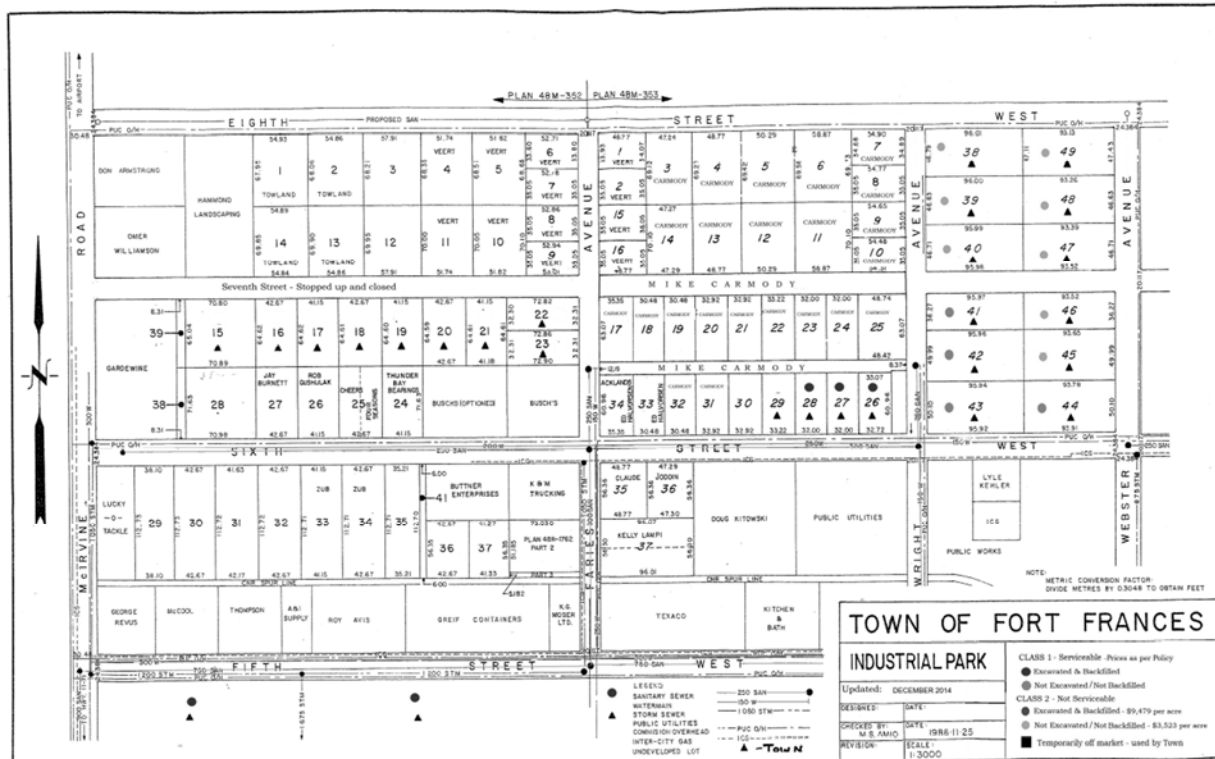
The policy adopted in 2014 provided a simplified sales strategy where all “shovel ready” properties were sold at \$3,500 an acre with a requirement of an investment of a building of \$40,000. There was a requirement to service all lots.

Sales since 2014

Properties for sale at bylaw approval:



Industrial Properties Available 2017:



Taxation value of sold property to the Town of Fort Frances

The value of property sales between 2014 and 2017 in taxation dollars is \$26,800 annually. This figure requires some estimation as MPAC assessments on commercial property can typically take up to two years or more to arrive on tax rolls.

There is no evidence that the \$3,500 sales prices on town properties reduced other current land values, although again it is important to note that an MPAC lag may impact assessments in two to three years as adjustments are made based on sales prices. It does seem more logical that the resolution of the Resolute properties in future years will be the significant catalyst for assessment adjustments in industrial/commercial lands given the volume of land owned by the mill.

Current Portfolio

The Town's current portfolio of industrial park lands has dramatically decreased in the last three years due to land sales to the private sector. A large swath of land near the railroad has an offer to purchase with the Town. The sale of most of these lots will further reduce the lots available. The quality of lots available is also diminishing as lots remaining in the eastern park require significant backfill and would be expensive to service.

The Town's property in the Industrial Park includes 3 shovel ready lots and private interests also have a number of properties (with or without buildings) that are currently for sale. It is likely that some or all of the mill properties suitable for commercial development will also be marketed in the next five years.

