



FORTFRANCES
BOUNDLESS
APPLICATION FOR CONSENT

FOR OFFICE USE ONLY		
File Number: BL-2017		
Property: 625 Nelson	Roll #:	
Date Application Received: Jan 30/17	Date Fee Received:	
Date Application Complete: Jan 30/17	Receipt #:	Application Fee: \$

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

1. Applicant Information

▶ 1.1	Name of Applicant Rene Larson	Home Telephone No.	Business Telephone No. 807 285-7777
	Address 620 Victoria Ave E Thunder Bay ON		Postal Code P7C 1A9
▶ 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) SYNCOR CONTRACTING LIMITED	Home Telephone No.	Business Telephone No. 807-475-9990
	Address 840 Pole Line Road Murillo, ON		Postal Code P7K 0T8
1.3 Please indicate to whom all communications should be sent:		<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 Town	Property Roll No.
	Property descriptor: PIN 56018-0201	Lot/Section No. PT LOT 153 + LT 154	Reference Plan No. proposed ref plan
	Other Information (parcel #, etc.)		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		<input checked="" type="checkbox"/> No <input 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 type="checkbox"/> No <input checked="" type="checkbox"/> Yes
NOTICE # RD31539 - SITE PLAN AGREEMENT WITH TOWN FF			

3. Purpose of this Application

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

Transfer ☒ Creation of ^{5 townhouse} new lots ☐ 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

unknown

- 3.3 If a lot addition, identify the lands to which the parcel will be added. Also show on accompanying sketch.

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

(complete each section)

Severed

Retained

► 4.1 Dimensions <u>5 new lots</u>	Frontage (m) (# of ft x .3048)	<u>See attached draft reference plan and information sheet</u>	
	Depth (m) (# of ft. x .3048)		
	Area (ha.) (# of acres x .4047)		
► 4.2 Use of Property	Existing Use(s)	<u>Sumit townhouse complex</u>	
	Proposed Use(s)	<u>individual townhouse</u>	
► 4.3 Buildings or Structures	Existing	<u>new townhouse unit</u>	
	Proposed	<u>"</u>	
► 4.4 Access (✓ appropriate space)	Provincial Highway (secondary or primary)		
	Municipal Road (maintained all year)	<u>Nelson St</u>	
	Municipal Road (seasonally maintained)		
	Other Public Road		
	Right of Way		
► 4.5 Water Supply (✓ appropriate space)	Publicly owned & operated piped water system	<u>Town FF water</u>	
	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	<u>Town FF sewer</u>	
	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	<u>Yes</u>	
	School Bussing	<u>Yes</u>	
	Garbage Collection	<u>Yes</u>	

- 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.

not applicable

5. Land Use

- 5.1 What is the existing Official Plan designation(s), if any of the subject land? *Living Area*
- 5.2 What is the zoning, if any, of the subject land? *R2 Residential Type Two*
- 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	<i>no</i>	<i>no</i>
A landfill	<i>no</i>	<i>no</i>
An industrial or commercial use (specify uses)	<i>no</i>	<i>no</i>
An active railway line	<i>no</i>	<i>no</i>
A Municipal Airport	<i>no</i>	<i>no</i>

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

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

not applicable

- 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.

*concurrent consent applications
+ minor variance application*

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. 236.

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.

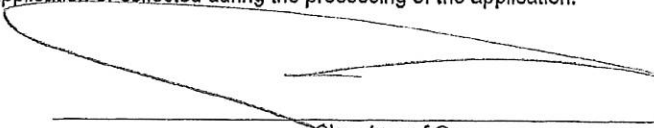
Authorization to Applicant and Consent to Use and Disclosure of Personal Information

I, Syncor Contracting Limited of the Municipality of
Murillo in the District of Thunder Bay am the owner of the land

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

Rene Larson or his agents 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.

Jan 30, 2017
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 remembered 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

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.
- concurrent severance applications for total of 5 townhouses

10. Signature and Statutory Declaration

- 10.1 Signature and Statutory Declaration of Applicant

I, Rene Larson of the City of Thunder Bay
In the District of Thunder Bay, 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 Thunder
Bay of Thunder Bay
Francees, in the District of Rainy River, this 30
day of January, 2017

[Signature]

Commissioner for Oaths, etc.

