



Source: Northern Ontario Business

TOWN OF FORT FRANCES

New Official Plan and Comprehensive Zoning By-law Review

Council Briefing Presentation
September 12, 2022

Presenter:

Gregory Bender, MCIP, RPP – WSP Project Manager

PRESENTATION OVERVIEW

- 1. Project Team Introductions**
- 2. Project Overview**
 1. Ontario Planning Hierarchy
 2. What is an Official Plan and Zoning By-law?
 3. Need for New Official Plan and Comprehensive Zoning By-law
 4. Work Plan
 5. Official Plan Tasks
- 3. Community Engagement Program**
- 4. Next Steps**

PROJECT TEAM INTRODUCTIONS



Town of Fort Frances

Key Role:

- Project oversight and coordination of Consultant team
- Review of project deliverables
- Organization of public engagement activities

WSP

Key Role:

- Project management
- Preparation of project deliverables
- Delivery of public engagement activities

Municipal Staff

Cody Vangel – Transportation Superintendent

Consultant Team

Gregory Bender, MCIP, RPP – Project Manager

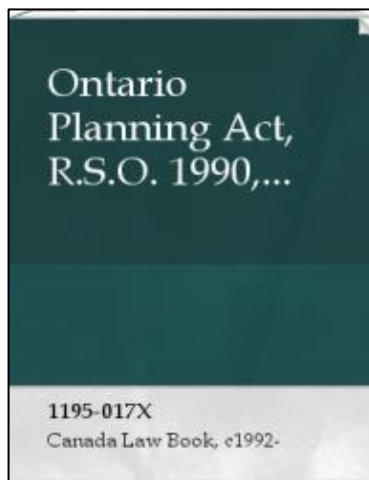
Nadia De Santi, MCIP, RPP – Strategic Advisor

William Turman – Planner

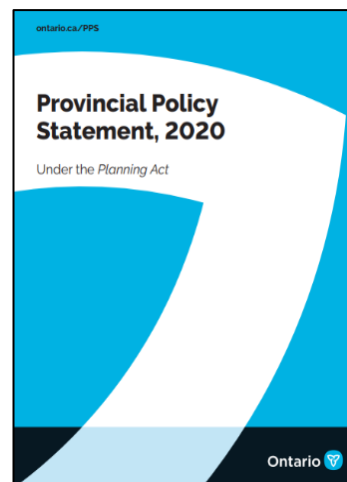
Jill MacDonald – Planner

ONTARIO PLANNING HIERARCHY

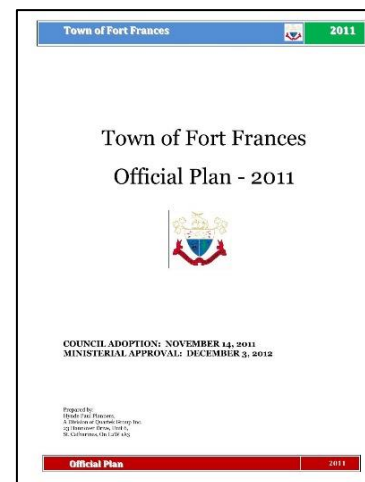
General, High-Level ← **Provincial | Municipal** → Detailed, Site-specific



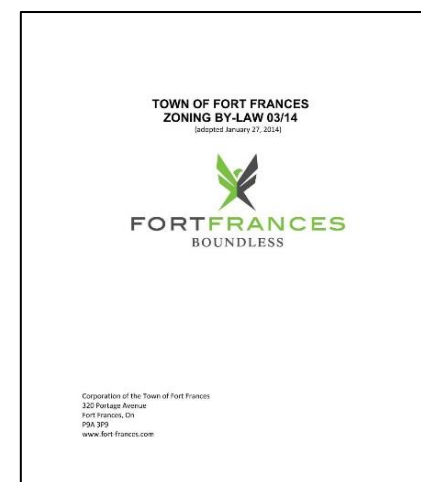
Planning Act
Provincial legislation that sets ground rules for land use planning in Ontario.



