

TOWN OF FORT FRANCES

Planning and Development Division
320 Portage Avenue
Fort Frances, ON P9A 3P9
807.274.5323 ext. 1216

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: <input checked="" type="checkbox"/>						
b) Amendment to existing Agreement: <input type="checkbox"/> Authorizing By-Law Number _____						
2. PROPERTY INFORMATION						
a) Address	814 Scott Street					
b) Tax Roll No.	59 - 12 - 03 0 - 002 - 02700 59-12-030-002-02800					
c) Legal Description	PCL 411-1 AND PCL 411-2 SEC ALTP; PT LT 411 TOWN PLOT ALBERTON AS IN SP2679, SLT19234, SLT52154, SLT99405 EXCEPT SLT30028; FORT FRANCES.					
d) Dimensions	Frontage	43.559m	Depth	50.466m	Area	2198.24m2
3. APPLICANT INFORMATION						
a) Applicant	Friesen Five Inc.				Phone	204-392-8494
b) Mailing Address	PO Box 15				Postal Code	P9A 3M5
c) Email	terry@hillsideconstruction.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	Steinbach Credit Union		
b) Contact/Reference	Mike Unger	Phone 204-326-3495	
c) Mailing Address	Munger@scu.mb.ca		Postal Code R5G 1B1
d) Email	333 Main Street, Steinbach MB		

7. OTHER APPLICATIONS (Complete if applicable)

a) File Type & No.	B2-2020: Zoning By-Law Amendment (complete)
Details	Amend zoning from General Commercial to Residential Type Two
b) File Type & No.	C1-2020: Official Plan Amendment (complete)
Details	Amend official plan designation from Employment to Living

8. LAND USE

a) Official Plan	Living
b) Current Zoning	Residential Type Two
c) Current Land Use	Vacant

9. BUILDINGS & STRUCTURES

	Existing	Proposed	Required
a) Width	N/a	94 ft (28.65m)	
b) Length	N/a	57 ft (17.37m)	
c) Ground Floor Area	N/a	5,070 sq ft (471 m ²)	
d) Gross Floor Area	N/A		
e) Storeys (#)	N/A	3	
f) Dwelling Units(#)	N/A	18	
g) Building Height	N/A		max. 15m
h) Lot Coverage (%)	N/a	24%	max. 50%
i) Landscaped Area (%)	N/a	42%	Min. 30%
j) Parking Spaces(#)	N/a	23	23

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 22nd day of March ~~August~~ 2022



(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.**