



**Image Source:** WSP, 2022

# TOWN OF FORT FRANCES

## New Official Plan and Comprehensive Zoning By-law Review

### Technical Advisory Committee Meeting #1

Thursday November 3, 2022, 5:30 – 6:30 pm

Fort Frances Civic Centre, Room ###

### Presenters:

Jill MacDonald, MCIP, RPP – WSP, Planner

William Turman – WSP, Planner

# MEETING AGENDA

- 1. Introductions – All**
- 2. TAC Terms of Reference - All**
- 3. Project Overview – WSP**
  1. What is an Official Plan and Zoning By-law?
  2. Need for New Official Plan and Comprehensive Zoning By-law
  3. Project Timeline
- 4. Q&A / Feedback on Draft Community Background Report – All**
- 5. Next Steps and Conclusion – Town Staff, WSP**

## PROJECT TEAM INTRODUCTIONS



### **Town of Fort Frances**

Township staff will be responsible for coordinating with the consultant team, reviewing project deliverables, and organizing public events.



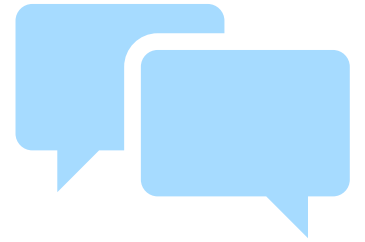
### **WSP**

WSP will act as project manager for the Official Plan and Zoning By-law Review. WSP will prepare all project deliverables and will be responsible for delivery of the community engagement program and events.

## TECHNICAL ADVISORY COMMITTEE (TAC)

- Purpose of the Technical Advisory Committee:

To provide background information, identify key issues to be considered, review draft reports and provide technical input and analysis at key project milestones during the development of the Town of Fort Frances New Official Plan and Comprehensive Zoning By-law.



- TAC Terms of Reference – any questions?

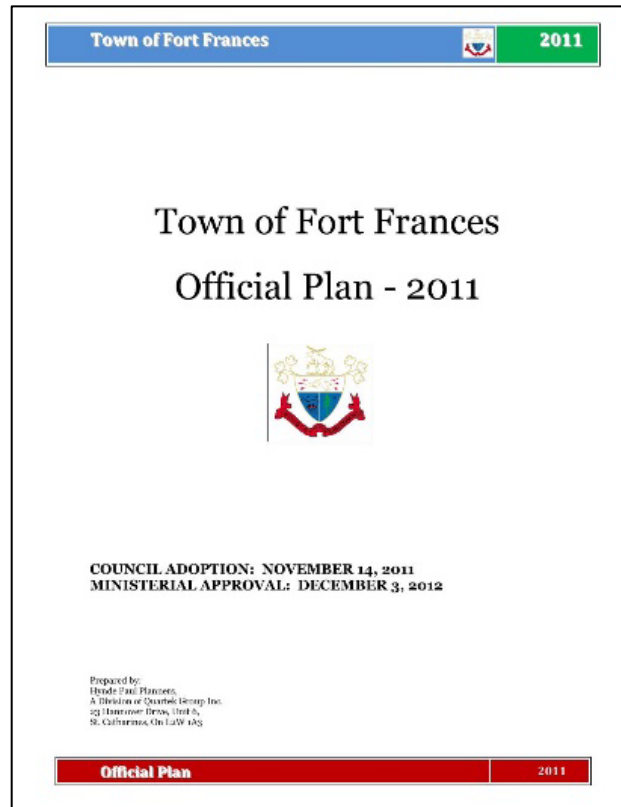
## WHAT IS AN OFFICIAL PLAN?



An Official Plan is a planning policy document that:

- Vision for growth and development
- Details strategic objectives to implement the vision
- Guides where land uses (e.g. residential, retail, office, industrial, parks) should be located
- Directs what natural and cultural heritage features should be protected and/or enhanced
- Identifies future roads and new infrastructure
- Reflects Provincial and local interests and values