Provincial Policy Statement, 2020
Provides policies for matters of provincial interest, that all municipalities must be consistent with.

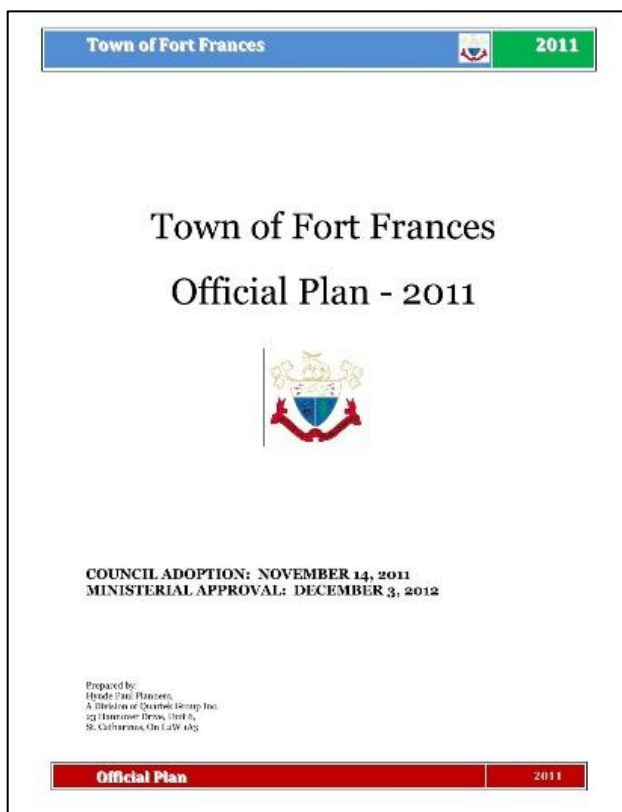


Town of Fort Frances Official Plan
Establishes a long-term vision, objectives, land use designations, and policies to manage growth and development.



Town of Fort Frances Zoning By-law
Implements the Official Plan, and sets out permitted uses and performance standards (e.g. setbacks, building heights) for each Zone.

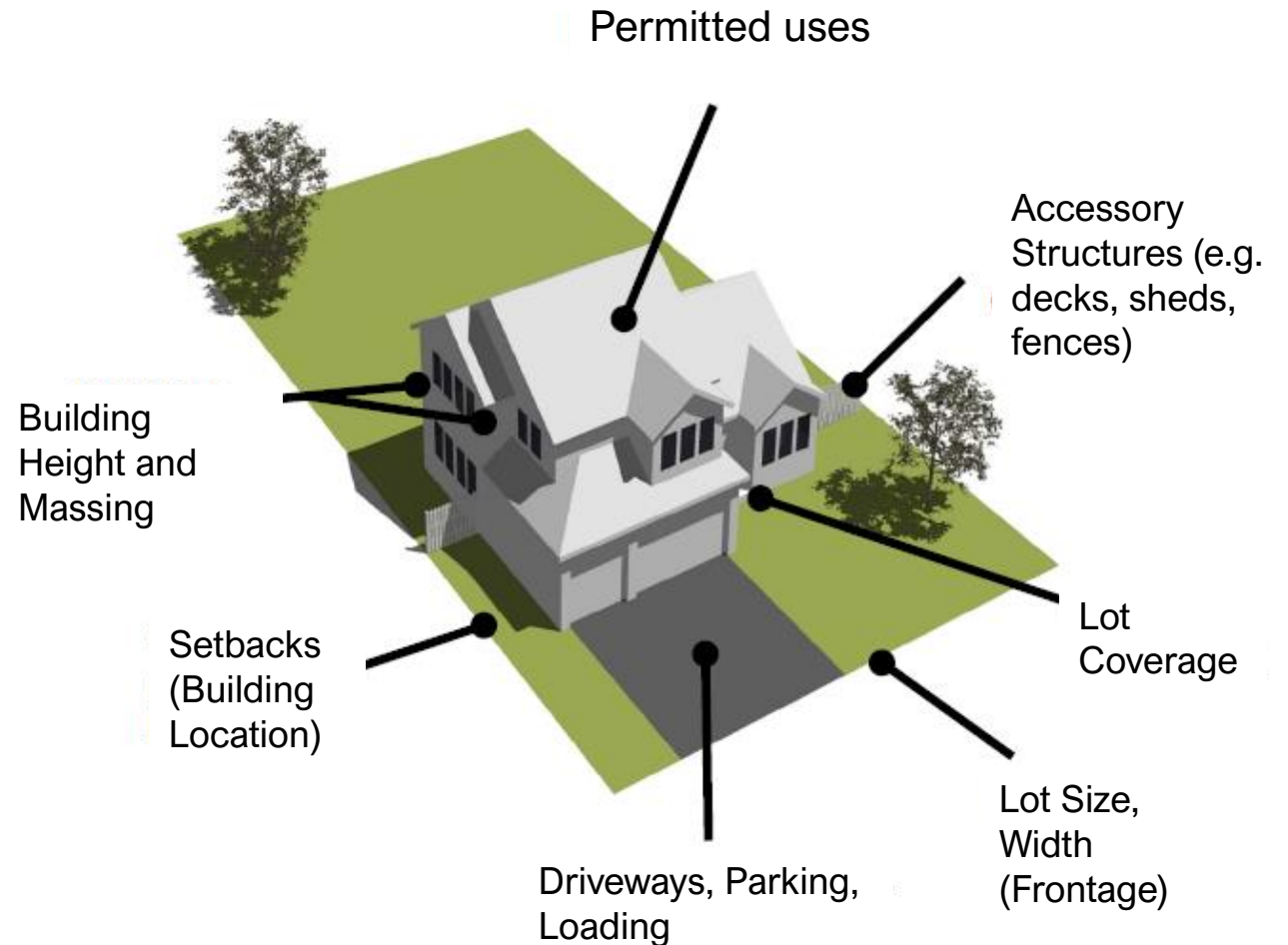
WHAT IS AN OFFICIAL PLAN?