Recommendation for policy changes

1. Maintain price at \$3,500 an acre but adjust the development guarantee to be \$10,000 per acre or lot whichever is the lesser. (to make all .5 acre lots charge move to \$10,000).
2. Require in policy a review of the economic significance of the land sale to the Town of Fort Frances to be included in the sales process.
3. Declare lots 28, 27, 26 surplus so this step does not have to be revisited at sales time.
4. Change wording for policy with references to the Planners office.

Report

TOWN OF FORT FRANCES
PLANNING & DEVELOPMENT DIVISION
Municipal Planner Report 2015-15

To: Mayor and Council
From: Faye Flatt, Municipal Planner
Date: 24 September 2015
Subject: Land Sale Policy

The Town of Fort Frances adopted a Land Sale Policy in November of 2011. Since then there have been a number of contributing factors that have resulted in a review by the Economic Development Advisory Committee of the policy as it relates to the land within the Industrial Park and marketed by the Rainy River Futures Development Corporation (RRFDC). In consultation with, and as a cooperative effort, the policies relative to other lands marketed by Town staff were also reviewed and amended accordingly.

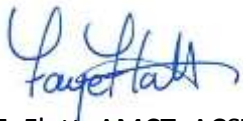
The amendments, summarized below, are not exhaustive but add clarity, in addition to presenting a more positive current approach:

- Clear identification of land that is serviced, serviceable or where services are pending;
- Standardized procedures to ensure consistency in process and provide direction;
- Inclusion of policies for residential property in recognition of residential lots in subdivision
- Revised pricing to reflect marketing strategy
- Includes framework for easy insertion of policies for classes of properties not currently available for disposition

In addition to the revisions to the policy, the Rainy River Futures Development Corporation created a promotional flyer, which is attached for information purposes.

The Policy, as attached, is endorsed by the Economic Development Advisory Committee and recommended for adoption by Council.

Respectfully submitted,



F. Flatt, AMCT, ACST, CPT
Municipal Planner

COUNCIL APPROVAL OF THIS REPORT will receive the promotional flyer provided by Rainy River Futures Development Corporation and approve the Land Sale Policy as revised.

THE TOWN OF FORT FRANCES	SECTION PLANNING AND DEVELOPMENT
<u>SALE OF TOWN LANDS</u>	REVISED September 2015
Resolution No. 12/12 (Consent)	Resolution No.
Policy Number 6.2	PAGE 1 of 8

1.0 POLICY STATEMENT

The Town will dispose of surplus *Land* in an open and transparent process to ensure that the consideration for such disposal is fair, reasonable and in the best interest of the Town.

2.0 AUTHORITY

Section 270(1) of The Municipal Act, 2001, requires that a municipality adopt and maintain policies with respect to the sale and other *disposition* of *Land*.

Section 5(3) of The Municipal Act, 2001, requires the municipality to adopt policies by by-law.

By-Law #23/95 was enacted by Council for the Town of Fort Frances on March 13, 1995 to establish procedures and provides options for the giving of notice governing the sale of real property.

3.0 APPLICATION

This policy applies to the sale or other disposal of *Land* by The Corporation of the Town of Fort Frances and is intended to augment and be read in consultation with By-Law #23/95, as may be amended from time to time.

It is the intent of this policy to focus on the management and dispersal of industrial, commercial and residential *Land* in order to make real property readily available for long term economic development, *Land* revitalization and residential development.

This policy and the sale of real property shall be administered through the office of the Municipal Planner.

4.0 DEFINITIONS

In this policy, the following terms shall have the meaning ascribed to them:

- 4.1 **Abutting** means *Land* adjoining another parcel having one (1) or more lot lines in common;
- 4.2 **As is** means without regard for state of repair, location of any and all structures, walls, retaining walls or fences (freestanding or otherwise) or encroachments by buildings or fences or otherwise, on the *Land* or *Abutting* properties or streets, and without warranty or representation as to use, environmental contamination, hazards or risks;
- 4.3 **Disposition** shall mean the sale, transfer, conveyance or exchange of the fee simple interest in *Land* or the granting of a lease for a term of twenty-one (21) years or longer, and does not include the granting of an easement or right of way, and "disposal" shall have a similar meaning;
- 4.4 **Executive Committee** means the Planning and Development Executive Committee of the Town of Fort Frances.
- 4.5 **Industrial Park** means *Land* located in the municipality bounded on the south by the CNR Railway line, on the west by McIrvine Road, on the north by Eighth Street West and on the

east by Webster Avenue and zoned Industrial in the Town of Fort Frances Zoning By-Law.