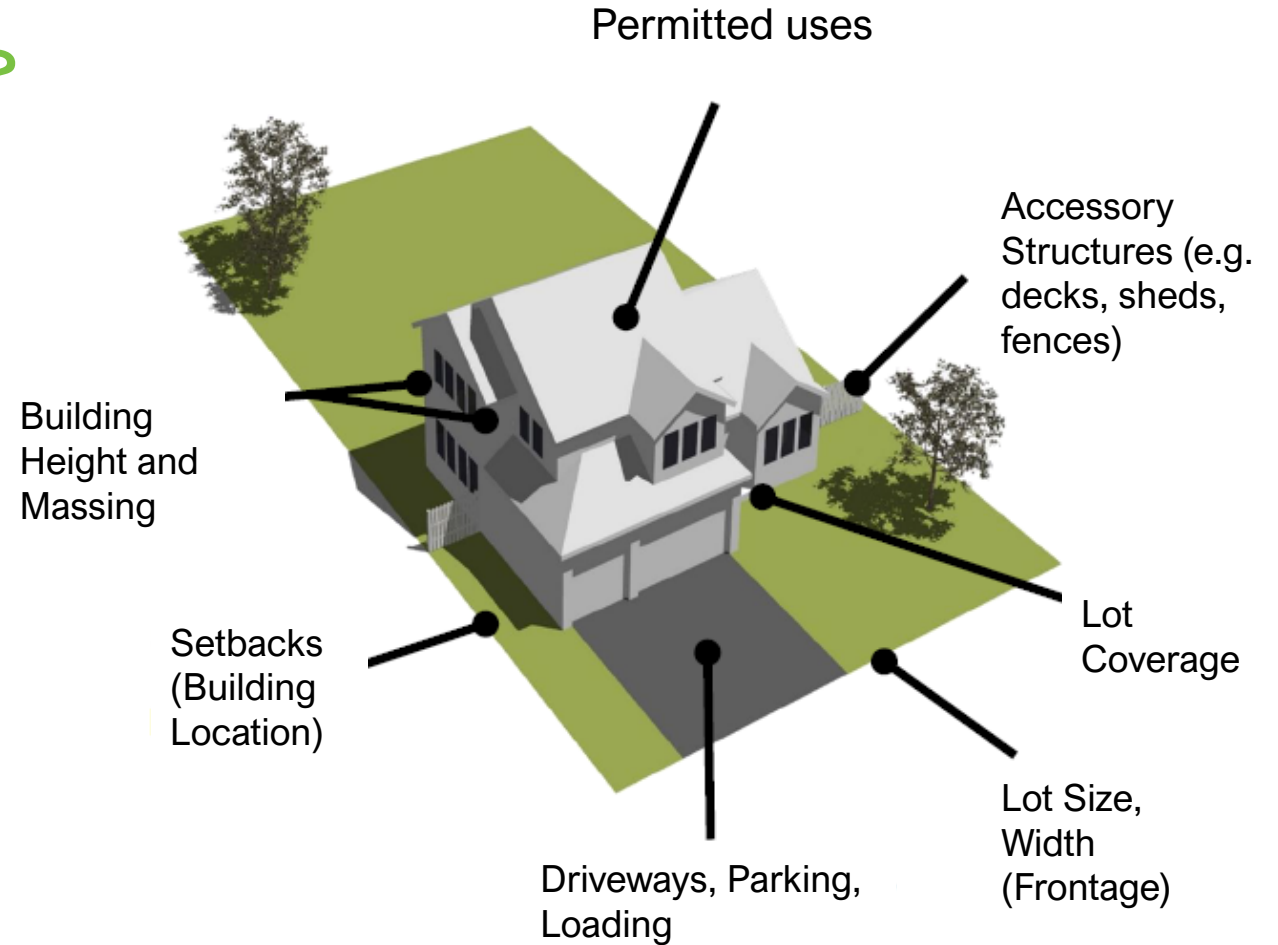
## WHAT IS AN OFFICIAL PLAN?



- The Official Plan will be developed in accordance with the requirements of the Planning Act, with engagement and input from the municipality, technical agencies, Indigenous communities, and local community.
- The Town's current Official Plan was adopted by Council in 2011 and received Ministerial Approval on December 3, 2012.

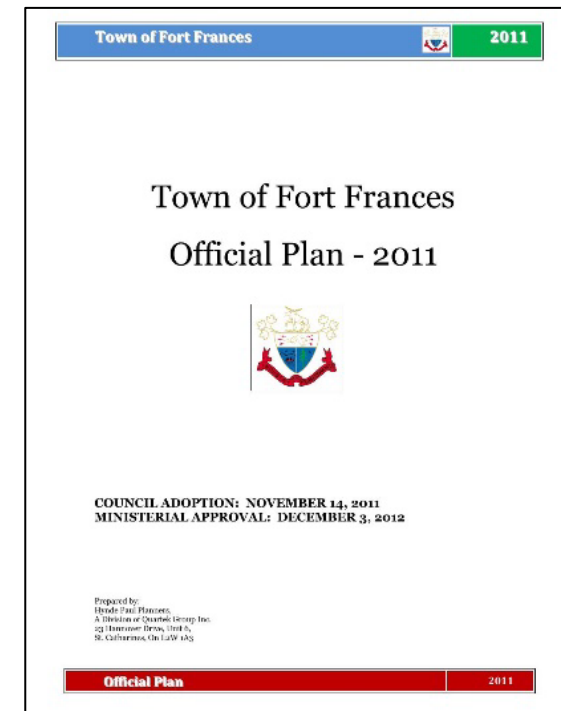
## WHAT IS A ZONING BY-LAW?