- An Official Plan is a planning policy document that sets out a vision, guiding principles, and land use policies to guide growth and development in a municipality.
- It is 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.

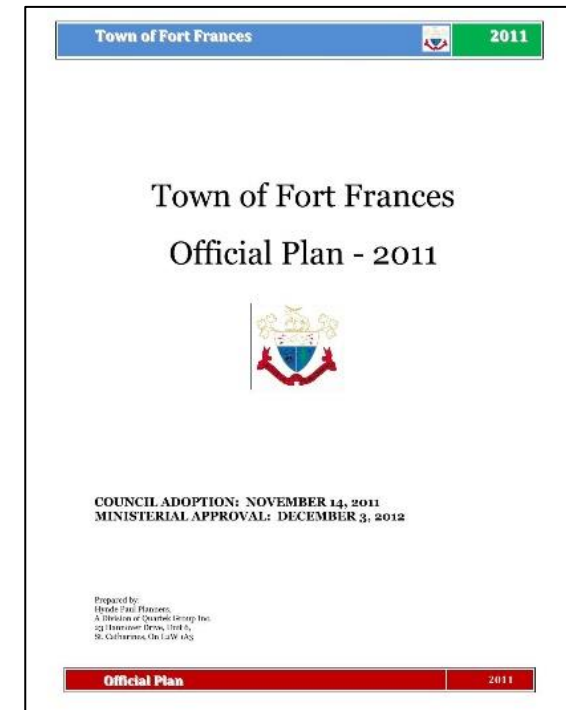
WHAT IS A ZONING BY-LAW?