- 4.6 **Land** means real property and any improvements thereon owned by the Town, including highways which have been or may be stopped up and closed, but does not include any *Land* which Council has otherwise determined by resolution or by-law is not available for sale. Property has the same meaning as *Land*.
- 4.7 **Major Extensions of Services** means extension of services deemed by council to be significant either in terms of distance or cost.
- 4.8 **Person** means a legal entity, whether a corporation or individual, capable of purchasing property or otherwise entering into an agreement.
- 4.9 **Sale** and **Sell** shall not include:
- 4.9.1 a lease of less than twenty-one (21) years;
 - 4.9.2 transfers of easement or rights-of-way by the Town;
 - 4.9.3 releases of restrictive covenants by the Town; or
 - 4.9.4 releases of rights of first refusal by the Town.
- 4.10 **Services** means municipally piped water and sanitary sewer infrastructure.
- 4.11 **Serviced Land** means *Land* with services installed to the property line.
- 4.12 **Services Pending** means *Land* identified for future development but requiring *Major Extensions of Services* to accommodate it.
- 4.13 **Serviceable Land** means *Land* with immediate development potential because services are either located within the adjacent road allowance or *Major Extension of Services* are not required.
- 4.14 **Surplus** means property that the Town no longer requires to meet its current or future needs;
- 4.15 **Zoning By-Law** means a by-law enacted by the Corporation of the Town of Fort Frances in accordance with section 34 of *The Planning Act*.

5.0 PROCEDURES

The following procedures have been developed to ensure all departments have the opportunity to conduct an evaluation to identify and/or address any issues relative to the property prior to it being disposed of, and to ensure efficient and consistent administration is maintained throughout the process.

- 5.1 Expression of Interest/Offer to Purchase (Form A) received for *Land*
- 5.1.1 developed for and/or declared surplus for *disposition* with **no** deviations from approved conditions, sale price, etc., a covering report will be forwarded to Council for approval with an authorizing By-Law for enactment. This will enable the sale to be expedited directly to the municipal solicitors for the legal process.
 - 5.1.2 developed for and/or declared surplus for *disposition* where there are deviations from approved conditions, sale price, etc., will be referred to the *Executive Committee* for support in principle with deviations and potential issues for consideration identified.

- 5.1.3 not developed for or declared surplus will be referred to the *Executive Committee* for support in principle.
- 5.2 Support in Principle – If the *Executive Committee* supports the proposal in principle, the process will continue. If not, a report with reasons is generated for council consideration with recommending no further action.
- 5.3 Circulation – A Property Disposition Checklist (Form B) is circulated to all departments through Division Managers/Supervisors including Fort Frances Power Corporation for evaluation as to whether *Land* is eligible for *disposition* (ie. required by municipality, conditions, etc.). The *Executive Committee* will consider all comments, conditions, etc. and a report with reasons generated to Council with recommendation as appropriate.
- 5.4 Council decision to declare surplus and dispose of pursuant to By-Law #23/95.
 - 5.4.1 If road/lane allowance - referred to Clerk
 - 5.4.2 If other - referred to Municipal Planner or otherwise.

6.0 PROPERTY CLASSIFICATIONS

Land will be classified as

- Schedule “A” – Industrial Property
- Schedule “B” – Commercial Property
- Schedule “C” – Residential Property

Within each Property Classification, *Land* will be further categorized as

- Class 1 – *Serviced*
- Class 2 – *Serviceable*
- Class 3 – *Services Pending*

7.0 MARKETING

Specific policies will be developed for each property class/category to govern marketing and other components of a property as follows:

- Appendix “A-1” – Industrial Property located in the *Industrial Park* that is *Serviced*
- Appendix “A-2” – Industrial Property located in the *Industrial Park* that is *Serviceable*
- Appendix “A-3” – Industrial Property located in the *Industrial Park* with *Services Pending*
- Appendix “A-4” – Industrial Property outside the *Industrial Park* that is *Serviced*
- Appendix “A-5” – Industrial Property outside the *Industrial Park* that is *Serviceable*
- Appendix “A-6” – Industrial Property outside the *Industrial Park* with *Services Pending*
- Appendix “B-1” – Commercial Property that is *Serviced*
- Appendix “B-2” – Commercial Property that is *Serviceable*
- Appendix “B-3” – Commercial Property with *Services Pending*
- Appendix “C-1” – Commercial Property that is *Serviced*
- Appendix “C-2” – Residential Property that is *Major*
- Appendix “C-3” – Residential Property with *Services Pending*

SCHEDULE “A”

Industrial

Application

The policies contained in this Schedule pertain to *Land* within the municipality that has been declared surplus to the needs of the municipality and is zoned Industrial.

