



PUBLIC MEETING AGENDA

June 19, 2026 12:00 PM

MEETING - Council Chambers , Civic Centre

Microsoft Teams meeting

Join: <https://teams.microsoft.com/meet/215747368959698?p=80aPhbcG29hLihuV2M>

Meeting ID: 215 747 368 959 698

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Phone conference ID: 494 004 720#

Page

1. Call to Order

2. Territorial Acknowledgement

We respect and truly acknowledge that we are on Treaty Three territory, the traditional land of the Anishinaabe and the Métis Nation. We give gratitude and honour to the Ancestors, Elders and all Anishinaabe and Métis People for sharing their resources and knowledge.

3. Disclosure of pecuniary interest and the general nature thereof

4. Introduction and Purpose of Meeting

Purpose of Meeting **The purpose of the meeting is to hear public comment on the proposed Plan of Subdivision and amendments to the Official Plan and Zoning By-Law relative to the redevelopment of the property known as "Shevlin Wood Yard".**

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- 4.1 Public Meeting: Shevlin Wood Yard Official Plan Amendment (C1-2026) and Zoning By-law Amendment (B1-2026)

5. Delegations/Public Comment Period

- 5.1 The Mayor will open the floor to invite public comment. You will be asked to state your name, address, and phone number and if you would like to be notified of the decision.

6. Communication

No written communication for purposes of the Public Meeting was received as of June 17, 2026 at 4pm.

7. Adjournment

ADMINISTRATIVE REPORT

Subject: Public Meeting: Shevlin Wood Yard Official Plan Amendment (C1-2026) and Zoning By-law Amendment (B1-2026)

Date: June 19, 2026

To: Mayor and Council

From: Jonathan Burrows, Chief Building Official / Municipal Planner

Item Number: AR-26-1105



ISSUE:

This Public Meeting held in accordance with subsection 22(1)(b) and 34(12)(a)(ii) of the Planning Act regarding the proposed Official Plan Amendment and Zoning By-law Amendment to re-designate the property known as Shevlin Wood Yard from Future Development to a Mixed Use designation with Mixed Use and Open Space zoning. The purpose for these amendments is to permit the orderly future development of the conceptual "Shevlin Green".

RECOMMENDATION:

No resolution is to be made at this time.

STRATEGIC PLAN ALIGNMENT:

Economic Growth: Initiatives for Developing Shevlin Wood Yard

Quality of Life: Initiatives for Growth of Tourism and Development to Enhance Vitality of Community

BACKGROUND:

In 2021, the Town concluded a land use and economic development feasibility study for the redevelopment of the Shevlin Wood Yard, which proposed a conceptual design which incorporated a range of proposed lots and zone types to foster a more integrated neighborhood fabric in the Southeast portion of Town. As the desire in the community has grown to see this land developed, the Town is looking to initiate the planning process to ensure future development is orderly and as proposed by the approved conceptual plans.

Attached to this report is a planning rationale developed by Fotenn Planning + Design in consultation with Town Staff proposing a Mixed Use and Open Space zoning fabric which would allow for a variety of compatible development opportunities.

At this time, the Town has a dedicated developer looking to begin construction on Lot 1; with their conceptual site plan, the Town sees it advantageous to further request exemption for Lot 1 to permit a maximum building height of 20m and to permit enclosed outdoor storage in the front yard. A conceptual plan from the developer is attached to this report which shows the proposed site layout and building height.

ANALYSIS/OPTIONS:

An **Official Plan** provides direction and policy objectives for the growth and development of the community and establishes where land uses (e.g., residential, commercial, and industrial) should be located.

A **Zoning By-law** is a legal document that implements the policies of the Official Plan. The Zoning By-law translates the land use planning objectives and policies of the Official Plan into detailed standards for how a property may be developed, including the types of uses that are permitted on a property; where buildings and other structures can be located; lot sizes and dimensions; parking requirements; building heights; and setbacks from streets.

This **Statutory Public Meeting** provides an opportunity for all members of the community to provide comment and input into these Official Plan and Zoning By-law amendments. The Planning Act requires that a Statutory Public Meeting must be held on any proposed amendments to the Official Plan and Zoning By-law to ensure that the public has an opportunity to review and ask questions about the information being provided in advance of these amendments being considered by Council. Members of Town Staff and the Town's consultant, Fotenn Planning + Design, will be available to answer questions and obtain comments.

EXISTING POLICY/BY-LAW:

The Provincial Planning Statement, 2024

The Planning Act, R.S.O. 1990, c. P.13

The Town of Fort Frances Official Plan, 2024

The Town of Fort Frances Zoning By-law, 93/25

COMMUNICATION PLAN OR PUBLIC INPUT:

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 or By-law amendment is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

INTERNAL AND EXTERNAL CONSULTATION:

Planning Consultants: Fotenn Planning + Design

SUPPORTING DOCUMENTS:

[Shevlin Wood Yard - Planning Rationale](#)

[2025 Fort Frances Preliminary Dwgs](#)



Shevlin Wood Yard

Planning Rationale
Official Plan and Zoning By-law Amendment
June 5, 2026

Prepared for Town of Fort Frances

Prepared by Fotenn Planning + Design
420 O'Connor Street
Ottawa, ON K2P 1W4

June 2026

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1.0

Introduction

The Town of Fort Frances (the “Town”) has requested that Fotenn Planning + Design (“Fotenn”), in our capacity as the Town’s consulting planners, evaluate the proposal for an Official Plan Amendment and Zoning By-law Amendment on the lands formerly known as the Shevlin Woodyards (the “subject lands”) in the Town of Fort Frances.

This Planning Rationale evaluates the proposed Amendments against the applicable policy framework and includes a recommended approach for the Town’s consideration.

1.1 Overview of Applications

1.1.1 Official Plan Amendment

The purpose of the Official Plan Amendment is to formally establish a policy framework for the subject lands that is consistent with the policies outlined in the Official Plan and that generally reflects the preferred development concept for the Shevlin Wood Yard previously prepared for the Town.

The recommended Official Plan Amendment is:

- / Amend the Town of Fort Frances Official Plan and associated Schedule A-2 to redesignate the subject lands to Mixed Use, whereas the subject lands are presently designated Future Development; and
- / Make necessary amendments to the Official Plan to remove select references to the Shevlin Woodyard within the context of the Future Development designation.

1.1.2 Zoning By-law Amendment

The purpose of the Zoning By-law Amendment is to formally establish a zoning framework that implements the Mixed-Use designation policies of the Official Plan and reflects the range of land uses contemplated in the preferred development concept plan. Additionally, a Holding Zone is recommended to be applied to the majority of the lands to restrict development until a Record of Site Condition is completed.

The recommended Zoning By-law Amendment would include rezoning the subject lands to align with the zoning boundaries delineated in Figure 1:

The proposed rezoning of the majority of the subject lands to Mixed Use is appropriate, as the planned function of the lands is to accommodate a mix of residential and commercial uses, as contemplated in the preferred redevelopment concept plan. The remainder of the requested uses, as well as provisions to ensure compatibility, will be addressed in an associated Exception.