- 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

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WORK PLAN

**Phase
1**

**Project Initiation:
Background Review**

**Phase
2**

**Community
Exploration &
Initial Engagement**

**Phase
3**

**Technical Review,
Research & Issues**

**Phase
4**

**Draft New Official
Plan & Zoning By-law**

**Phase
5**

**Final
New Zoning By-law**

**Phase
6**

**Final Comprehensive
Zoning By-law**

Engagement Milestone

- Virtual Council Briefing
- Town Project Webpage Launch

- Town Staff / TAC Meeting #1
- In-Person Public Open House #1 and Online Survey
- Meetings with Indigenous Communities

- Town Staff / TAC Meeting #2
- In-Person Public Open House #2
- Meetings with Indigenous Communities
- Special Meeting of Council

- Town Staff / TAC Meetings #3, 4, 5
- In-Person Public Open House #2
- Meetings with Indigenous Communities
- Special Meeting of Council
- Combined Statutory Public Open House

- Town Staff / TAC Meeting #5
- Meetings with Indigenous Communities
- Statutory Public Meeting (New Official Plan)

- Meetings with Indigenous Communities
- Statutory Public Meeting (Zoning By-law)

Project Deliverables

- Community Engagement Strategy (submitted to Town for approval)
- Pre-Consultation with MMAH (August 17, 2022)

- Community Background Report

- Policy Directions and Recommendations Report

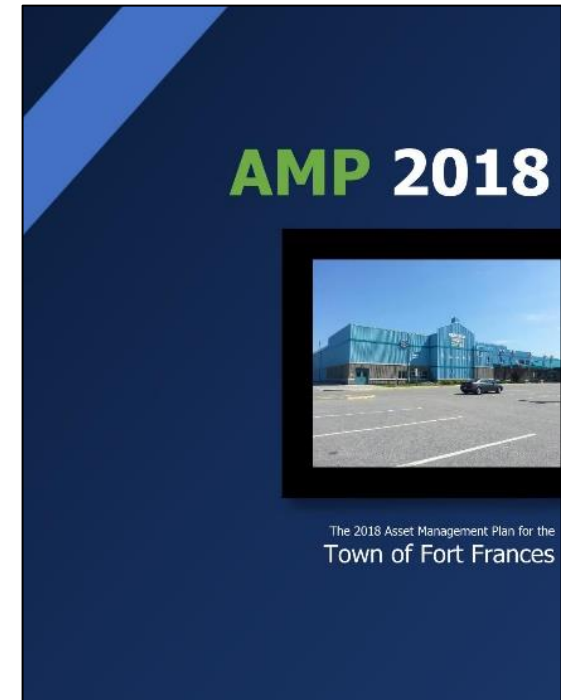
- Draft New Official Plan
- 90-day MMAH Review
- Zoning By-law Discussion Paper
- Draft Zoning By-law

- Final New Official Plan
- Council Adoption
- Submit Final New Official Plan to MMAH for Approval