[Signature]

Applicant

SERGEI ETTINGER
Barrister & Solicitor

SERGEI ETTINGER
Barrister & Solicitor

Monday, January 30, 2017

SYNCOR CONTRACTING LIMITED

ANALYSIS OF DRAFT SURVEY COMPLIANCE WITH R2 ZONING FORT FRANCES Paragraph 4.5.3 of B-L #3/14 - 629, 631, 633, 635, & 637 NELSON STREET

R2 ZONE	#629 PART 1	#631 PART 2	#633 PART 3	#635 PART 4	#637 PART 5	Comments
Lot Area - 240m ²	8.85 x 41.79 = 369.84 ok	7.16 x 40.55 = 290.34 ok	7.17 x 38.63 = 276.98 ok	7.16 x 37.88 = 271.22 ok	10.83 x 35.75 = 387.17 ok	
Lot Frontage - 8.0m	8.85 ok	7.16 no good	7.17 no good	7.16 no good	10.83 ok	Need 3 Minor Variances
Front Yard - 7.5m	7.85 ok	7.85 ok	7.91 ok	7.95 ok	8.01 ok	
Interior Side Yard attached wall - 0m	ok	ok	ok	ok	ok	
Interior Side Yard No attached wall 2.5m	1.62 & 1.56 no good	n/a	n/a	n/a	n/a	Need MV on Part 1 #629 OR move lot line westerly
Exterior Side Yard 3.5m	n/a	n/a	n/a	n/a	3.62 & 3.64 ok	
Max Lot Coverage 50%	Not checked	Not checked	Not checked	Not checked	Not checked	Builder to confirm
Min Floor Area 70m ²	Not checked	Not checked	Not checked	Not checked	Not checked	Builder to confirm
Min Landscaped Open Space	Not checked	Not checked	Not checked	Not checked	Not checked	Builder to confirm
Max Height Bldg 12m	See comments	See comments	See comments	See comments	See comments	Builder has confirmed <12m height

HEIGHT OF BUILDINGS The vertical distance, measured between the average natural or finished grade at the front of the building, to the highest point of the roof surface.

LOT COVERAGE The percent of the lot area covered by buildings or structures excluding parking areas, driveways, decks and walkways but including structures and buildings constructed appertaining to the lot.

LOT FRONTAGE The distance between the side lot lines, measured 7.5 metres from and parallel to the front lot line.

YARD, EXTERIOR SIDE A side yard immediately adjacent to an exterior lot line.

YARD, SIDE EXTERIOR A side yard immediately adjoining a public street.

YARD, SIDE INTERIOR A side yard other than an exterior side yard



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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND

REGISTRY

OFFICE #48

PAGE 1 OF 1

PREPARED FOR Renew001

ON 2017/01/30 AT 11:50:03

56018-0201 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION:

PCL 153-1 SEC ALETP; LT 153 TOWN PLOT ALBERTON; LT 154 TOWN PLOT ALBERTON; FORT FRANCES

SEVERANCES

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE

ABSOLUTE

RECENTLY:

FIRST CONVERSION FROM BOOK

CAPACITY SHARE

ROWN

OWNERS' NAMES

SYNCOR CONTRACTING LIMITED

PIN CREATION DATE:

2003/06/16

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHRD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2003/06/13 **						
A78639	2001/12/06	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***		
RD30477	2016/06/30	TRANSFER	\$180,000	THE CORPORATION OF THE TOWN OF FORT FRANCES	THE CORPORATION OF THE TOWN OF FORT FRANCES	C
REMARKS: PLANNING ACT STATEMENTS.						
RD31539	2016/11/10	NOTICE		SYNCOR CONTRACTING LIMITED	SYNCOR CONTRACTING LIMITED	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND
REGISTRY
OFFICE #48

56018-0199 (LT)

PAGE 1 OF 1
PREPARED FOR Rens0001
ON 2017/01/30 AT 12:02:19

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PCU 151-1 SEC ALETP; LT 152 TOWN PLOT ALBERTON; PT LT 151 TOWN PLOT ALBERTON DESIGNATED AS PT 1 & 2, 48R3781; FORT FRANCES

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
FIRST CONVERSION FROM BOOK

OWNERS' NAMES
SYNOR CONTRACTING LIMITED

CAPACITY SHARE
ROWN

FIN CREATION DATE:
2003/06/16

RETAINED

REG. NO.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHRD
** PRINTOUT	INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2003/06/13 **					
48R3781	2000/05/26	PLAN REFERENCE				C
A76015	2000/10/06	TRANSFER		*** COMPLETELY DELETED ***		
RD30477	2016/06/30	TRANSFER	\$180,000	THE CORPORATION OF THE TOWN OF FORT FRANCES	THE CORPORATION OF THE TOWN OF FORT FRANCES	C
	REMARKS: PLANNING ACT STATEMENTS.					
RD31539	2016/11/10	NOTICE		SYNOR CONTRACTING LIMITED	SYNOR CONTRACTING LIMITED	C

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STREET

