



FORTFRANCES
BOUNDLESS
APPLICATION FOR CONSENT

FOR OFFICE USE ONLY			
File Number:	C3-2019		
Property:		Roll #:	5912 010 001 108
Date Application Received:	Feb 28/19	Date Fee Received:	—
Date Application Complete:	March 22/19	Receipt #:	—
		Application Fee:	\$146.15

Please Print and Complete or (✓) Appropriate Box(es)

1. Applicant Information

▶ 1.1	Name of Applicant Davies Ward Phillips & Vineberg LLP	Home Telephone No.	Business Telephone No. 416.863.5597
	Address 155 Wellington Street West, Toronto, Ontario		Postal Code M5V 3J7
▶ 1.2	Name of Owner(s) (If different from the applicant). An owner's authorization is required in Section 11.1 if the applicant is not the owner.		
	Name of Owner(s) Resolute FP Canada Inc.	Home Telephone No.	Business Telephone No. 514.875.2160
	Address Suite 5000 - 111 Robert-Bourassa Blvd., Montreal, QC		Postal Code H3C 2M1
1.3	Please indicate to whom all communications should be sent:		Agent
	<input type="checkbox"/> Owner		<input checked="" type="checkbox"/> Agent

Note: If this application is being submitted by an agent on behalf of the Property Owner, the owner's written authorization must accompany the application. If the applicant is a corporation acting without agent, the application must be signed by an officer of the corporation and the corporation's seal (if any) must be affixed.

2. Location of Subject Land (Severed and Retained) Complete Applicable Boxes in Section 2.1

▶ 2.1	Municipality Fort Frances	Township	Property Roll No. 5912 010 001 10800 0000
	Property descriptor: Lot/Section No.	Part No.	Reference Plan No.
	Other Information (parcel #, etc.) Part of Blocks 1 & 2, Plan SM-149		Registered Plan No.
▶ 2.2	Are there any easements or restrictive covenants affecting the subject land? If Yes, describe each easement or covenant and its effect See attached Schedule Existing "Easements"		
	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes		
▶ 2.3	Is there a mortgage or other encumbrance on title to the subject land? If Yes, provide name, full mailing address and contact information of encumbrance holder		
	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		

3. Purpose of this Application

- 3.1 Type and purpose of proposed transaction (X appropriate box):

Transfer ☐ Creation of a new lot ☒ Addition of a lot (see also 3.3) ☐ An easement /encroachment agreement
Other

☐ A charge ☐ A lease ☐ Correction of title
☐ Other purpose _____

- 3.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged
Resolute FP Canada Inc.

- 3.3 If a lot addition, identify the lands to which the parcel will be added. Also show on accompanying sketch.
See attached Schedule "Lot Additions"

4. Existing or Proposed servicing information regarding the subject land.

		(complete each section)		Retained
		Severed	See Sketch	
► 4.1	Dimensions	Frontage (m) (# of ft x .3048)	See Sketch	See Sketch
		Depth (m) (# of ft. x .3048)		
		Area (ha.) (# of acres x .4047)		
► 4.2	Use of Property	Existing Use(s)	No Change	No Change
		Proposed Use(s)		
► 4.3	Buildings or Structures	Existing	N/A	N/A
		Proposed	N/A	N/A
► 4.4	Access (✓ appropriate space)	Provincial Highway (secondary or primary)		
		Municipal Road (maintained all year)	✓	✓
		Municipal Road (seasonally maintained)		
		Other Public Road		
		Right of Way		
► 4.5	Water Supply (✓ appropriate space)	Publicly owned & operated piped water system	✓	✓
		Privately owned & operated individual well		
		Privately owned & operated communal well		
		Lake or other water body		
		Other means		
► 4.6	Sewage Disposal (✓ appropriate space)	Publicly owned & operated sanitary sewage system	✓	✓
		Privately owned & operated individual septic tank*		
		Privately owned & operated communal septic system		
		Privy		
		Other means		
		*A certificate of approval from the local Health Unit or Ministry of the Environment and Energy submitted with this application will facilitate the review.		
4.7	Other Services (✓ if service is available)	Electricity	✓	✓
		School Bussing		
		Garbage Collection		

- 4.8 If access to the subject land is by private road, or if "other public road" or "right of way" was indicated in section 4.4 above, indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained seasonally or all year.

