

## DECISION

### With respect to the Town of Fort Frances Official Plan

#### Subsection 17(34) of the *Planning Act*

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I hereby approve the repeal of the Town of Fort Frances Official Plan and all subsequent amendments thereto, pursuant to By-law 63-11, insofar as this official plan is in effect;

I hereby approve the Town of Fort Frances Official Plan adopted by By-law 04-25 subject to the following modifications with additions in **bold underline** and deletions in **~~bold strikethrough~~**:

1. Pages 10, Section 3.2 Settlement Area, policy c) is deleted and replaced to read:

~~e) The expansion of the Settlement Area may only occur if it is justified through a comprehensive review as outlined in the Provincial Planning Statement, 2024. However, adjustment of the settlement area boundary may be considered outside of a comprehensive review where there would be no net increase in land within the boundary, in accordance with the Provincial Planning Statement, 2024.~~

**c) In identifying a new settlement area or allowing a settlement area boundary expansion, the following shall be considered:**

- i. **the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;**
- ii. **if there is sufficient capacity in existing or planned infrastructure and public service facilities;**
- iii. **whether the new or expanded settlement area complies with the minimum distance separation formulae;**
- iv. **the new or expanded settlement area provides for the phased progression of urban development.**

**Notwithstanding these considerations, a new settlement area may only be considered only where it has been demonstrated that the infrastructure and public service facilities to support development are planned or available.**

2. Page 10, section 3.3 Rural Area is modified to read:

Lands beyond the Settlement Area as identified on Schedules A-1 and A-2 comprise the rural part of the Town. Rural areas of the Town will be serviced by means of private individual **or communal** water and sewage systems.

3. Page 13, section 4.2.2, Built and Cultural Heritage Resources, policy j) is modified to read:

j) The Town ~~may~~ **shall** engage **early** with Indigenous communities ~~when dealing with relevant activities that may be of interest~~ and **ensure their interests are** considered ~~their interests~~ when identifying, protecting and managing cultural heritage resources.

4. Page 22, section 4.11.1, Land Use Compatibility, policy b) is modified to read:

b) The location of residential or other sensitive land uses and major facilities in proximity to one another will be avoided. If avoidance is not possible, sensitive land uses are only permitted if:

- ~~i. There is an identified need for the proposed use;~~
- ~~ii. Alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations;~~
- iii. **i. Adverse effects to the proposed sensitive land use are minimized and mitigated; and**
- iv. **ii. Potential impacts to industrial, manufacturing or other uses are minimized and mitigated.**

5. Page 33, section 5.4.2 Permitted Uses, policy a) is modified to read:

a) The principal uses permitted in the Industrial Employment designation are all types of industries and industrial services whose operations may include manufacturing, assembly, packaging, warehousing, construction, storage, repair, wholesaling, recycling and transportation. Residential uses are prohibited.

Heavy industrial uses include processing, manufacturing, assembly, fabrication, research and development, laboratories, workshops, training facilities, warehousing, shipping/receiving, **major-associated** offices and other similar uses. Outdoor storage for heavy industrial uses is permitted.

6. Page 38, section 5.6.3 Policies, new policy is added to read:

**g) New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.**

7. Page 44, section 6.4 Shoreline Buffer, paragraph 2, is modified to read:

At the time of preparing this Official Plan, up-to-date floodplain information and mapping was not available, however the Town is obligated to show the best available mapping (originating from the previous Official Plan) in order to provide protection from the negative impacts of potential flood events. Accordingly, the Shoreline Buffer Overlay shall be as shown on Schedules B and C until such time as more accurate information can be provided by provincial authorities, the municipality or by development proponents. When such information is provided **on a site-specific basis**, Schedules B and C of the Official Plan may be revised without the need for an Official Plan Amendment.

8. Page 69, section 8.7 Mineral Aggregate Resources, new policies are added to read:

**a) Mineral aggregate operations shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact. Existing mineral aggregate operations shall be permitted to continue without the need for official plan amendment, rezoning or development permit under the Planning Act.**

**b) In known deposits of mineral aggregate resources and on adjacent lands, development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:**

- i. **resource use would not be feasible; or**
- ii. **the proposed land use or development serves a greater long-term public interest; and**
- iii. **issues of public health, public safety and environmental impact are addressed.**

9. SCHEDULES A-1, A-2, B, C, D are modified as follows:

The settlement area boundary is modified to include the lands designated "Industrial Employment" as shown on SCHEDULE A-1.

10. SCHEDULES A-1, A-2, B, C, D are modified as follows:

~~Ongoing Land Claim~~\* is modified to read **Unsold Surrendered Lands**

The disclaimer on the bottom right of each Schedule should be deleted ~~\*It is acknowledged that there is an ongoing land claim by the Agency One Reserve and the Town of Fort Frances for a portion of the lands between Idylwild Drive and east of Highway 11.~~

The land use designations "Highway Commercial" & "Parks & Open Space" and special policy area "Economic Gateway Area" should be removed within this area and shown in white.

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Dated at Toronto this 29<sup>th</sup> day of OCTOBER, 2025.



Sean Fraser  
Assistant Deputy Minister  
Municipal and Housing Operations Division  
Ministry of Municipal Affairs and Housing