

Date: February 8th, 2019

Report To: Mayor & Council

From: Tyson Dennis, Chief Building Official/Municipal Planner

Re: **Industrial Zoned Property Review within Community limits**

The Planning and Development division has been examining existing areas zoned Industrial (M1, M2 & M3) within the Town of Fort Frances boundaries. The need for future development and economic growth is imperative for our Town to continue to prosper in the future.

Fort Frances' Official Plan will begin a mandated review in 2022. In the meantime, reviewing existing Industrial properties within the Town of Fort Frances will improve development planning for potential new manufacturing, industrial and commercial ventures. Recently, the Town acquired the "Shevlin Woodyard" property which in return has sparked planning debate on possible Industrial, Commercial and Residential uses for this property. This centrally located 22-acre property is currently zoned OpenSpaces/Industrial and the Town is in the process of retaining necessary planning resources to ensure proper development occurs for this property in 2019. At this time, Council should consider dedicating adequate time and proper planning resources to assess the future development of significant tracks of industrial zoned properties within the community.

Currently, Industrial zoned properties are scattered throughout the Community. This is not an optimum situation. The need for well thought out and systematic planning is required. In addition, the idled pulp and paper mill properties are located in close proximity and are intermingled with other land use designations, emphasising the need for proper planning to occur.

It is recommended that adequate planning take place to ensure all options are considered for the redevelopment, demolition and rezoning of existing Industrial properties in Fort Frances. By using the available tools contained within our current Official Plan and in accordance within the Provincial Planning Act & Regulations, the Town can investigate and evaluate the preferred development of existing industrial properties.

Section 5.2 of the Town's Official Plan allows the Town of Fort Frances to pursue Planning Studies in order to monitor progress of planning initiatives, understand new trends, ensure an appropriate response is provided for issues which may arise, or for any other purpose deemed suitable by the Municipal Planner, Committee or Council.

Studies to be completed could include; Heritage Impact Assessment, Noise and Vibration Assessment, Traffic and Transportation Impacts, Stormwater Management and Planning Justification Studies for future development.

Council should consider engaging a professional planning firm to complete the studies as listed above. The professional services provided to complete such studies would include input from stakeholders, the public and administration. This would ensure a thorough planning consultation takes place to determine where Industrial land uses should be located within the Town of Fort Frances going forward.

It is recommended that Council prepare an Interim Control By-Law which would put a temporary hold on some Industrial/Open Space land uses while the Municipality investigates and evaluates policies in the current Official Plan and Zoning By-Law. This would allow for a proper investigation and planning for the future development of significant Industrial properties within the Town of Fort Frances. Properties affected by this Interim Control By-Law are highlighted on the attached map.

Through a Request for Proposal (RFP) process, the Town will retain the necessary planning expertise to thoroughly investigate and assess how Industrial properties can be developed. The RFP will be advertised during the 2nd quarter of 2019.

The use of proper planning tools to complete a full assessment of Industrial properties in Fort Frances would allow Council to have options for development, redevelopment and economic growth for the long term. The Town needs to review all planning options while considering all land use designation within the community. The main objective of this proposed planning initiative is to increase taxable assessment and ensure systematic sound planning takes place.

Respectfully submitted,

Original Signed By

Tyson Dennis

Chief Building Official/Municipal Planner

Council approval of this report will: provide Administration with direction to develop an Interim Control By-Law to temporarily hold specific industrial properties from future growth, development/demolition for a maximum of 2-years, so the Municipality can investigate and evaluate policies in the Official Plan and Zoning By-Law. This would allow time to create options for proper land use planning strategies. Properties affected by this Interim Control By-Law are highlighted on the attached map.

Through a Request for Proposal Process, the Town will retain the necessary planning expertise to thoroughly investigate and assess how Industrial properties will be developed in the future within the community. The RFP will be advertised in the 2nd quarter of 2019.