5. Land Use

- 5.1 What is the existing Official Plan designation(s), if any of the subject land? Hazard Area & Employment Area

- 5.2 What is the zoning, if any, of the subject land? M1 - Light Industrial

- 5.3 Are any of the following uses or features on or adjacent to the subject land. (X appropriate boxes if any apply)

Use or Feature	On subject land	Adjacent to subject land
An agricultural operation		
A landfill		
An industrial or commercial use (specify uses)	✓	✓
An active railway line		
A Municipal Airport		

6. History of the Subject Land

- 6.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act?

☐ Yes ☒ No ☐ Unknown

If Yes, and if known, provide the Ministry or Municipal Application file number and the decision made on the application

N/A

- 6.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.

- 6.3 Has any land been severed from the parcel originally acquired by the owner of the subject land?

☒ No ☐ Yes

If yes, provide for each parcel severed the date of transfer, the name of the transferee and the land use.

7. Current Applications

- 7.1 Is the subject land currently the subject of a proposed Official plan or Official Plan amendment, Zoning By-Law amendment, a minister's zoning order, a minor variance, an approval or a plan of subdivision or a consent?

☐ Yes ☒ No ☐ Unknown

If yes and if known, specify the appropriate file number and status of the application.

8. Sketch

► 8.1 The application shall be accompanied by a sketch showing:

- (a) the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
- (b) the approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing;
- (c) the boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained;
- (d) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
- (e) the approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks) that,
 - i. are located on the subject land and on land that is adjacent to it, and
 - ii. in the applicant's opinion, may affect the application;
- (f) the current uses of land that is adjacent to the subject land (*for example, residential, agricultural or commercial*);
- (g) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
- (h) if access to the subject land will be by water only, the location of the parking and boat docking facilities to be used; and
- (i) the location and nature of any easement affecting the subject land.

9. Other Information

- 9.1 Is there any other information that you think may be useful to the Committee of Adjustments for the Township or other agencies in reviewing this application? If so, explain below or attach a separate sheet.
This application is made in conjunction with an application for certain easements and such applications should be considered as one. See attached Schedule "Lot Additions"

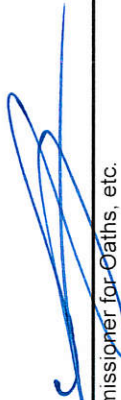
10. Signature and Statutory Declaration


► 10.1 Signature and Statutory Declaration of Applicant

I, Steven R. Willard of the City of Toronto
In the Province of Ontario, make oath and say OR solemnly declare that the

all of the above statements contained herein and all exhibits and supporting documentation submitted and attached hereto are true, and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Sworn/Declared before me at the City of Toronto
District of Ontario Town of Fort
Frances, in the District of Rainy River, this 7th
day of March, 2019.


Commissioner for Oaths, etc.

} 
Applicant

11. Notice of Collection – Municipal Freedom of Information and Protection of Privacy Act

11.1 Personal information collected on this form is collected under the authority of the *Planning Act, R.S.O. 1990* as amended, and will be used to assist in making a decision on this matter. All names, addresses, opinions and comments will be made available for public disclosure. Questions regarding the Municipal Freedom of Information and Protection of Privacy Act should be forwarded to: Town Clerk, c/o Town of Fort Frances, 320 Portage Avenue, Fort Frances, Ontario P9A 3P9, Telephone (807) 274-5323, Ext. 1215.