Zoning Exception

To accommodate the proposal while ensuring compatibility, additional provisions must be added to the MU zone. The details of this Exception zone include the following:

- / Add the following uses to the list of permitted uses:
 - Fourplex dwelling
 - Townhouse dwelling
 - Triplex dwelling
- / For the purpose of this exception, the built form provisions for the additional uses will be as established in Section 5.3 – Residential Type Two (R2) Zone, of the Zoning By-law.
- / Notwithstanding provision 5.8.2(d), the minimum required interior side yard setback shall be 3 metres where abutting a Residential Zone.
- / The Holding Zone may be removed upon the receipt by the Township of a Record of Site Condition.

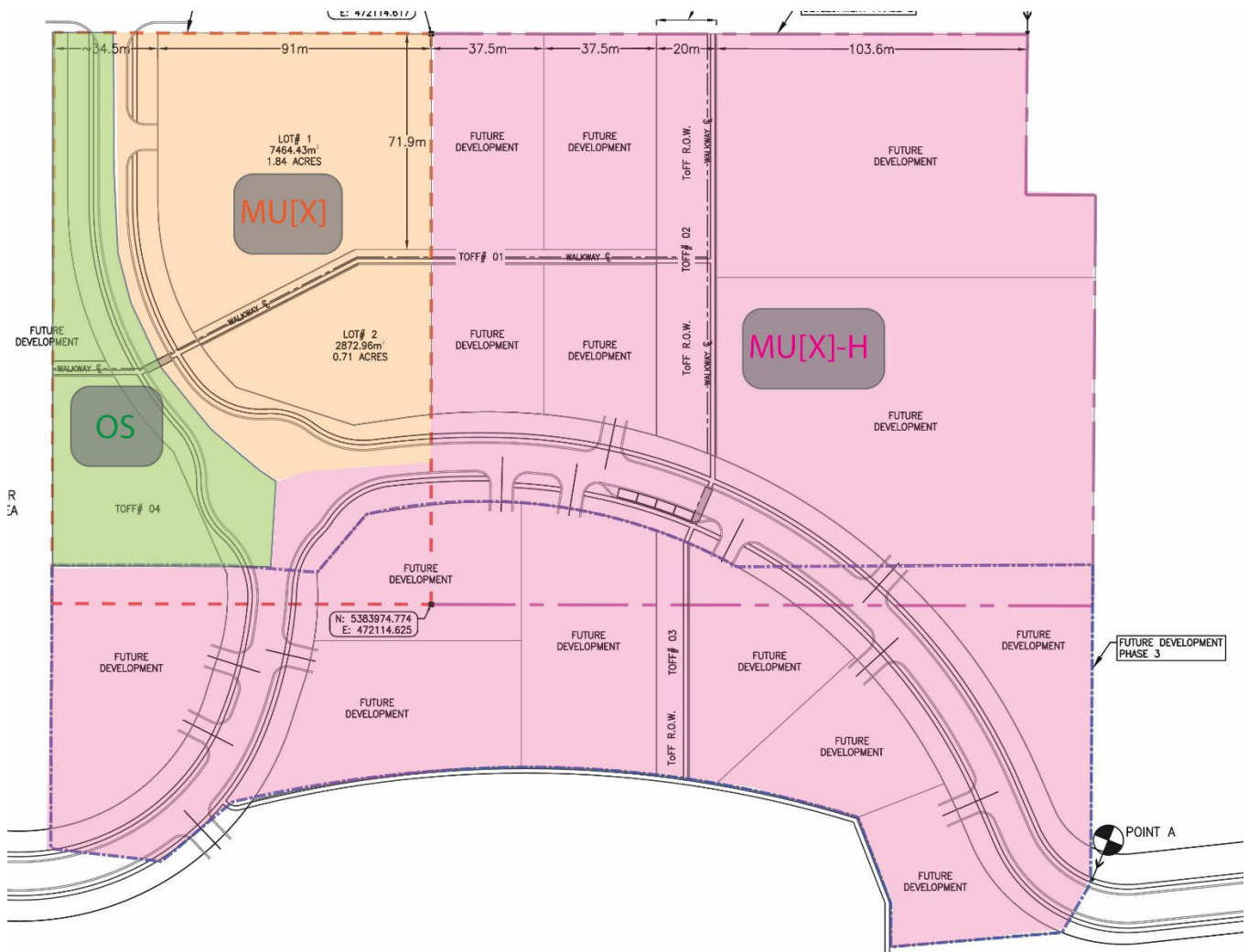


Figure 1: Proposed zones for specific areas of the subject lands.

Site and Surrounding Area

2.1 Subject Lands

The subject lands are composed of the former Shevlin Wood Yard, which have been vacant for over 40 years. The lands have an approximate area of seven hectares, with frontages on Scott Street to the north (310 metres) and Front Street to the south (95 metres). The lands abut low-rise residential properties to the east and west. To the south, the lands are adjacent to the Rainy River, La Verendrye Parkway, and Sorting Gap Marina.



Figure 2: Aerial image of the subject lands and surrounding area.

2.2 Surrounding Context

The following uses are located in the area surrounding the subject lands:

North: The uses north of the subject lands are primarily characterized by low-rise residential buildings. Additional uses include institutional facilities such as the Memorial Sports Centre, Fort Frances Public Library, and Service Ontario Building.

East: Uses east of the subject lands are as well primarily low-rise residential. Additional recreational uses include La Verendrye Parkway and Point Park.

West: Uses abutting the subject lands are characterized by low-rise residential buildings. Further west is the downtown area, primarily oriented along Scott Street. Uses in this area provide a mix of both residential and commercial uses. The commercial uses include restaurants, a grocery store, office uses, and the La Verendrye Hospital (located south of Scott Street, on Front Street).

South: The property immediately south of the subject lands presently operates as parking for the Marina located along Front Street. The La Verendrye Parkway which runs along the Rainy River is also located south of the subject lands.



Figure 3: Aerial view, viewing northwest, identifying amenities in close proximity to the subject property.

3.0 Policy and Regulatory Review

3.1 Provincial Planning Statement (2024)

The Province of Ontario enacted a new Provincial Planning Statement (PPS) on October 20th, 2024, which represents the consolidation of the previous Provincial Policy Statement (2020) and the *Growth Plan for the Greater Golden Horseshoe* (2019) into a single comprehensive policy document. Included as part of the consolidation are several updates to the previous sets of policies, with a specific emphasis on growth targets and urban boundary expansion related to the provision of greater opportunities for housing across the province. All municipal development policies, documents and decisions must be consistent with the PPS, read in full, as of the date of enactment.

The PPS sets out a vision for land use planning in the Province of Ontario that encourages planning and development that is environmentally-sound, economically strong and that enhances quality of life. The PPS promotes intensification of built-up areas to efficiently use land where existing infrastructure and public service facilities are readily available to avoid unjustified and uneconomic expansions. Planning authorities must identify appropriate locations and promote opportunities for intensification and redevelopment.

The relevant policy interests to the subject application are as follows:

2.1 Planning for People and Homes

2.1.4 To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- a) Maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development; and
- b) Maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.

2.1.6 Planning authorities should support the achievement of complete communities by:

- a) Accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;
- b) Improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and
- c) Improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.

2.2 Housing

2.2.1 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by, among others:

- a) Establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;
- b) Permitting and facilitating:

1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and
 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3; and
- c) Promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation.

