



NOTICE OF PUBLIC MEETING

Zoning By-Law & Official Plan Amendment

Plan of Subdivision

TAKE NOTICE that Council will hold a Public Meeting on Tuesday, March 26, 2024, for the purposes of providing information to the public on proposed Plan of Subdivision and amendments to the Official Plan and Zoning By-law relative to the applications received from the agent of property owner **Paul Veldman with 2670568 Ontario Limited**.

The applications to amend the Official Plan (File C1-2024) and Zoning By-law (File B1-2024) and Plan of Subdivision (File A1-2024) from agent **Scatliff + Miller + Murray** seeks to re-designate the property at 301 and 325 Nelson Street; N Mill Complex PC, from Light Industrial in the Employment designation to a Mixed-Use in the Downtown Business Area designation and further to subdivide this land into several parcels. The purpose for these applications is to permit the potential future development of a mixed-use “Wellness Precinct”.

The Town of Fort Frances will hold a public meeting to provide interested parties the opportunity to make comments, identify issues, and provide additional information relative to the proposed amendments. Any person may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposal. Individuals making an oral submission at the Public Meeting are requested to submit a written outline to the Town Clerk.

The public meeting will be held:

Meeting Date: **March 26, 2024**
Meeting Time: **5:30 p.m. or as soon thereafter as can be accommodated**
Location: **Fort Frances Civic Centre – Council Chambers**

If you wish to be notified of subsequent meetings or the adoption of the proposed Official Plan and Zoning By-law Amendment and Plan of Subdivision application, or of the refusal of a request to amend the Official Plan and Zoning By-law and Plan of Subdivision, you must make a written request to the Clerk’s Office, 320 Portage Avenue, Fort Frances, ON P9A 3P9.

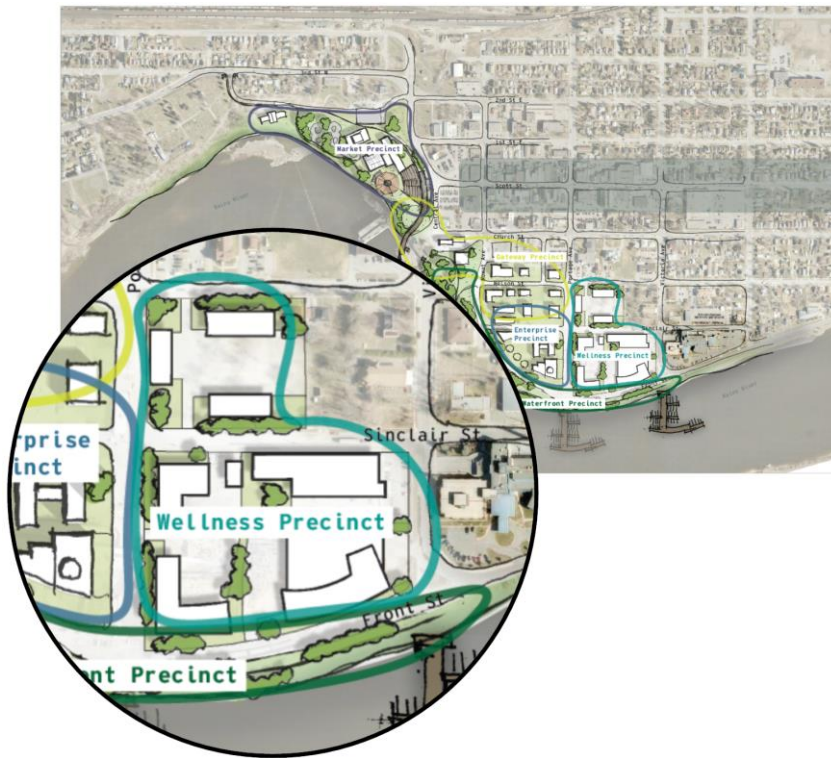
For more information about this matter, including information about appeal rights, contact the Municipal Planner between 8:00 a.m. and 4:00 p.m. on weekdays at 807-274-5323 ext. 1216 or by email at jburrows@fortfrances.ca.

KEY MAP

NOTICE OF PUBLIC MEETING

Zoning By-Law & Official Plan Amendment

Plan of Subdivision



Appeals:

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 by-law, official plan amendment, and plan of subdivision is passed and approved, 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 by-law, official plan amendment, and plan of subdivision is passed and approved, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal (OLT) unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Jonathan Burrows, CBO/Municipal Planner
Town of Fort Frances
320 Portage Avenue
Fort Frances, ON P9A 3P9