Disposition

All Industrial *Land* being disposed of will be governed by the following Disposition Guidelines:

The basis of *Land* sales is to generate economic development.

- *Land* will be priced by the acre.
- Prices established are for the *Land* only. The cost of services connections to the property from the main and culverts, etc. will be priced separately.
- *Land* is sold “as is”.
- Prices for municipal services, culverts, etc. will be reviewed and/or established annually based on a recommendation from the Rainy River Future Development Corporation (RRFDC) in consultation with the Economic Advisory Committee (EDAC) and based on information provided by the Operations & Facilities Division.
- Notwithstanding costing established in #5 above, servicing costs will be calculated at the time services are requisitioned by the purchaser and/or installed.
- The purchaser will be responsible for payment of the Town’s legal fees and disbursements associated with the transaction. The purchaser will be responsible for survey or other costs associated with the transaction. Every effort will be made to mitigate the costs incurred on behalf of the Town.
- Conditions may be imposed to ensure development of the property. Conditions, if any are identified in the Marketing Strategy.

**Schedule “A”
“Appendix “A-2”
Industrial Property in the Industrial Park
Class 2 – Serviceable**

A. PROPERTIES:

The following are considered Class 2 properties:

- Sixth Street – Plan 48M-353 lots 26, 27, 28, 29
- Webster Avenue/Wright Avenue – Plan 48M-353 Lots 41, 42, 43 and 44
- Fifth Street lots – Plan 48R-3880, Parts 1, 2, 3, 4, 5 and 10
- Plan 48M-357 Lots 15, 16, 17, 18 (part) and 7th Street West – stopped up and closed

B. PRICING

1. The price of *Land* is established at \$3,500 per acre.

C. MARKETING STRATEGY

1. A Development Guarantee in the sum of \$10,000 per acre shall be added to the purchase price as a mechanism to ensure the *Land* being sold is developed.
2. With exception of *Land* purchased for non-taxable purposes, the Development Guarantee will be refunded to the purchaser provided the following conditions have been satisfied within two years of the date of sale:
 - a. The construction, and completion, of a building having a minimum value of \$40,000, based on value calculated building permit purposes; and
 - b. Installation of services to the property.

Schedule "A"
Appendix "A-3"
Industrial Property in the Industrial Park
Class 3 – Services Pending

A. PROPERTIES

The following are considered Class 3 properties:

- Webster Avenue/Wright Avenue – Plan 48M-353 Lots 38, 39, 40, 45, 46, 47, 48 and 49

B. PRICING

2. The price of *Land* is established at \$3,500 per acre.

C. MARKETING STRATEGY –

Based on development proposed

NOT YET DEVELOPED

Schedule "A"- Industrial Property

- Appendix "A-1" – Industrial *Land* located in the *Industrial Park* that is Serviced
- Appendix "A-4" – Industrial *Land* outside the *Industrial Park* that is Serviced
- Appendix "A-5" – Industrial *Land* outside the *Industrial Park* that is Serviceable
- Appendix "A-6" – Industrial *Land* outside the *Industrial Park* with Services Pending

Schedule "B" – Commercial Property

- Appendix "B-1" – Commercial *Land* that is Serviced
- Appendix "B-2" – Commercial *Land* that is Serviceable
- Appendix "B-3" – Commercial *Land* with Services Pending

Schedule "C" – Residential Property

- Appendix "C-1" – Residential *Land* that is Serviced
- Appendix "C-2" – Residential *Land* that is Serviceable
- Appendix "C-3" – Residential *Land* with Services Pending

SCHEDULE "C"

Residential

Application

The policies contained in this Schedule pertain to *Land* within the municipality that has been developed and/or declared surplus to the needs of the municipality and is zoned Residential.

Disposition

Land being disposed of will be governed by specific pricing strategies as set out in Appendix to this Schedule attached hereto.