2.3 Settlement Areas and Settlement Area Boundary Expansions

2.3.1 General Policies for Settlement Areas

- 2.3.1.2 Land use patterns within settlement areas should be based on densities and a mix of land uses which:
- a) Efficiently use land and resources;
 - b) Optimize existing and planned infrastructure and public service facilities;
 - c) Support active transportation;
 - d) Are transit-supportive, as appropriate; and
 - e) Are freight-supportive.
- 2.3.1.3 Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.

2.4 Strategic Growth Areas

2.4.1 General Policies for Strategic Growth Areas

- 2.4.1.2 To support the achievement of complete communities, a range and mix of housing options, intensification and more mixed-use development, strategic growth areas should be planned:
- a) To accommodate significant population and employment growth;
 - b) As focal areas for education, commercial, recreational, and cultural uses;
 - c) To accommodate and support the transit network and provide connection points for inter- and intra-regional transit; and
 - d) To support affordable, accessible, and equitable housing.

2.8 Employment

2.8.1 Supporting a Modern Economy

- 2.8.1.1 Planning authorities shall promote economic development and competitiveness by:
- a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
 - b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
 - c) identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;
 - d) encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities; and
 - e) addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.

2.9 Energy Conservation, Air Quality and Climate Change

2.9.1.1 Planning authorities shall plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through approaches that, among others:

- a) support the achievement of compact, transit-supportive, and complete communities.

3.1 General Policies for Infrastructure and Public Service Facilities

3.1.1 Infrastructure and public service facilities shall be provided in an efficient manner while accommodating projected needs.

Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they:

- a) are financially viable over their life cycle, which may be demonstrated through asset management planning
- b) leverage the capacity of development proponents, where appropriate; and
- c) are available to meet current and projected needs.

3.2 Transportation Systems

3.2.1 Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, are appropriate to address projected needs, and support the use of zero- and low-emission vehicles.

3.3 Transportation and Infrastructure Corridors

3.3.1 Planning authorities shall plan for and protect corridors and rights-of-way for infrastructure, including transportation, transit and electricity generation facilities and transmission systems to meet current and projected needs.

3.3.2 Major goods movement facilities and corridors shall be protected for the long term.

3.3.3 Planning authorities shall not permit development in planned corridors that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.

New development proposed on adjacent lands to existing or planned corridors and transportation facilities should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, or where avoidance is not possible, minimize and mitigate negative impacts on and adverse effects from the corridor and transportation facilities.

3.6 Sewage, Water and Stormwater

3.6.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety.

3.6.8 Planning for stormwater management shall:

- a) be integrated with planning for sewage and water services and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle;
- f) promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.

6.1 General Policies for Implementation and Interpretation

6.1.5 Official plans shall identify provincial interests and set out appropriate land use designations and policies. Official plans shall provide clear, reasonable and attainable policies to protect provincial interests and facilitate development in suitable areas.

The proposed Official Plan Amendment and Zoning By-law Amendment for the subject lands are consistent with the policies of the Provincial Planning Statement. Future mixed-use development on the subject lands represents an efficient use of an under-utilized parcel that has access to existing infrastructure, public facilities, employment, amenities, and services in the broader area. The location of the subject lands within a settlement area will increase supply and mix of housing stock and complementary uses in the broader area.

3.2 Growth Plan for Northern Ontario (2011)

The Growth Plan for Northern Ontario (the “Growth Plan”) was released March 3, 2011, and was prepared and approved under the Places to Grow Act, 2005. The Plan is premised on a 25-year planning horizon that provides guidance to align provincial decision-making and investment for economic and population growth in Northern Ontario. The Plan focuses on attracting and sustaining growth in northern communities and contains policies in the areas of Economy, People, Communities, Infrastructure, Environment, and Aboriginal Peoples.

The Growth Plan identifies Guiding Principles, which include:

- / Creating a highly productive region, with a diverse, globally competitive economy that offers a range of career opportunities with residents (1.4.1);
- / Development of a highly educated and skilled workforce to support an evolving knowledge-based economy and excellence in the trades (1.4.2);
- / Partnering with Aboriginal peoples to increase educational and employment opportunities (1.4.3);
- / Delivering a complete network of transportation, energy, communications, social and learning infrastructure to support strong, vibrant communities (1.4.4);
- / Demonstrating leadership in sustainable growth and environmental management (1.4.5); and
- / Establishing innovative partnerships to maximize resources and ensure this Plan achieves its ambitious vision and is fiscally sustainable (1.4.6).

Applicable policies are listed in the table below.

Policy Reference	Policy Details
3.0 People	
3.4 A healthy population	
3.4.3	Municipalities are encouraged to support and promote healthy living by providing for communities with a diverse mix of land uses, a range and mix of employment and housing types, high-quality public spaces, and easy access to local stores and services.
5.0 Infrastructure	
5.2 Co-ordinated, strategic infrastructure investments	
5.2.1	Infrastructure planning, land-use planning, and infrastructure investments will be co-ordinated to implement this Plan. Infrastructure includes, but is not limited to: transportation systems, water and wastewater infrastructure, waste management systems, energy infrastructure, community infrastructure, and information and communications technology infrastructure.
5.2.4	Infrastructure planning and investments will contribute to a culture of conservation by, wherever feasible, utilizing approaches and technologies that reduce energy and water use, increase efficiencies, and promote intensification and brownfield site redevelopment.

5.3 A multi-modal transportation system

5.3.1	Transportation system planning, land-use planning, and transportation investments will be co-ordinated to implement this Plan.
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The proposed Official Plan Amendment and Zoning By-law Amendment are consistent with the policies and directions of the Growth Plan for Northern Ontario.

3.3 Town of Fort Frances Official Plan (2025)

The Town of Fort Frances Official Plan establishes a vision, guiding principles, and policies to guide future growth and development and land use decisions in the Town for the next 25 years, to the year 2046. It is the intent that the Official Plan helps the community achieve its long-term vision by implementing a range of local and provincial policies, plans, and strategies, as well as guide physical and economic growth while protecting social, cultural, and natural heritage resources.

3.3.1 Vision Statement and Guiding Principles

The Official Plan states that Fort Frances will be a complete, sustainable, and accessible Northern community that is home to a range of housing options, services, and opportunities for residents of all ages.

The Official Plan contemplates 24 guiding principles in its aspiration to be a complete, sustainable, and accessible community. Specific principles that are relevant to future development on the subject lands include the following:

- / Promote a logical, orderly, attractive and cost-effective development and land use pattern in the Town.
- / Facilitate social inclusion, improved access to housing, employment and commerce, job opportunities and social services.
- / Provide a policy framework for creating healthy, safe, vibrant, mixed-use neighbourhoods in the Town.
- / Encourage an adequate supply and diverse range of different housing types, as well as options for affordable and supportive housing that meet the housing needs for all residents.
- / Make efficient use of infrastructure by encouraging compact, mixed use, walkable, and connected neighbourhoods.
- / Encourage the development of places of employment, including facilitating the expansion of existing businesses, such as home occupations and home businesses, as well as attracting new businesses and industry to the Town.
- / Provide opportunities for the remediation and adaptive re-use of brownfield sites (properties that may be contaminated) and greyfield sites (previously developed properties that are underutilized, derelict or vacant but not contaminated).
- / Promote a transportation system which is accessible to all residents, including but not limited to youth, young families, and senior citizens.

