

# TOWN OF FORT FRANCES

## Planning and Development Division

320 Portage Avenue

Fort Frances, ON P9A 3P9

807.274.5323 ext. 275

## 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: ☐

b) Amendment to existing Agreement: ☒ Authorizing By-Law Number 59/11

### 2. PROPERTY INFORMATION

a) Address

237 EIGHTH STREET WEST

b) Tax Roll No.

59-12-010-007-27915

c) Legal Description

PLAN SM138 PART LOT 1, 2, 3

d) Dimensions

Frontage

70.804

Depth

161.739

Area

11,451.768

### 3. APPLICANT INFORMATION

a) Applicant

WAKKAIHLANUN FUTURES CORP Phone 807-274-8530

b) Mailing Address

PO BOX 393, FORT FRANCES

Postal Code P9A 3M7

c) Email

Kabelda@shaw.ca

### 4. AGENT INFORMATION (if applicable)

a) Agent Name

Phone

b) Mailing Address

Postal Code

c) Email

### 5. OWNER (If different from 3 above)

a) Owner

Phone

b) Mailing Address

Postal Code

c) Email

Note - All communication will be sent to Application Contact unless otherwise requested

# 6. MORTGAGEES, HOLDERS OF CHARGES OR OTHER ENCUMBRANCES

a) Institution	ONTARIO ABORIGINAL HOUSING SUPPORT SERVICES CORP
b) Contact/Reference	CATHY CONNOR Phone 705-256-1876
c) Mailing Address	500 BAY ST., SAULT STE. MARIE, ON Postal Code P6A 1X5
d) Email	CCONNOR@OAHSSC.CA

# 7. OTHER APPLICATIONS (Complete if applicable)

a) File Type & No.	SEVERANCE APPLICATION B3/2015
Details	CONSENT TO SEVER + CONVEY EASTERLY TO M + ADD TO 2378 K. ST. W.
b) File Type & No.	SEVERANCE APPLICATION B5/2015
Details	CONSENT TO SEVER + CONVEY EASTERLY TO M. + LOT ADDITION TO 2378 K. ST. W.

# 8. LAND USE

a) Official Plan	LIVING AREA - RESIDENTIAL DEVELOPMENT
b) Current Zoning	R-2
c) Current Land Use	APARTMENT DWELLINGS

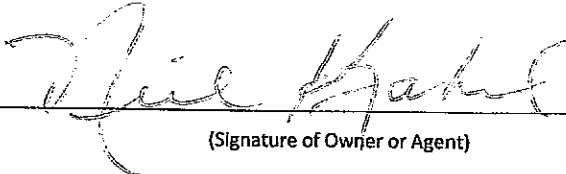
# 9. BUILDINGS & STRUCTURES

	A Existing	B	Proposed C	Required
a) Width	19.65	11.12	11.12	
b) Length	19.65	53.64	53.64	
c) Ground Floor Area	386.12	596.47	596.47	
d) Gross Floor Area	772.24	596.17	596.47	
e) Storeys (#)	2	1	1	
f) Dwelling Units(#)	10	6	6	
g) Building Height	8	5	5	
h) Lot Coverage (%)	3.4%	5.2%	5.2%	
i) Landscaped Area (%)	20%	30%	30%	
j) Parking Spaces(#)	13	8	8	

#### 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 27 day of August 2015.



(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)

#### NOTE

**APPROVAL OF A SITE PLAN DOES NOT RELIEVE THE  
OWNER TO SATISFY REQUIREMENTS OF THE ZONING BY-LAW OR  
BUILDING CODE. THE OWNER MUST APPLY FOR ALL OTHER APPLICABLE  
PERMITS.**

ATTACHMENT # 1

SUBMISSION REQUIREMENTS CHECKLIST

A. 1 copy of completed application with fee:

- ☐ New Site Plan Control Agreement (\$950.60)
- ☒ Amendment to Site Plan Control Agreement (\$296.35)

B. Site Plan prepared by professional architect or engineer with following information

*TO FOLLOW  
FROM ARCHITECT/  
ENGINEER*

- ☐ The boundaries and dimensions of the subject land.
- ☐ North arrow, scale and legend.
- ☐ Buildings to be erected or enlarged labelled with # of storeys, the size, height and location of entrances, uses, etc.
- ☐ Setbacks and separation distances between buildings/structures and lot lines
- ☐ All Parking area, spaces and aisles, loading areas and access to loading areas including number of spaces, dimensions, surface treatment, etc.
- ☐ Distance from parking areas to buildings and lot lines
- ☐ Walkways, sidewalks and curbing
- ☐ Driveways and aisles including direction of ingress and egress with dimensions
- ☐ Fire Access Route
- ☐ Lighting and orientation of lighting
- ☐ Outdoor equipment and storage (ie garbage, air conditioning, etc.)
- ☐ Location of fencing and/or screening features and details for existing or proposed
- ☐ All signs, including height and orientation
- ☐ Landscaped areas including existing landscaping features such as trees, shrubs, etc. and any landscaping proposed.
- ☐ Conceptual drainage plan indicating storm drainage routes, storm water retention areas, snow storage area(s), storm water management facilities, catch basins, swales, etc.
- ☐ Existing municipal infrastructure immediately adjacent to the site (roads, lanes, sidewalks, existing entrances, boulevard trees, fire hydrants, hydro poles, easements, etc.)