**Schedule “C”
Appendix “C-1”
Residential Property
Class 1 – Serviced**

A. PROPERTIES

The following are considered Class 1 properties:

- 822 to 844 Williams Avenue (Lots 1 to 5 Plan 48M-382)
- 820 to 844 Huffman Court (Lots 7 to 16 Plan 48M-382)

B. PRICING

1. The price of *Land* is established as follows:
 - Lots 1 to 5 - \$39,900
 - Lots 7 to 9 and 14 to 16 - \$41,500
 - Lots 10 and 13 - \$49,500
 - Lots 11 and 12 - \$65,000

C. MARKETING STRATEGY –

Not Yet Developed (Strat Plan Initiative #28)

WHAT'S MINED IS YOURS



With boundless opportunities for the gritty entrepreneur and next captain canuck of industry to make their way in the bordertown of Fort Frances, at the centre of Canada's next mining district –how will you be inspired to carve out your niche?

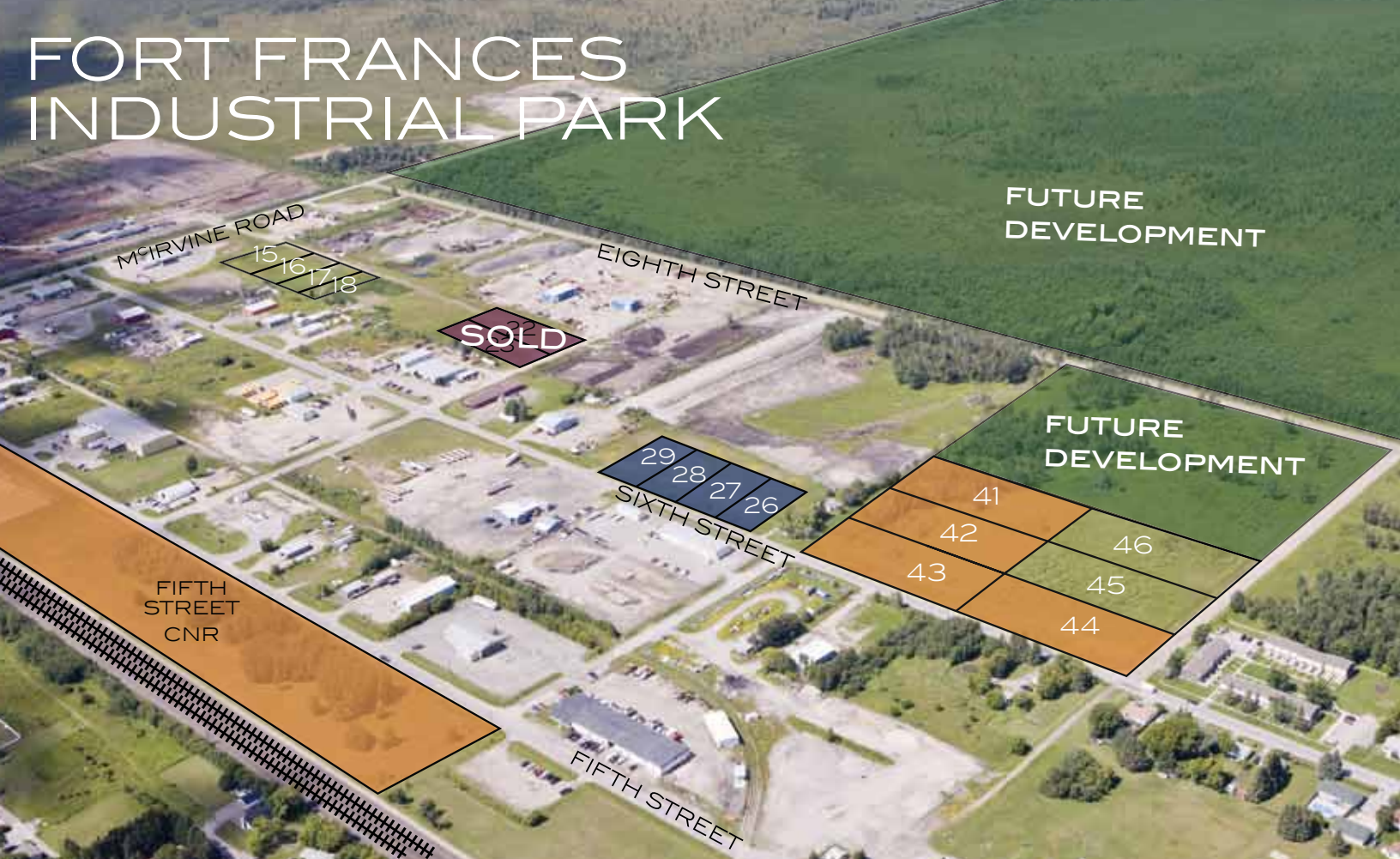
What's mined is yours here, with the lowest cost hydro in Ontario – up 40% below the provincial average, industrial properties starting at \$3500 an acre and a wait-free international border crossing.