The proposed Official Plan Amendment contributes to the realization of community goals, including the Guiding Principles in Section 2.2 of the Plan.

3.3.2 General Policies

Section 4.3 contains policies for the development of brownfields, which are defined as undeveloped or previously-developed properties that may be contaminated. The preamble states that the Town supports brownfield redevelopment, representing an economic development opportunity. The remediation and redevelopment of brownfield sites is encouraged, particularly in proximity to La Verendrye Parkway. Policies direct Town leadership to work with developers and entrepreneurs to find new opportunities and partnerships to address the redevelopment of brownfields.

3.3.3 Land Use Designations

3.3.3.1 Existing Designation

As identified on Schedule A-2: Land Use – Settlement Area, the subject lands are presently designated **Future Development**. Lands designated as Future Development represent opportunities for future development within the urban area, but either cannot be readily serviced or require future studies to determine the planned function of the lands. As no new uses are permitted within the designation that would preclude the future orderly development of Future Development lands, only existing uses are permitted.

While some parcels of the subject lands are presently unserviced, a conceptual servicing plan has been provided to the Town that considers future development potential across the lands.

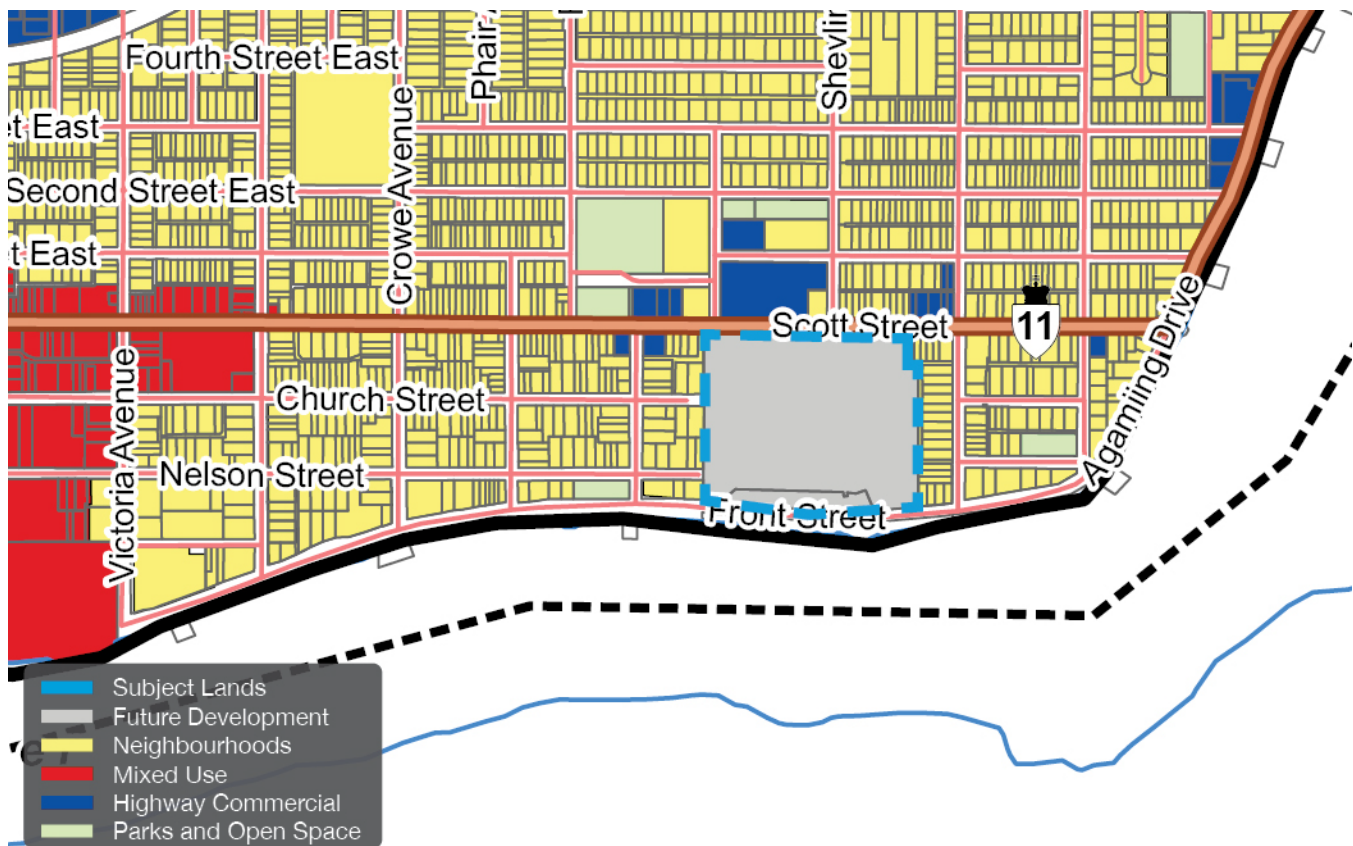


Figure 4: Schedule A-2: Land Use – Settlement Area, Town of Fort Frances Official Plan.

3.3.3.2 Proposed Designation

As part of the Official Plan Amendment, the subject lands are proposed to be redesignated to **Mixed Use**. The purpose of the Mixed Use designation is to reflect the lands that have historically been the focal point of activity in the Town, with a mix of businesses, public spaces, employment, institutions, retail stores, and residential uses. Future development as planned and identified in the Land Use and Economic Development Feasibility Study for the Redevelopment of the Shevlin Wood Yard and Gateway to Fort Frances contemplates a mix of residential, commercial, and open space uses that are accurately characterized as a mix of uses in an area that is to be focal point of activity of the Town of Fort Frances.

Mixed Use Designation Objectives

The future development of the subject lands meet the objectives of the Mixed Use designation as outlined in Section 5.2.1, among others:

- a) To support a vibrant downtown with welcoming public spaces and high-quality urban design.

The future development of the lands would offer the addition of a mix of uses in proximity to the historical downtown area of Fort Frances, as well as the waterfront area and other institutional uses. The development will introduce commercial and institutional uses that will contribute to the vibrancy of the area, as well as residential uses that will provide new residents to support downtown activities. The provisions in the proposed Zoning By-law will create opportunities for high-quality urban design, particularly along abutting streets.

- b) To foster the business function of the Town's Downtown by promoting all types of commercial uses.

The Official Plan Amendment and Zoning By-law Amendment seek to permit a range of land uses, including a broad range of commercial uses. Additionally, the lands will enable the development of residential dwellings that will contribute to the consumer base for future commercial uses.

- d) Provide a complete community where residents can access work, services, amenities, and places to live.

As described in the feasibility study undertaken for the subject lands, the area looks to develop into a community with a mix of residential types which will support commercial uses. The subject lands are centrally-located and offer access to the surrounding shopping, employment areas, and community amenities.

- e) To provide the focus for future intensification and redevelopment within the Town.

As reflected by its current Future Development designation in the Official Plan, the subject lands are intended for future intensification of development. The redesignation to a Mixed Use policy framework completes a step toward realizing that objective.

