

June 22, 2018

Mayor and Council  
Town of Fort Frances  
320 Portage Avenue  
Fort Frances, ON  
P9A 3P9

**Re: Site Plan Control Approval  
201 Minnie Avenue  
1995031 Ontario Ltd.**

Attached is the application for the Site Plan Control Approval along with a survey prepared by Peter de Haan, O.L.S., and TBT Engineering. This survey plan addresses items identified in the submission checklist.

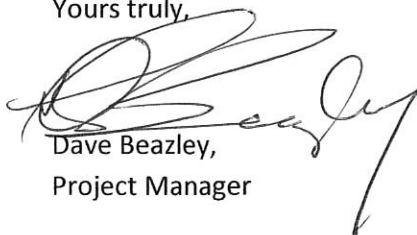
It is our intention to commence site preparation for the 7 units in July, 2018 and begin construction immediately on receipt of the Building Permit.

We have secured a General Contractor and commitments for sub trades to meet our proposed schedule.

It is our intention to have both the 4 plex and 3 plex enclosed by mid December and interior finishing being carried out over the winter and early spring. Although the driveway granular base will be in place this year, it will not receive hard top until the following year. The area outside the building footprint and driveway will be grass and completed to meet the yet to be approved grading plan. We have not identified any additional tree planting at this time.

I trust this meets your requirements.

Yours truly,



Dave Beazley,  
Project Manager

**APPLICATION FOR SITE PLAN CONTROL APPROVAL**

Section 41 of the Planning Act, R.S.O., 1990 (as amended)

**Notice of Public Record:** All information and materials required in support of your application shall be made available to the public, as indicated by Section 1.0.1 of The Planning Act, R.S.O. 1990, C.P.13.

**Municipal Freedom of Information and Protection of Personal Privacy:** Personal information on this form is collected under the Authority of The Planning Act and will be used to process this application.

**1. APPLICATION TYPE**

- a) New Site Plan Control Agreement: ☒ X
- b) Amendment to existing Agreement: ☐ Authorizing By-Law Number \_\_\_\_\_

**2. PROPERTY INFORMATION**

a) Address	201 Minnie Avenue, Fort Frances					
b) Tax Roll No.	59 - 12 - 0__ 0 - 00__ - _____					
c) Legal Description	PCL 11-1 Sec SM129; Lt 12 PL SM129 McIrvine, Lt 13 PL SM 129 McIrvine; Lt 14 PL SM 129 McIrvine, Pt Lt 11 PL SM129 McIrvine being the Sly 17 ft; Pt Lane PL SM129 McIrvine Closed by FF1408 abutting the Sly 17 ft of Lt 11, and Lots 12, 13 and 14 and the E limit of Lt 15, PL SM129, fort Frances (PIN 56017-0427)					
d) Dimensions	Frontage	East 215.35' West 234.52'	Depth	North 175.25' South 176.08'	Area	39,320 sf

**3. APPLICANT INFORMATION**

a) Applicant	Dave Beazley	807 275 7076
b) Mailing Address	Site 218-98 RR2 Fort Frances, ON P9A3M3	
c) Email	davebeazley@gmail.com	

**4. AGENT INFORMATION (if applicable)**

a) Agent Name	Phone
b) Mailing Address	Postal Code

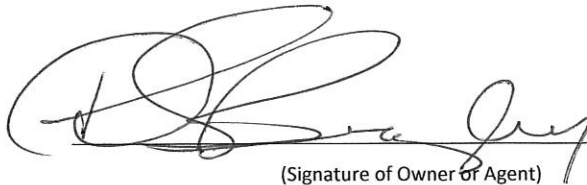
c) Email	davidebeazley@gmail.com		
<b>5. OWNER (If different from 3 above)</b>			
a) Owner	1995031 Ontario Limited Phone		
b) Mailing Address	As Above	Postal Code	
c) Email			
Note – All communication will be sent to Application Contact unless otherwise requested			
<b>6. MORTGAGEES, HOLDERS OF CHARGES OR OTHER ENCUMBRANCES</b>			
a) Institution	N/A		
b) Contact/Reference	Phone		
c) Mailing Address	Postal Code		
d) Email			
<b>7. OTHER APPLICATIONS (Complete if applicable)</b>			
a) File Type & No.			
Details			
b) File Type & No.			
Details			
<b>8. LAND USE</b>			
a) Official Plan			
b) Current Zoning	R2		
c) Current Land Use	Vacant		
<b>9. BUILDINGS &amp; STRUCTURES</b>			
	Existing	Proposed	Required
a) Width		4 plex 120' 3 plex 90'	
b) Length		4 plex 82' ireegular 3 plex 82' irregular	

c) Ground Floor Area		14,920 sf	
d) Gross Floor Area		<b>14,920 sf</b>	
e) Storeys (#)		<b>1</b>	
f) Dwelling Units(#)		<b>7</b>	
g) Building Height		<b>19' 6"</b>	
h) Lot Coverage (%)		<b>38%</b>	
i) Landscaped Area (%)		<b>Grass approx 50%</b>	
j) Parking Spaces(#)		<b>7 – 2 car attached garage 14. 6 on garage apron</b>	

#### 10. APPLICANT DECLARATION

The undersigned hereby applies for Site Plan Control Approval pursuant to section 41 of the Planning Act, and hereby certifies that the information provided, together with any attachments, are true to the best of my/our knowledge, and acknowledge that all information contained herein is collected for the purpose of creating a record that is available to the general public.

Dated at Fort Frances this 22\_\_\_\_ day of  
\_\_\_\_ June 2018 \_\_\_\_.



(Signature of Owner or Agent)

\_\_\_\_\_  
(Signature of Owner or Agent)

#### 11. APPLICANT'S AUTHORIZATION IF AGENT SUBMITTING THIS APPLICATION

I/We authorize \_\_\_\_\_ (name of agent)  
to act on m/our behalf in submitting this application. This application has been submitted with my/our full  
knowledge and endorsement

\_\_\_\_\_  
(Signature of Owner or Applicant)



**Town of Fort Frances**  
320 Portage Avenue  
Fort Frances Ontario P9A 3P9

# RECEIPT OF PAYMENT

Page 1

DAVE BEAZLEY  
201 MINNIE AVE

Receipt Number: 25269  
Tax Number: HST #106984586 RT0001  
Date: June 26, 2018  
Initials: WK

Type	Account / Ref. #	Description	Quantity	Discount	Amount Paid	Balance Remaining
General	67	ZONING BY-LAW ADMENDMENT	1	\$0.00	\$991.05	N/A
Subtotal:					\$991.05	
Taxes:					\$0.00	
Total Receipt:					\$991.05	
Cheque:					\$991.05	
Total Amount Received:					\$991.05	
Rounding:					\$0.00	
Amount Returned:					\$0.00	