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FORT FRANCES INDUSTRIAL PARK



PROPERTY DETAILS

PROPERTY	FRONTAGE (metres +/-)	DEPTH (metres +/-)	AREA* (acres)	PRICE /ACRE	
Lot 15*	70.80	65.04	1.13	\$3,500.00	
Lot 16*	42.67	64.62	0.6	\$3,500.00	
Lot 17*	41.15	64.62	0.6	\$3,500.00	
Lot 18*	25.98	64.61	0.4	\$3,500.00	
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

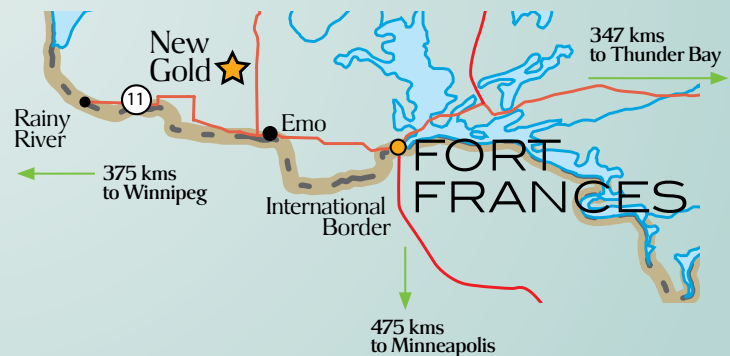
Fully Serviceable
Excavated & backfilled

Fully Serviceable
Not Excavated

Services Pending
Excavated and backfilled

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
Municipal Planner: Faye Platt 807.274.5823

*Based on proposal



Date: November 22, 2017

Report To: Economic Development Committee

From: Tyson Dennis, Chief Building Official/Municipal Planner

Re Examining the Residential Building Grant Application Process

The Planning and Development Department has met with Tannis Drysdale to examine and make recommendations for possible changes to the *Residential Building Grant* currently offered by the Town of Fort Frances to property owners to assist with maintenance and upgrades to their properties. Since the grant program's inception in 2012, the participation by the public has been low to moderate. The Town of Fort Frances has experienced the idling and eventually the closing of the paper mill within this time frame. Building permit statistics shown below indicate an actual increase in building permits and value of work within the Town of Fort Frances since 2012. The value and number of building permits for residential construction has steadily increased since the start of New Gold production in the Rainy River District.

The grant has been available for six years. Program requirements include:

- the property must be residential
- the value of the renovation must be valued \$25,000.00 + on the building permit
- property must have existing sewer and water services

Once an application is completed and confirmed the owners are eligible for the grant, receipts can be submitted to start the return for rebates of Town services.

The Residential Building Grant application and the Public Information Brochures, were updated recently to better describe the program. A minimum project value of \$25,000.00 and rebate up to \$2000.00 in Town services or costs would be reimbursed to the applicant. The previous marketing and delivery of the program has fallen short while comparing options of today's tools of newspaper, social media and web based advertising. The savings of \$2000.00 should be incentive to the public to apply for the grant if marketed properly.

The recommendation of the Planning and Development Department is to revisit the Residential Building Grant process again in the fourth quarter of 2018, after thorough marketing is completed using newspaper, social media and web based advertising. If the public recognizes and understands the grant opportunities available, construction permits could be increased with rebates offered by the Town of Fort Frances. Increasing the grants reimbursement or decreasing the grants minimum project value, does not benefit the public if they are not aware of the opportunity which already exists with the Town.

Respectfully submitted by,



Tyson Dennis

Chief Building Official and Municipal Planner

Town of Fort Frances

<u>Building Permit Activity</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>Average</u>
Residential Building Permits All Categories	64	65	75	100	77	83	77.33333333
Value of Construction	\$1,321,000.00	\$1,557,636.00	\$2,661,484.60	\$2,196,419.44	\$4,184,450.00	\$4,957,700.00	\$2,813,115.01
Residential Building Grants Applied	1	5	7	11	6	6	6
Residential Building Grants Completed	0	3	4	8	5	3	3.83333333