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## Town of Fort Frances New Official Plan and Comprehensive Zoning By-law Review

Notice of Statutory Public Meeting – November 28, 2024

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**TAKE NOTICE** that the Town of Fort Frances invites all interested persons to attend a Statutory Public Meeting in order to consider revisions and provide input on the Town's Final Draft Official Plan and Final Draft Zoning By-law, pursuant to the requirements of Sections 26(16) and 34(12) of the Planning Act, R.S.O. 1990, c. P.13., as amended.

**Where:** In-person and online participation – Council Chambers, Fort Frances Civic Centre, 320 Portage Avenue, Fort Frances, ON P9A 3P9

For online participation, the Public Meeting Agenda will provide further instructions on how to participate in the meeting via Microsoft Teams. The Agenda will be found at the following link prior to the meeting - <https://fortfrances.civicweb.net/Portal/MeetingSchedule.aspx>

**When:** Thursday, November 28, 2024, 5:30 pm to 7:30 pm

An **Official Plan** provides direction and policy objectives for the growth and development of the community and establishes where land uses (e.g., residential, commercial, and industrial) should be located.

A **Zoning By-law** is a legal document that implements the policies of the Official Plan. The Zoning By-law translates the land use planning objectives and policies of the Official Plan into detailed standards for how a property may be developed, including the types of uses that are permitted on a property; where buildings and other structures can be located; lot sizes and dimensions; parking requirements; building heights; and setbacks from streets.

The **Statutory Public Meeting** provides an opportunity for all members of the community to be involved in the Official Plan and Zoning By-law Review and provide input. The Planning Act requires that a Statutory Public Meeting must be held on any proposed amendments to the Official Plan and Zoning By-law to ensure that the public has an opportunity to review and ask questions about the information being provided in advance of the Statutory Public Meeting. Members of Town Staff and the Town's consultant, WSP, will be available to answer questions and obtain comments.

**PURPOSE AND EFFECT:** The Town of Fort Frances is undertaking the legislated review and update of its Official Plan and Zoning By-law as required by the Planning Act. The Town's current Official Plan was adopted by Council in 2011 and approved by the Minister of Municipal Affairs and Housing in 2012. The Town's current Zoning By-law was adopted by Council in 2014. The updated Official Plan and Zoning By-law will replace the existing Official Plan and Zoning By-law currently in effect.

**THE SUBJECT LANDS** include all lands located within the Town of Fort Frances municipal boundary. Accordingly, no key map is provided.

**FOR ADDITIONAL INFORMATION** related to the Official Plan and Zoning By-law Review process, and to obtain the Final Draft Official Plan, Final Draft Zoning By-law, and associated Schedules (i.e., maps), please visit the Town's website on or after **Thursday, November 7, 2024** at <https://fortfrances.ca/town/planning-development/new-official-plan-and-zoning-by-law>.

The Final Draft Official Plan, Final Draft Zoning By-law, and Schedules will also be available at the following location during regular hours:

Fort Frances Civic Centre, 320 Portage Avenue  
Fort Frances, ON P9A 3P9  
(Monday to Friday – 8:30 am to 4:30 pm)

**IF A PERSON OR PUBLIC BODY** would otherwise have an ability to appeal the decision of the Council of the Town of Fort Frances to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Fort Frances before the proposed Official Plan or By-law is passed, the person or public body is not entitled to appeal the decision.



**IF A PERSON OR PUBLIC BODY** does not make oral submissions at a public meeting, or make written submissions to the Town of Fort Frances before the proposed Official Plan or By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

**IF YOU WISH TO BE NOTIFIED** of the decision of the Council of the Town of Fort Frances on the proposed Official Plan or Zoning By-law you must make a written request to the Town of Fort Frances at the below address.

For more information about this matter, including information about appeal rights, please contact:

**John Burrows, Chief Building Official / Municipal Planner**

Telephone: (807) 274-5323 ext. 1216

Email: [jburrows@fortfrances.ca](mailto:jburrows@fortfrances.ca)

Fax: (807) 274-8479

Mail: 320 Portage Avenue, Fort Frances, ON P9A 3P9

Dated at the Town of Fort Frances this 7<sup>th</sup> day of November 2024.

Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. Except for personal information, all comments will be part of the public record. If you have accessibility requirements to participate in this project, please contact the above.