12. Owner's Authorization and Consent

12.1 This form must be used in all cases where individual(s) are being authorized on behalf of the owner to file an application and to act on behalf of the owner of property that is the subject of the application. Some instances where this authorization will be required are: where a solicitor is acting for an owner; where an agent is acting for an owner; where one owner is acting on behalf of other joint owners; where one owner with a percentage interest in a property is acting for other owners with a whole or percentage interest in a property; where a single spouse only has signed the application. Anyone having an interest in the property must provide a signed authorization. This form, or separate individual copies of this form must be appended to and duly executed by any and all owners of the property that is the subject of this application.

Authorization to Applicant and Consent to Use and Disclosure of Personal Information

I, Resolute FP Canada Inc. of the CITY of MONTREAL in the PROVINCE of QUÉBEC am the owner of the land


that is the subject of this application and, as evidenced by my signature below, I hereby authorize

Davies Ward Phillips & Vineberg LLP

to make this application on my behalf and further to provide any of my personal

information that will be included in this application or collected during the processing of the application.

March 7, 2019
Date


Signature of Owner

A File Number will be assigned by the Secretary for the Committee of Adjustment, which will be used in all communication.

Applicant's Checklist: Have you remember to attach

- ☐ 12 copies of completed application form
- ☐ 12 copies of sketch
- ☐ 2 copies of Certificate of Approval from Northwestern Health Unit or Ministry of Environment and Energy (if applicable)
- ☐ Application Fee by cash, certified cheque or money order

Forward to:

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

Schedule

EXISTING EASEMENTS

PIN 56018-0083

1. The PIN is subject to an easement as in Inst. No. A57784 in favour of Centra Gas Ontario Inc. for a steam and water pipe over Part 2 on Plan 48R-3453.
2. The PIN is subject to an easement as in Inst. No. RD9883 in favour of ACH Fort Frances Inc. for access to maintain canal walls over Parts 1, 2, 3, 4 and 5 on Plan 48R-4138.
3. The PIN is subject to an easement as in Inst. No. RD9885 in favour of ACH Fort Frances Inc. for pedestrian and vehicle access over Parts 4, 5, 6, 7, 8, 9, 13 and 14 on Plan 48R-4140.
4. The PIN is subject to an easement as in Inst. No. RD31749 in favour of H2O Power Fort Frances Inc. for access to maintain canal walls over Part 4 on Plan 48R-4140.

PIN 56018-0168

No easements

PIN 56018-2246

1. The PIN is subject to an easement as in Inst. No. A26494 in favour of Ontario Hydro for power lines over Parts 2 and 3 on Plan 48R-1903.
2. The PIN is subject to an easement as in Inst. No. A57784 in favour of Centra Gas Ontario Inc. for a steam and water pipe over Parts 1, 2 and 3 on Plan 48R-3262 and Parts 4, 5 and 6 on Plan 48R-3263.
3. The PIN is subject to an easement as in Inst. No. A59117 in favour of Ontario Hydro for power lines over Parts 2 and 3 on Plan 48R-1903.
4. The PIN is subject to an easement as in Inst. No. RD9878 in favour of ACH Fort Frances Inc. for a driveway access over Parts 4, 5 and 6 on Plan 48R-4138.
5. The PIN is subject to an easement as in Inst. No. RD9879 in favour of ACH Fort Frances Inc. for an electrical transmission line over Parts 5, 7 and 8 on Plan 48R-4138.
6. The PIN is subject to an easement as in Inst. No. RD9880 in favour of ACH Fort Frances Inc. for a line maintenance easement over Block 2 Plan SM 149 McIrvine except Part 1 Plan 48R-982 and Parts 1, 2 and 3 Plan 48R-4138; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 Block 8 Plan M74 McIrvine; Part Front Street Town Plot Alorton as closed by A57368; Part 1 Plan 48R-2964; and Part Undesignated Lands McIrvine being Parts 4, 5 and 6 48R-3453.
7. The PIN is subject to an easement as in Inst. No. RD9883 in favour of ACH Fort Frances Inc. for access to maintain canal walls over Parts 1, 2, 3, 4 and 5 on Plan 48R-4138.
8. The PIN is subject to an easement as in Inst. No. RD9885 in favour of ACH Fort Frances Inc. for pedestrian and vehicle access over Parts 4, 5, 6, 7, 8, 9, 13 and 14 on Plan 48R-4140.