Mixed Use Designation Policies

The future development of the subject lands is anticipated to meet the policies of the Mixed Use designation as outlined in Section 5.2.3. An evaluation of the principal applicable policies is included below:

- a) Some of the lands designated as Mixed Use shall be also subject to Special Study Area 1: Downtown Area and related policies in Section 6.5.1 Downtown Area of this Plan. A Secondary Plan shall be prepared to address the Downtown's special issues, as well as provide for a specific set of design guidelines.

The subject lands are identified as being located in Special Study Area 2: Former Shevlin Woodyard. Policies related to the study area include the potential of future further technical studies. The Land Use and Economic Development Feasibility Study for the Redevelopment of the Shevlin Wood Yard and Gateway to Fort Frances provides a sound basis for a design study, and further technical studies such as servicing, geotechnical engineering reports, or environmental assessments will be undertaken as part of future Site Plan Control applications for each block.

- b) Adequate off-street vehicle and bicycle parking and loading facilities shall be provided in accordance with the Zoning By-law. The parking required in the Mixed Use designation may be provided at a reduced level compared to other designations, in accordance with the Zoning By-law. Shared parking spaces are encouraged, and parking in lots in proximity to the use may satisfy parking requirements.

Future parking rates will be considered as part of future development applications, including Site Plan Control, as applicable. The proposed Zoning By-law Amendment does not include relief from current off-street parking, bicycle, or loading provisions.

- e) Commercial uses should be located so as to minimize the setback from the public right-of-way on the ground level.

The proposed Mixed Use zone provides a minimum front yard setback of 2 metres, creating a strong and close relationship to the public street. To achieve a quality of urban design that meets this policy, individual setbacks in future development will be further reviewed as part of forthcoming Site Plan Control applications.

- g) Residential uses shall be encouraged to locate on the upper floors or in the rear of mixed-use buildings provided that adequate access and parking can be provided.

The proposed Mixed Use zone permits the use ‘accessory dwelling unit,’ which references residential uses on the upper floors of buildings with commercial uses at-grade. No further zoning relief is required to implement this policy.

The uses envisioned for the subject lands, as outlined in the Land Use and Economic Development Feasibility Study for the Redevelopment of the Shevlin Wood Yard and Gateway to Fort Frances, meet the objectives and policies of the Mixed Use designation. The lands are planned to be used to provide a mix of residential and commercial uses at varying levels of intensity that will contribute to the increase of housing stock, commercial opportunities, and the vitality and extension of the downtown area further east along Scott Street.

3.3.4 Growth Management

Growth in Fort Frances shall be managed by directing future development to the Town’s Settlement Area, in order to optimize the use of existing infrastructure, creating a compact community, and protecting the natural environment. By 2046, the Town is projected to reach a population of 8,213 persons, 3,795 households, and an employment base of 4,171 jobs, which represent increases of 359 persons, 157 households, and 54 jobs in employment areas from 2021.

Growth Management Goals

The future development of the subject lands meets the objectives of the Growth Management goals, as outlined in applicable policies of Section 3.1:

- a) Foster the creation of complete, healthy, and vibrant communities and enhance the quality of life for all residents by directing the majority of growth and development to the settlement areas to conserve and protect the Town’s diverse natural environment.

Planned future development, as described in the Land Use and Economic Development Feasibility Study, will provide the opportunity for residential development in a variety of types and densities on lands within the settlement area, as well as supporting non-residential uses.

- b) Promote development patterns in the Settlement Area that efficiently use land, resources, infrastructure, and public services and facilities, through compact urban forms, a mix of land uses and appropriate densities.

The proposed lot fabric, as illustrated on the Lot Separation Plan prepared by Hatch, provides for the orderly and efficient use of the lands, enabling an urban built form and efficient servicing and infrastructure connections.

- c) Identify and encourage opportunities for intensification, infill and redevelopment in appropriate locations and of a scale and character of development that is compatible with the community.

The proposed Mixed Use zoning permits a variety of residential uses, including higher-density housing types such as apartment dwelling.

- e) Encourage the provision of a broad range of housing types and affordability to meet the needs of the existing and future residents of the Town.

As described in the requested zoning exception, a variety of medium- and high-density housing types are to be permitted within the requested zone for the subject lands.

The planned function of the subject lands will provide the opportunity for the Town of Fort Frances to meet its growth management goals by contributing to development within the settlement area, in a compact and efficient pattern that will include a variety of building types and densities.

3.3.5 Intensification

Intensification means the development of a property, site, or area at a higher density than what currently exists. This can be achieved through redevelopment (including the reuse of brownfield and greyfield sites), development of vacant and/or underutilized lots within previously developed areas, infill development, and the expansion, conversion and/or adaptive re-use of existing buildings. It is expected that intensification will play an important role in accommodating future growth in the Town.

It is anticipated that the subject lands will play a key role in meeting the Town's intensification targets. As directed in policy 4.9, intensification of the subject lands must address planning considerations through a severance, Site Plan Control, or Plan of Subdivision.

Intensification Targets Policies

The future development of the subject lands meets the policies of the Intensification Targets section of the Official Plan, as described in Section 4.9.1. Among others:

- a) It is anticipated that a minimum of 15% of all new lots/units created shall be through residential intensification in the Town's Settlement Area.

The subject lands represent the opportunity to redevelop an existing brownfield with residential dwellings that will contribute to meeting the Town's intensification target.

- b) Notwithstanding Policy a) above, the Town shall support achieving a higher rate of intensification in order to maximize the efficient use of existing infrastructure and services.

The subject lands are proposed to be zoned to include a range of residential built forms, including apartment dwellings, which will provide the greatest level of intensification opportunity relative to the site area.

3.3.6 Urban Design Principles

Section 4.17 of the Official Plan states that safe and attractive neighbourhoods and high-quality built form and community design are essential for creating a physical environment where people have the appropriate places to interact, live, work, recreate and learn. While the urban design principles included in the policy will be further assessed through individual development applications, some are applicable to the proposed Amendments:

- b) The Town, through the review of development applications will, among others:
 - / Ensure that the design of new development is in keeping with the traditional character of the area in a manner that both preserves the traditional community image and enhances their sense of place within Fort Frances.
 - / Promote efficient and cost-effective development patterns that minimize land consumption.
 - / Encourage design that considers, and wherever possible continues, existing and traditional street patterns and neighbourhood structure.

The proposed amendments will enable compatible land uses and design standards that enable an efficient use of land and continue the general built-form character of downtown Fort Frances. While the envisioned street network deviates from the traditional street pattern of the surrounding area, the future network enables better truck movements through the downtown area.

- c) Measures should be taken to ensure that the permitted uses address compatibility with adjacent land uses. Adequate separation buffering or screening shall be provided between any uses where land use conflicts might be expected, such as the provision of grass strips and appropriate planting of trees and shrubs, berms or fence screening, and other means, as appropriate. Modifications to building orientation may also represent appropriate buffering measures.

While no specific building designs are proposed at this time, the recommended Zoning By-law Amendment incorporates site-specific setbacks that reflect the unique land use profile of the subject lands that contrast with the traditional downtown built form.

The proposed Official Plan Amendment is consistent with the Goals and Objectives of the Official Plan and applies a policy framework to the lands that will contribute to meeting growth management directions.