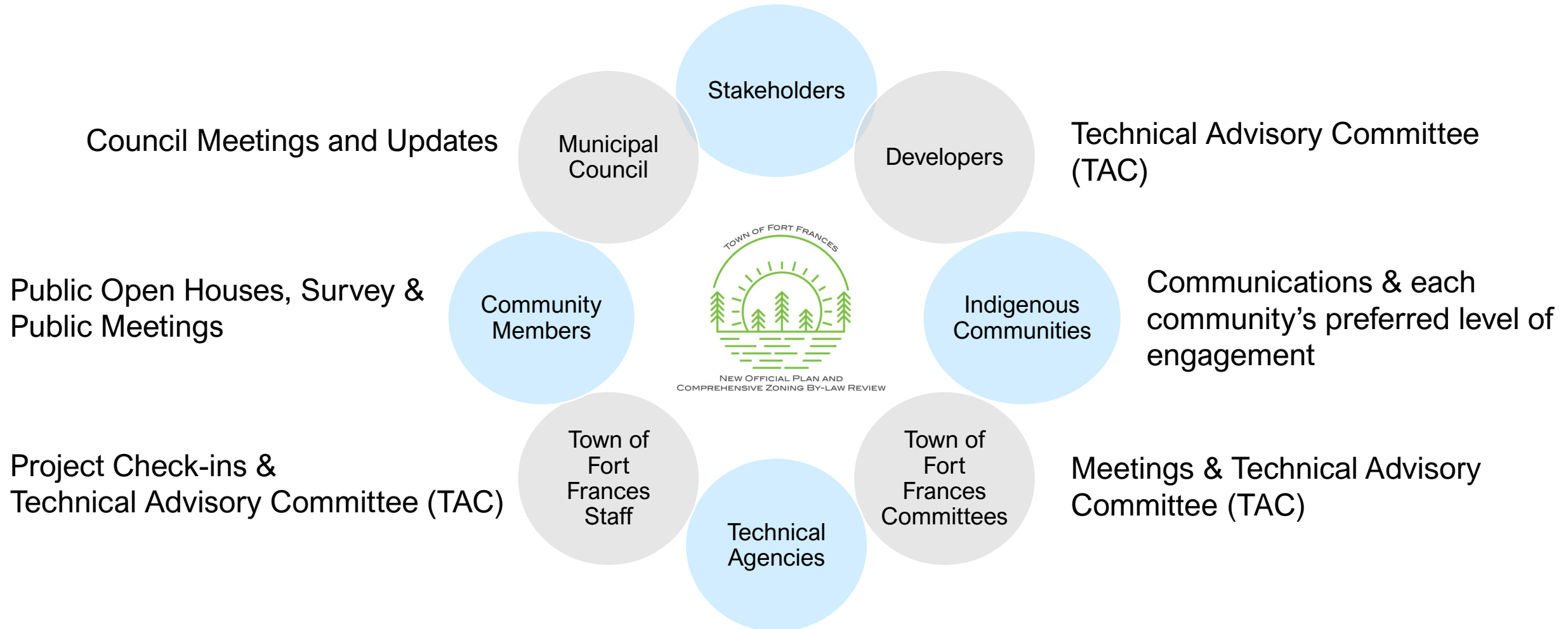
- Final Zoning By-law
- Council Adoption

OFFICIAL PLAN TASKS

- Community Background Report (Summer 2022)
- Policy and Recommendations Report (Fall 2022)
- New and updated policies to reflect, integrate, and/or consider:
 - Town's Asset Management Plan (2018)
 - Policy and Recommendations Report findings
 - Input received from Town staff, external technical agencies, Indigenous communities, and the public



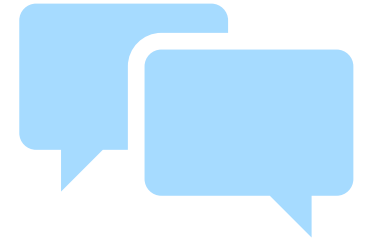
COMMUNITY ENGAGEMENT PROGRAM



COMMUNITY ENGAGEMENT PROGRAM

Technical Advisory Committee (TAC)

- Committee and Terms of Reference be established by Town Council.
- TAC will be engaged to provide background information, provide technical input at key milestones, and attend feedback meetings.
- TAC will be comprised of the following:
 - Town representatives from relevant Town committees
 - Town departments
 - External technical agencies
 - Local developers