9. The PIN is subject to an easement as in Inst. No. RD31748 in favour of H2O Power Fort Frances Inc. for access over Part 5, 7 and 8 on Plan 48R-4138.
10. The PIN is subject to an easement as in Inst. No. RD31749 in favour of H2O Power Fort Frances Inc. for access to maintain canal walls over Part 4 on Plan 48R-4140.

PIN 56018-2027

1. The PIN is subject to an easement as in Inst. No. RD9883 in favour of ACH Fort Frances Inc. for access to maintain canal walls over Parts 1, 2, 3, 4 and 5 on Plan 48R-4138.
2. The PIN is subject to an easement as in Inst. No. RD9885 in favour of ACH Fort Frances Inc. for pedestrian and vehicle access over Parts 4, 5, 6, 7, 8, 9, 13 and 14 on Plan 48R-4140.
3. The PIN is subject to an easement as in Inst. No. RD33040 in favour of H2O Power Fort Frances Inc. for access to the canal sluice gates over Parts 1, 2, 3 and 4 on Plan 48R-4516.

PIN 56018-2247 (Fee Simple PIN – The applicant has a leasehold interest)

1. The PIN is subject to an easement as in Inst. No. RD9881 in favour of Abitibi-Consolidated Inc for access to Block 1, Plan SM149 for access to the dam, powerhouse and structures to maintain any equipment and structures belonging to Abitibi-Consolidated Inc. located therein.
2. The PIN is subject to an easement as in Inst. No. RD9884 in favour of Abitibi-Consolidated Inc for access to Block 1, Plan SM149 for access to the dam, powerhouse and structures to maintain the pipeline belonging to Abitibi-Consolidated Inc. located therein.
3. The PIN is subject to an easement as in Inst. No. RD9886 in favour of Abitibi-Consolidated Inc for access to Parts 19 on Plan 48R-4140 and Parts 2, 5, 6, and 8 on Plan 48R-4168 to maintain the pipeline belonging to Abitibi-Consolidated Inc. located therein.

Schedule

LOT ADDITIONS & CONSENTS TO CONVEY

1. Emergency Generator Lot Addition

Part 31 on the draft plan attached will be severed from the lands to the south (being PIN 56018-2027) and consolidated with the parcel to the north (being PIN 56018-0168) by conveyance. The lot addition parcel is the site of an emergency power generator that serves the Canada Customs facility located on PIN 56018-0168 and as such this severed parcel should be consolidated with the parcel containing the Canada Customs facility. The conveyance of the balance of PIN 56018-2027 (the retained lands) will require the consent of the Town of Fort Frances, as a result of the division of this parcel.

2. International Bridge Approach area Lot Addition (South)

Parts 11, 12, 13 and 14 on Plan 48R-4140 will be severed from the lands of the South Mill Site (being PIN 56018-2027) and conveyed and consolidated with the parcel that constitutes the approach to the International Bridge (being PIN 56018-0083). The new consolidated parcel better reflects the lands and road/railway alignments used in relation to the International Bridge for access by both cars and trains using the International Bridge to the United States of America.

3. International Bridge Approach area Lot Addition (North)

Parts 11, 12, 14 and 15 on the draft plan attached will be severed from the International Bridge access lands (PIN 56018-0083) and will be conveyed and consolidated with the North Mill Site parcel (being PIN 56018-2246). This parcel better reflects the lands and road/railway alignments used in relation to the International Bridge for access by both cars and trains using the International Bridge to the United States of America. The conveyance of PIN 56018-2246 will require the consent of the Town of Fort Frances, as a result of the addition to this parcel.