3.4 Town of Fort Frances Zoning By-law (93-25)

3.4.1 Existing Zoning

The subject lands, as described on Schedule A-2: Settlement Area – Zones, are zoned **Future Development (FD)**. The purpose of the zone is to limit the range of permitted uses to those which will not negatively impact the planned future development of the lands.

Permitted uses within the FD zone include the following:

- / A use existing on the date of passing of this By-law
- / Accessory building or use to an existing use on the date of passing of this By-law

Given the purpose and permitted uses of the FD zone, a Zoning By-law Amendment is required to regulate development in accordance with the recommended Mixed Use policy designation in the Official Plan Amendment.

3.4.2 Proposed Zoning – Mixed Use Zone

As identified on Figure 1, the majority of the subject lands are proposed to be rezoned **Mixed Use Zone, Exception [X] (MU[X])**. The purpose of the MU zone is to ensure that lands designated Mixed Use in the Official Plan can accommodate a variety of uses, including residential, commercial, institutional, and recreational, among others.

Permitted uses in the MU zone include the following:

- | | | |
|----------------------------|-----------------------------------|--|
| / Accessory dwelling units | / Apartment dwelling | / Animal hospital |
| / Art gallery | / Assembly hall | / Bar |
| / Community centre | / Community garden | / Community health and resource centre |
| / Day care centre | / Financial institution | / Funeral home |
| / Hotel | / Laboratory | / Long-term care home |
| / Medical clinic | / Microbrewery | / Motel |
| / Motor vehicle gas bar | / Museum | / Nanobrewery |
| / Office | / Outdoor recreation | / Public park |
| / Parking lot | / Personal services establishment | / Place of recreation |
| / Place of worship | / Post office | / Private club |

- | | | | | | |
|---|----------------------|---|--|---|--------------|
| / | Public use | / | Research and development establishment | / | Restaurant |
| / | Retail store | / | School | / | Service shop |
| / | Transportation depot | | | | |

The following table provides a summary of the Mixed Use zone provisions as detailed in Zoning By-law 93-25:

Provision (MU)		Requirement
Minimum Lot Area		230 square metres
Minimum Lot Frontage		7.5 metres
Minimum Front Yard		2.0 metres
Minimum Interior Side Yard		0 metres
Minimum Exterior Side Yard		2.0 metres
Minimum Rear Yard	Apartment Dwelling	7.5 metres
	All Other Cases	4.5 metres
Maximum Building Height		15.0 metres
Permitted Location of Accessory Dwelling		Where a building contains both accessory dwelling units and non-residential uses, the accessory dwelling units shall be located: i. On floors above the first floor; or ii. Where located on the first floor, located a minimum of 6.0 m from the front building wall, excluding lobbies or common areas.

3.4.3 Proposed Zoning – Open Space

The northwest portion of the lands are proposed to be rezoned **Open Space (OS)** to accommodate a future stormwater management pond and recreation space. The purpose of the zone is to permit uses that contribute to the development of parks, trails, and limited uses that provide recreational opportunities to residents and visitors.

Permitted uses include the following:

- | | | |
|--|---------------------------------|-----------------------------|
| / Community garden | / Conservation | / Marina |
| / Marine facility | / Outdoor recreation | / Private recreational park |
| / Public park and accessory structures | / Restaurant, mobile structures | |

The following table provides a summary of the Open Space zone provisions as detailed in Zoning By-law 93-25:

Provision (OS)	Requirement
Minimum Lot Area	4,000 square metres
Minimum Lot Frontage	30 metres
Minimum Front Yard	9.0 metres

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Provision (OS)	Requirement
Minimum Interior Side Yard	7.5 metres
Minimum Exterior Side Yard	9.0 metres
Minimum Rear Yard	9.0 metres
Maximum Building Height	12.0 metres

3.4.4 Holding Zone

While the northwestern portion of the lands have been successfully remediated, as confirmed through a Record of Site Condition, the balance of the lands remain contaminated. To ensure that development cannot proceed until the lands are remediated, application of a **Holding Zone** is recommended.

A Holding Zone is enabled by Section 36 of the Planning Act and Section 9.16.1 of the Town of Fort Frances Official Plan. The intent of the tool is to prohibit development until explicit conditions are satisfied. The condition to remove the Holding Zone will be included in the site-specific exception and will be evaluated through the development approvals process. Once the condition is satisfied, Council may lift the Holding symbol.

The following wording is recommended to be included in the site-specific exception:

- / The Holding Zone may be removed upon the receipt by the Township of a Record of Site Condition that demonstrates that contamination on the lands have been remediated.

3.5 Land Use and Economic Development Feasibility Study for the Redevelopment of the Shevlin Wood Yard and Gateway to Fort Frances (2021)

In 2021 the Town of Fort Frances received the Land Use and Economic Development Feasibility Study for the Redevelopment of the Shevlin Wood Yard and Gateway to Fort Frances. The study included conceptual designs for the subject lands, including elements such as the proposed road network, parcel fabric, site servicing, and mix of proposed uses. Additionally, a market analysis and public engagement were also undertaken.

The findings of the report were received and accepted by Town Council and represent the future vision and planned function of the subject lands.

4.0

Proposed Amendments

4.1 Official Plan Amendment

The proposed amendment to the Town of Fort Frances Official Plan is:

- / Amend the Official Plan and associated Schedule A2 to redesignate the subject lands from Future Development to Mixed Use.

The proposed redesignation is appropriate for the subject lands as the Mixed Use designation will provide the opportunity for future development as described in the Land Use and Economic Development Feasibility Study for the Redevelopment of the Shevlin Wood Yard and Gateway to Fort Frances.

Further, the Future Development designation is no longer appropriate, given a conceptual servicing plan has been provided to the Town and prospective developers have noted interest in beginning to develop the subject lands.

4.2 Zoning By-law Amendment

The proposed Zoning By-law Amendment seeks to rezone the subject lands as illustrated on Figure 1. The rezoning includes Mixed Use Zone with Exception (MU[X]), Mixed Use Zone with Exception and Holding Zone (MU[X]-H), and Open Space (OS).

4.2.1 Mixed Use Zone

The proposed rezoning of the majority of the subject lands to Mixed Use is appropriate as the planned function of the lands is to accommodate a mix of residential and commercial uses. The wide range of permitted uses in the Mixed Use zone are anticipated to capture the majority of planned uses. The remainder of the request uses and provisions will be captured in the associated Exception.

Zoning Exception

4.2.2 Exception Zone

To accommodate the proposal while ensuring compatibility, additional provisions are recommended to be added to the MU zone. The details of this Exception zone include the following:

- / Add the following uses to the list of permitted uses:
 - Fourplex dwelling
 - Townhouse dwelling
 - Triplex dwelling
- / For the purpose of this Exception, the built form provisions for the additional uses will be as established in Section 5.3 – Residential Type Two (R2) Zone of the Zoning By-law.
- / Notwithstanding provision 5.8.2(d), the minimum required interior side yard setback shall be 3 metres where abutting a Residential Zone.
- / The Holding Zone may be removed upon the receipt by the Township of a Record of Site Condition that demonstrates that contamination on the lands have been remediated.

