

TOWN OF FORT FRANCES

AGENDA - November 1, 2011

Page

SPECIAL COUNCIL MEETING - Council Chambers - Civic Centre

(Session No. 29) 6:45 p.m. to 7:45 p.m.

- 1.1 Call to Order
- 1.2 Prayer
- 1.3 Non-agenda Council items which, because of urgency, cannot be deferred to a subsequent meeting, identified to be considered later in this meeting.
- 1.4 Disclosure of pecuniary interest and the general nature thereof.

Delegations/Deputations

- 2.1 Public Meeting under the *Planning Act* to consider a new Official Plan 2-3

TOWN OF FORT FRANCES**SPECIAL AGENDA****PUBLIC MEETING - RE: OFFICIAL PLAN****COUNCIL CHAMBERS – TUESDAY NOVEMBER 1, 2011**

Time Commenced: 6:45 p.m.

Time Concluded: _____ p.m.

MAYOR:

Section 26 of the *Planning Act* requires the Council of a municipality to revise and update its official plan to ensure that it is current with legislation and provincial requirements. Before revising the official plan, the Council shall hold a special meeting to discuss the revisions necessary. This is the required special meeting and is hereby declared open. The format of this meeting is as follows:

The Clerk will read and confirm the notice of this meeting. Our Planning Consultant will then give an overview of the new official plan and after that, I will open the floor to anyone wishing to ask a question or make a comment.

CLERK:

1. In accordance with the requirements of The Planning Act, proper Notice of this Public Meeting was given by publication in the October 11, 2011 edition of the Fort Frances Bulletin.
2. The explanation and effect of the Zoning By-Law amendment is as set out in the Notice, which reads as follows.
3. Reads Notice (attached)

MAYOR:

4. I'd like to now introduce the consultant for this project, Greg Hynde of Quartek Group.
5. Anyone wishing to make a comment or ask a question is now invited to do so. Please approach the podium and clearly state your name for the record. All comments received will be considered prior to adopting the official plan.
6. The by-law to adopt the Official Plan will be considered at the next regular Council Meeting on November 14th.
7. Any person wishing to receive written notice of the adoption of the Official Plan is to leave their name and address on the sheet of paper on the table by the door.
8. There being no further comments or questions, I declare this Public Meeting closed. Thank you for your interest in this matter.



NOTICE OF PUBLIC MEETING

Section 26 of *The Planning Act* **PROPOSED NEW OFFICIAL PLAN**

TAKE NOTICE that Council of the Corporation of the Town of Fort Frances will hold a Public Meeting to consider the proposed Official Plan under Section 17 of the Planning Act as follows:

Date: Tuesday, 1 November 2011

Time: 6:45 p.m.

Location: Council Chambers of the Civic Centre located at 320 Portage Avenue

The Town's review of the current Official Plan dated 1998 has resulted in the preparation of a new proposed Town of Fort Frances Official Plan that is the subject of this public meeting which is a statutory requirement of Section 26 of the Planning Act, R. S. O., Chapter P. 13, as amended, and Ontario Regulation 543/06. It is noted that the statutory Open House required by Section 16 of the Planning Act and additional Open Houses for the Official Plan were held on September 2009 and June 16, 2010.

THE PURPOSE of the Official Plan is to provide the Municipality's long term land use plan. The Official Plan affects how the Municipality will look in the future and how the Municipality will function, as well as the manner in which the residents live, work and play. The new Official Plan will update and refine the policies of the current plan to ensure conformity with provincial plans, have regard to matters of Provincial Interest and provide consistency with Provincial Policy Statements. The Plan sets out where and what lands can be used for, how lands can be developed, and how lands are connected and interact. It is intended to guide the physical development and redevelopment of the Town, the protection and management of natural and cultural heritage resources, and the implementation of the necessary supporting infrastructure over the next twenty (20) years, but will be reviewed every five years in accordance with the requirements of the Planning Act and the policies of the Official Plan.

The Consultant and Municipal Staff will be in attendance to provide information and receive public comment. There will be a formal presentation of the proposed Official Plan then the public will be invited to submit their comments.

The proposed Official Plan will be considered for adoption by Council of the Town of Fort Frances at a future meeting and, if adopted, will be submitted to the Ministry of Municipal Affairs and Housing for final approval. If approved it will repeal and replace in their entirety the existing Official Plan and all Official Plan amendments for the planning area of the Town of Fort Frances.

ANY PERSON may attend the Public Meeting and/or make written or verbal representation either in support of or in opposition to the proposed Official Plan. At the public meeting, presentations that would take longer than five minutes should be presented in written form and summarized orally. All written submissions received prior to October 28, 2011, or comments on submissions made at the Public Meeting will be considered. Written comments may be filed at the meeting or mailed to the Municipal Planner at the address below, and will be maintained for the purpose of creating a record available to the general public. A Public Input Comment Form can be accessed on the Town's website at www.fort-frances.com.

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 is adopted, the person or public body is not entitled to appeal the decision of the Council of the Town of Fort Frances to the Ontario Municipal Board. 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 is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

The proposed Official Plan applies to all lands within the boundaries of the Town and as such no key map is provided with this Notice.

ADDITIONAL INFORMATION: The proposed Official Plan is available for inspection between 8:30 a.m. and 4:30 p.m., Monday to Friday from the date of this Notice to the date of the Public Meeting at the office of the Planning Department at 320 Portage Avenue and at the Fort Frances Library and Technology Centre.

IF YOU WISH to be notified of the adoption of the proposed Official Plan, you must make a written request to:

N. Faye Flatt, Municipal Planner,

Town of Fort Frances, 320 Portage Avenue, Fort Frances, On P9A 3P9

Phone: 807-274-5323 ext. 275 Fax: 807-274-8479 Email: fflatt@fort-frances.com

For further information, comments, or questions about the proposed Official Plan, please contact:

N. Faye Flatt, Municipal Planner,

Phone: 807-274-5323 ext. 275 Fax: 807-274-84799 Email: fflatt@fort-frances.com

or Greg Hynde, MCIP, RPP, Senior Associate Planner, Quartek Group Inc.

Phone: 905-641-2300 Fax: 905-641-2382 Email: ghynde@quartekgroup.com

DATED at the Town of Fort Frances this 11th day of October 2011.