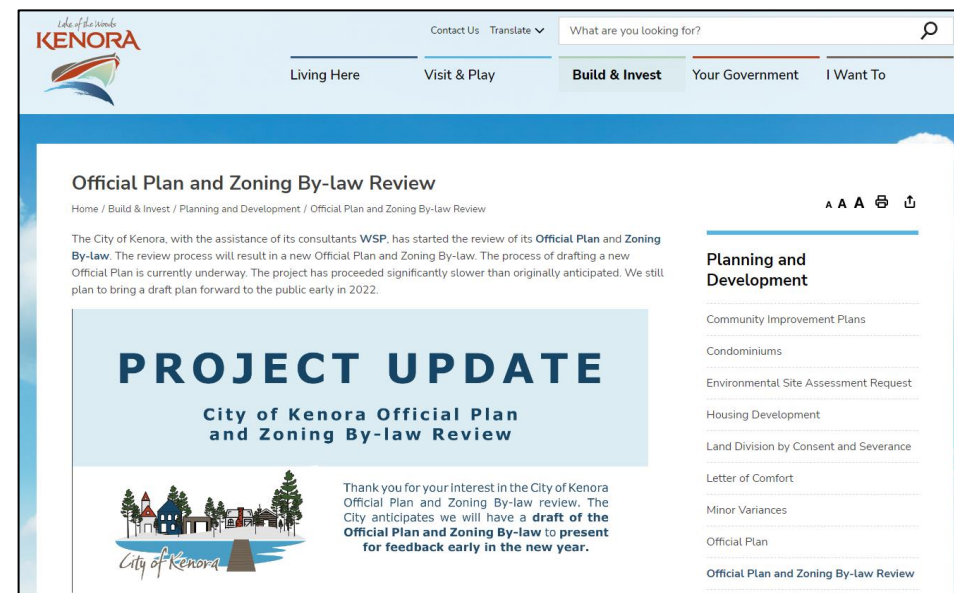
COMMUNITY ENGAGEMENT PROGRAM

Project Awareness Campaign

- Use of the Town's website and existing social media platforms, an approach used successfully through projects such as the City of Kenora Official Plan and Zoning By-law Review
- Newspapers
- Other options include tax bill flyers, radio ads

Accessibility and Age-Friendly

- Viewing all projects through an age-friendly lens, informed by our experience preparing Age-friendly Community Plan
- All of our team members have received training in accordance with the AODA

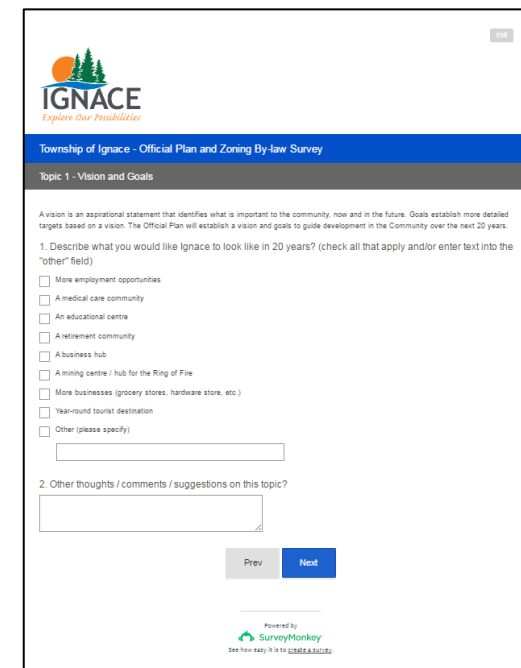


Source: City of Kenora

COMMUNITY ENGAGEMENT PROGRAM

Additional Methods of Participation

- Online and hard copy public survey
- Project webpage, dedicated email, and mailing list (maintained by Town)
- Indigenous Duty to Consult
- Project branding



IGNACE
Explore Our Possibilities

Township of Ignace - Official Plan and Zoning By-law Survey

Topic 1 - Vision and Goals

A vision is an aspirational statement that identifies what is important to the community, now and in the future. Goals establish more detailed targets based on a vision. The Official Plan will establish a vision and goals to guide development in the Community over the next 20 years.

1. Describe what you would like Ignace to look like in 20 years? (check all that apply and/or enter text into the "other" field)

- ☐ More employment opportunities
- ☐ A medical care community
- ☐ An educational centre
- ☐ A retirement community
- ☐ A business hub
- ☐ A mining centre / hub for the Ring of Fire
- ☐ More businesses (grocery stores, hardware store, etc.)
- ☐ Year-round tourist destination
- ☐ Other (please specify)

2. Other thoughts / comments / suggestions on this topic?

Prev Next

Powered by
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See how easy it is to [create a survey](#)

NEXT STEPS

- Draft Community Background Report (Late Summer 2022)
- In-Person Public Open House #1 and public survey (Early Fall 2022)
- Final Community Background Report and survey findings (Fall 2022)
- Draft Policy and Recommendations Report (Late Fall 2022)

THANK YOU! QUESTIONS? COMMENTS?

We look forward to working with you!



Town Contact:

Cody Vangel, Transportation Superintendent

Town of Fort Frances

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

A project webpage is under development at:

www.fortfrances.ca/

Be sure to check back for updates!