The proposed additional uses are appropriate, as the intended function of the subject lands are to support a mixed-use community that integrates a variety of residential and commercial uses. The Mixed Use zone permits a variety of non-residential uses, but does not accommodate the full suite of residential uses envisioned in the Land Use and Economic Development Feasibility Study for the Redevelopment of the Shevlin Wood Yard and Gateway to Fort Frances. By adding medium-density residential uses through an Exception, any further Zoning By-law Amendment will not be necessary to develop the envisioned range of residential built form.

Additionally, the site conditions and surrounding character warrant a site-specific exception for interior side yard setback. The MU zone establishes a 0-metre interior side yard setback requirement, reflective of historical conditions along Scott Street in the downtown, including small lots and extensive lot coverage. In that context, allowing for no setbacks between buildings creates a stronger sense of enclosure and continues the continuous building frontage characteristic of this vintage of commercial street. On the subject lands, there are two principal reasons to introduce a 3-metre interior side yard setback requirement:

- / To enable maintenance of the sides of buildings, which would otherwise require easements or trespass on adjacent properties; and
- / To ensure a modest setback distance between buildings and adjacent residential uses along the west and east boundaries of the lands.

The requested site-specific zoning exceptions are appropriate and reflect site conditions and the vision for the lands.

4.2.3 Open Space Zone

The northwest area of the subject lands are recommended to be rezoned to Open Space (OS). The Open Space zone will provide appropriate uses for the intended function of the lands, which is to be primarily used as a stormwater retention pond to service the remainder of the subject lands. Other parks and recreation uses are similarly appropriate for this area of the lands.

Conclusions

It is our professional opinion the proposed Official Plan and Zoning By-law Amendments are appropriate, represent good planning, and are in the public interest.

- / The proposed amendments are **consistent with the Provincial Planning Statement (PPS)** by providing the opportunity for efficient and appropriate development on lands within the urban boundary, in an intensification target area contributing to a range of housing and commercial options available in the community.
- / The proposed amendments are consistent with the **Growth Plan for Northern Ontario** by providing for a range of land uses supported by new and existing infrastructure.
- / The proposed amendments **conform to the Official Plan's vision** for managing growth in the settlement area and will contribute to meeting the intensification target and mixed-use goals established in the Official Plan.
- / The proposed Official Plan Amendment to redesignate the lands Mixed Use is **consistent with the planned function of the subject lands**, as described in the Land Use and Economic Development Feasibility Study for the Redevelopment of the Shevlin Wood Yard and Gateway to Fort Frances.
- / The proposed Zoning By-law Amendment to rezone the lands primarily Mixed Use with an associated Exception and Holding Zone is appropriate, as it conforms with the proposed Official Plan policy designation, will increase the number of permitted residential uses, and will provide appropriate built form provisions to remain sensitive to the existing surrounding uses.