- A legal document that regulates the use of land and built form.
- Implements the land use objectives and policies of a community's Official Plan and helps manage potential conflicts between land uses.
- Provides detailed standards for how a property may be developed.



## NEED FOR NEW OFFICIAL PLAN AND ZONING BY-LAW

- Comprehensive review / update in accordance with Section 26 of the Planning Act and the 2020 Provincial Policy Statement (PPS).
- Comprehensive review will involve ensuring consistency with in-effect Provincial legislation and policy.
- Community Engagement and External Agency Process.
- After Town Council adoption, the New Official Plan will be sent to the Ministry of Municipal Affairs and Housing (MMAH) for approval.
- New Official Plan would not need to be reviewed for 10 years.





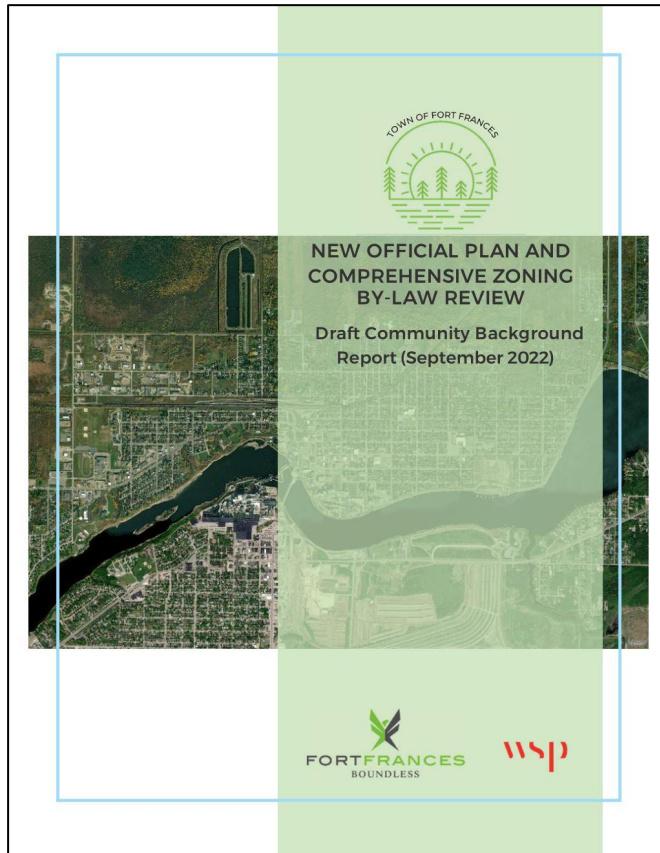
## Town of Fort Frances New Official Plan and Comprehensive Zoning By-law Review 2022 - 2024

### Technical Advisory Committee Meeting #1 | November 3, 2022

# WORK PLAN

Phase	Project Initiation: Background Review	Engagement Milestone	Project Deliverables
1		<ul style="list-style-type: none"> <li>Virtual Council Briefing</li> <li>Town Project Webpage Launch</li> </ul>	<ul style="list-style-type: none"> <li>Community Engagement Strategy (submitted to Town for approval)</li> <li>Pre-Consultation with MMAH (August 17, 2022)</li> </ul>
2	Community Exploration & Initial Engagement	<ul style="list-style-type: none"> <li>Town Staff / TAC Meeting #1</li> <li>In-Person Public Open House #1 and Online Survey</li> <li>Meetings with Indigenous Communities</li> </ul>	<ul style="list-style-type: none"> <li>Community Background Report</li> </ul>
3	Technical Review, Research & Issues	<ul style="list-style-type: none"> <li>Town Staff / TAC Meeting #2</li> <li>In-Person Public Open House #2</li> <li>Meetings with Indigenous Communities</li> <li>Special Meeting of Council</li> </ul>	<ul style="list-style-type: none"> <li>Policy Directions and Recommendations Report</li> </ul>
4	Draft New Official Plan & Zoning By-law	<ul style="list-style-type: none"> <li>Town Staff / TAC Meetings #3, 4, 5</li> <li>In-Person Public Open House #3</li> <li>Meetings with Indigenous Communities</li> <li>Special Meeting of Council</li> <li>Combined Statutory Public Open House</li> </ul>	<ul style="list-style-type: none"> <li>Draft New Official Plan</li> <li>90-day MMAH Review</li> <li>Zoning By-law Discussion Paper</li> <li>Draft Zoning By-law</li> </ul>
5	Final New Official Plan	<ul style="list-style-type: none"> <li>Town Staff / TAC Meeting #6</li> <li>Meetings with Indigenous Communities</li> <li>Statutory Public Meeting (New Official Plan)</li> </ul>	<ul style="list-style-type: none"> <li>Final New Official Plan</li> <li>Council Adoption</li> <li>Submit Final New Official Plan to MMAH for Approval</li> </ul>
6	Final Comprehensive Zoning By-law	<ul style="list-style-type: none"> <li>Meetings with Indigenous Communities</li> <li>Statutory Public Meeting (Zoning By-law)</li> </ul>	<ul style="list-style-type: none"> <li>Final Zoning By-law</li> <li>Council Adoption</li> </ul>