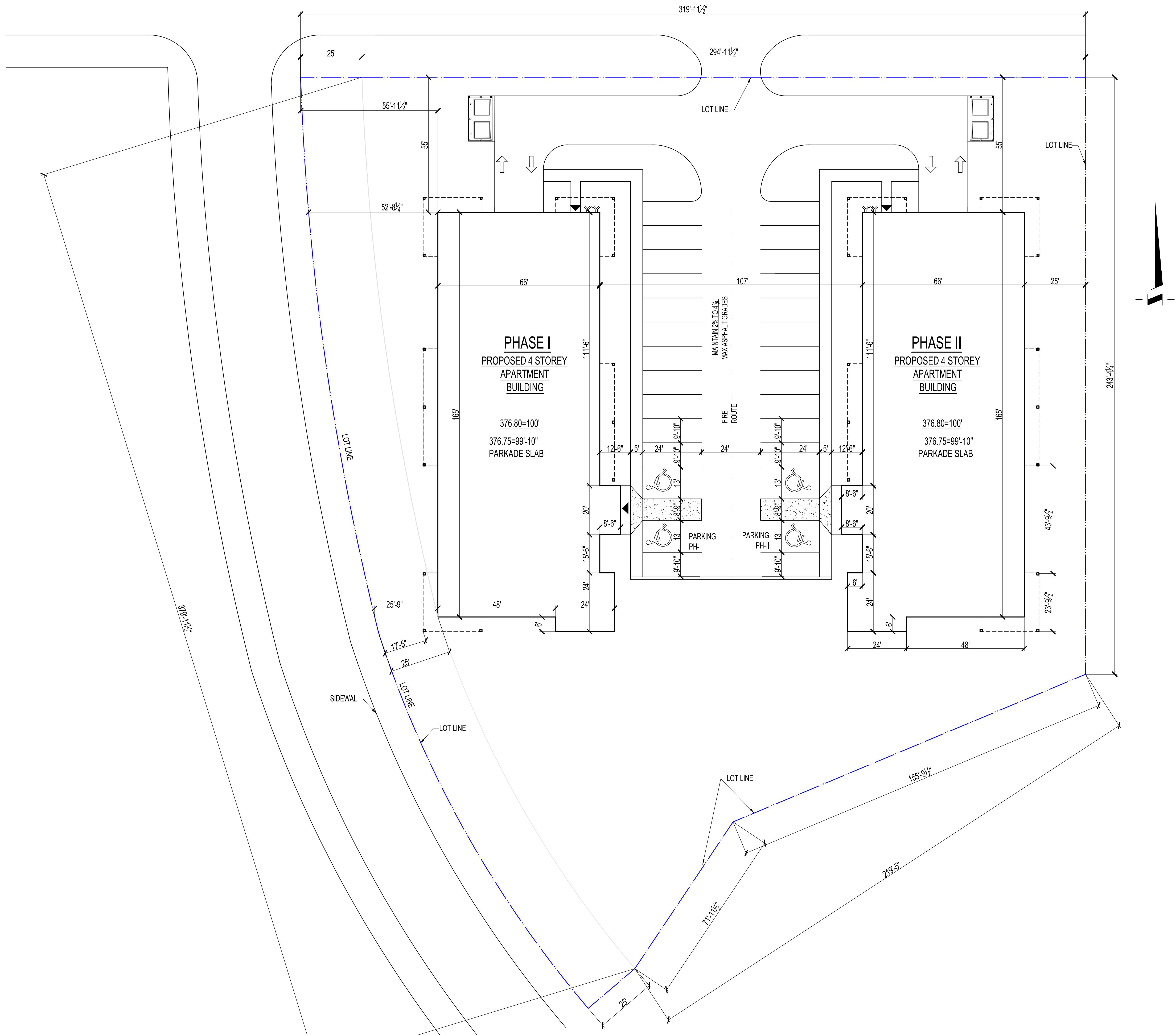
Sincerely,



Tyler Yakichuk, MCIP RPP
Senior Planner



Jaime Posen, MCIP RPP
Principal



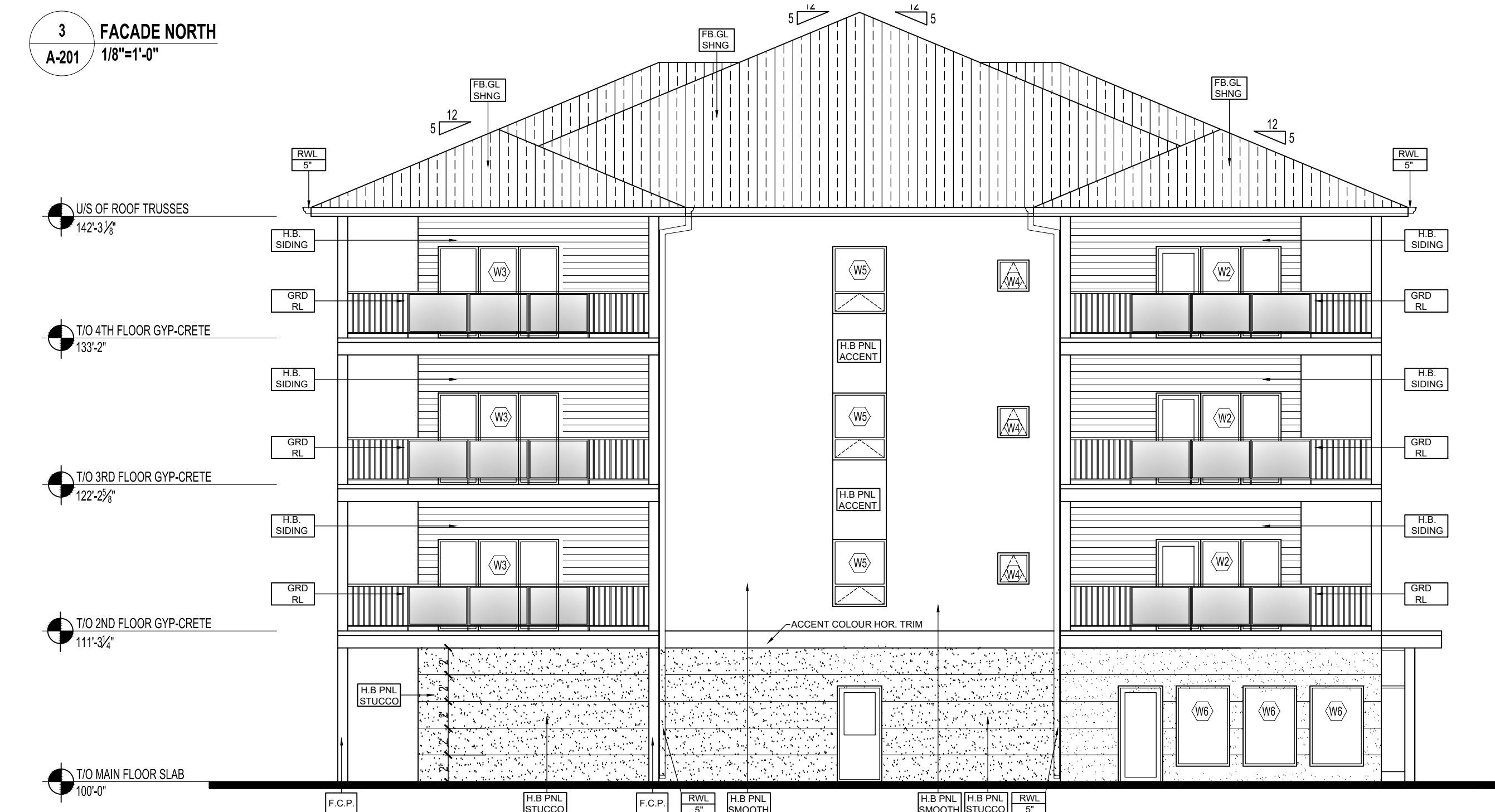
No	DATE	ISSUED FOR
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Seal

Project North

Title: SITE PLAN	
Project: 24 SUITE APARTMENT BUILDING PHASE II FORT FRANCES, ON	
Client: BRIDGEROAD CONSTRUCTION	
Scale: AS NOTED	
Drawn by: JH	Approved by: JH
Project No.	No.
Date: December, 2025	
A-101	





LEGEND:

H.B PNL HARDI BOARD PANELS - TEXTURE-STUCCO
STUCCO IRON GRAY (GROUND FLOOR)

H.B PNL HARDI BOARD PANELS - SMOOTH
SMOOTH COBBLE STONE (MAIN FINISH-TYP 2,3,4 FLOOR WALLS
(EXCEPT FOR WALLS @ BALCONIES & ACCENT WALLS

H.B.PNL HARDI BOARD PANELS - SMOOTH
ACCENT SLATE GRAY- ACCENT COLOUR WALLS

H.B. HARDIE BOARD SIDING- SMOOTH-HORIZONTAL
SIDING COBBLE STONE- 2,3,4 TYP. FLOORS WALLS @ BALCONIES

PRE-FINISH ALUMINUM RAIN WATER LEADERS C/W ACO DRAIN
TIE-IN @ SIDEWALK OR EXTENSION MIN 6'-0" WHERE NO
SIDEWALK EXISTS. PROVIDE AND CONNECT DRAIN PIPE/HOSE
TO RWL EXTENSION AS REQUIRED TO EXTEND UNDERNEATH
SIDEWALK AND DRAIN WATER OUT TO PARKING LOT. (SEE
SPEC. FOR DETAILS)

GRD RL	MIN 42" HIGH PRE-ENGINEERED ALUMINUM GUARDRAIL GLASS PANELS AS PER MANUF. SPECS & DRAWINGS.
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FB.GL SHNG	FIBREGLASS SHINGLE ROOF AS PER MANUF. SPECIFICATIONS
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F.C.	FIBRE CEMENT SLIM TRIM AROUND WINDOWS, DOORS &
*	FASCIA, SMOOTH FINISH, TYPICAL.

EXT. LUM. EXTERIOR LIGHTING. REFER TO ELECTRICAL

OVHD. INSULATED OVERHEAD DOOR W/ TOP GLASS PANELS
DR.

ALUM. VENT PRE-FINISHED ALUMINUM EXHAUST VENTS/GRILLES/LOUVRES
REFER TO MECHANICAL FOR EXACT SIZES AND LOCATIONS.

F.C.P. FIBER CEMENT PANEL AROUND COLUMN, SMOOTH FINISH
TYPICAL.

ELEVATION GENERAL NOTES:

1. GUTTERS SHALL BE PRE-FINISHED ALUMINUM SMACNA RECTANGULAR TYPE GUTTER STYLE
2. DOWN SPOUT SHALL BE PRE-FINISHED ALUMINUM
3. DOWNSPOUT BOOT SHALL BE PAINTED TO MATCH DOWNSPOUT
4. SEE PLANS, WINDOW AND DOOR SCHEDULES FOR ADDITIONAL INFORMATION
5. PAINT ALL ROOF TOP MOUNTED DEVICES AND PENETRATIONS TO MATCH ADJACENT ROOF MATERIAL
6. TOP OF WINDOW FRAME HEIGHT TO MATCH TOP OF DOOR FRAME HEIGHT
7. REFER PLANS HARDIE TYPICAL DETAILS AND SPECIFICATIONS REGARDING EXTERIOR CLADDING AND FLASHING DETAILS.

The drawing is in compliance with the requirements of the
Ontario Building Code 2020

Hristov Architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., engineering information shown on this drawing. Refer to the appropriate engineering drawings.

Construction must conform to all applicable codes and regulations.

This drawing is not to be scaled.
All architectural symbols indicated are graphic
representations only.