# DRAFT COMMUNITY BACKGROUND REPORT

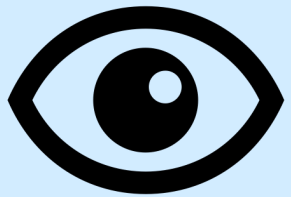


## Key Topics:

1. Community Context
2. Planning Framework (Provincial and Municipal)
3. Engagement and Indigenous Engagement
4. Key Issues and Trends in Fort Frances
5. Provincial Policy Statement, 2020 Conformity Review

## Q & A / FEEDBACK

- Any questions or comments on the Draft Community Background Report?
- Visioning – When you envision Fort Frances, 5, 10, 20 years from now, what does it look like in the future?
- Are there additional local issues or topics that should be explored as part of the Review?



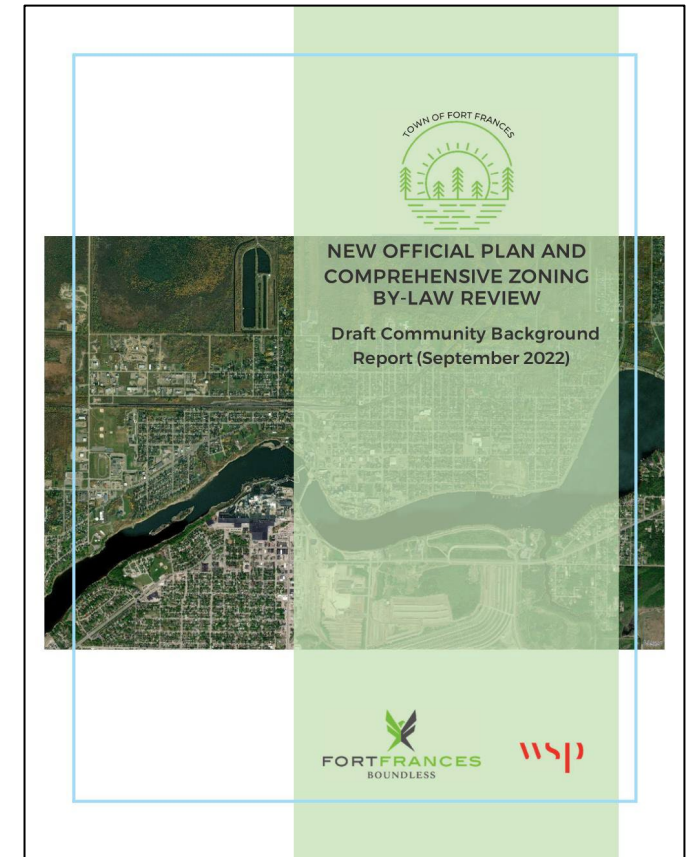
**Consider how you see  
Fort Frances, today and  
in the future...**



Image Source: WSP, 2022

## NEXT STEPS

- Final Community Background Report and survey findings (Early November 2022)
- Draft Policy and Recommendations Report (December 2022)
- Draft New Official Plan (Winter 2023)





# THANK YOU FOR YOUR PARTICIPATION!



NEW OFFICIAL PLAN AND  
COMPREHENSIVE ZONING BY-LAW REVIEW

Town Contact:

**Cody Vangel, Transportation Superintendent**

Town of Fort Frances

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

Phone: (807) 274-9893, ext. 1312

For more information, check out the project webpage at:

<https://fortfrances.ca/town/planning-development/new-official-plan-and-zoning-by-law>

Be sure to check back for updates!