

a)	Registered Owner(s):	ELLIOT LAKE WOMEN'S GROUP INC.
	Address:	185 MISSISSAUGA AVENUE, ELLIOT LAKE, ON P5A 1E3
	e-mail address:	EDMG@EASTLINK.CA
	Phone:	705 461 7977

If the application will be represented, prepared or submitted by someone other than the registered owner(s) please specify:

b)	Authorized Agent(s):	KEARNS LAW OFFICE, 13 MANITOBA ROAD, ELLIOT LAKE, ONTARIO P5A 2A6
	Address:	
	e-mail address:	KEARNSLAWOFFICE@GMAIL.COM
	Phone:	705 848 3601

NOTE: Unless otherwise requested, all communication will be sent to the agent, if any.

2. Purpose of Application

<input type="checkbox"/>	Official Plan Amendment	<input type="checkbox"/>	Both
XXX	Zoning By-law Amendment		
*‡ Date of Application: SEPTEMBER 10, 2021			

4. *‡ Legal Description of Entire Property

Municipal Address:		143 FROBEL DRIVE, ELLIOT LAKE			
Lot:	5	Concession:		Township:	GUNTERMAN
Registered Plan No.		M440	Part/Lot/Block:		
Parcel:					

5. *‡ Dimensions of the Lands Affected

Lot Frontage (m)	
Lot Depth (m)	
Lot Area (ha)	

‡ Names and addresses of any mortgages, charges or other encumbrances in respect of the subject land: NONE

‡ Date the subject land was acquired by the current owner:

AUGUST 30, 2021

*‡ Current Official Plan Designation:

‡ Current Zoning of Subject Land:

R1M

BOTH APPLICATIONS

*‡ Is the application consistent with policy statements issued under subsection 3(1) of the *Planning Act*? Yes ☐ No ☐

*‡ Is the land within an area designated under any provincial plan or plans?
Yes ☐ No ☐

If "Yes", does the application conform to or not conflict with the applicable provincial plan or plans?

*‡ Does the application alter the boundary of or implement a new settlement area? Yes ☐ No ☐

If "Yes", please explain Official Plan policies dealing with alteration or establishment of a settlement area and provide details of Official Plan Amendment (if applicable) which deal with the matter:

*‡ Does the application remove land from an employment area?
Yes ☐ No ☐

If "Yes", please explain Official Plan policies dealing with removal of land from an employment area and provide details of Official Plan Amendment (if applicable) which deal with the matter:

[Redacted]

[Redacted]

and/or Zoning By-law Amendment

* Official Plan to be Amended:

* Land Uses Permitted in Current Official Plan Designation:

SEE SCHEDULE ATTACHED

16. * Purpose of the Requested Amendment

a)	Why is the Official Plan Amendment being requested?

b)	Does the proposed Official Plan Amendment (check if yes):			
	<input type="checkbox"/>	Change a policy	<input type="checkbox"/>	Delete a policy
	<input type="checkbox"/>	Replace a policy	<input type="checkbox"/>	Add a policy
If "Yes", please identify the policy to be changed, replaced, deleted, or added and the text of the requested amendment:				

c)	Does the requested amendment change or replace a designation or schedule in the Official Plan?			
	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
If "Yes", please identify the proposed designation and land uses the requested designation would permit and/or provide the requested schedule change and the text that accompanies it:				



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	and/or Zoning By-law Amendment
d) What land uses would the requested amendment permit?	

‡ Proposed Rezoning Requested:

a) In the proposed zone, please provide the following:	
Maximum Height (m)	Maximum Density
b) Why is the rezoning being requested:	

‡ Explain how the application conforms to the Official Plan:

SEE SCHEDULE ATTACHED

‡ Existing Use of Land:

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a) Please provide the following:

Date of Construction:	Length of Time Existing Uses have Continued:

‡ Proposed Use of Land:

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21. ‡ PARTICULARS OF ALL EXISTING AND PROPOSED BUILDINGS (use an additional sheet if necessary)

	Existing Structures	Proposed Structures
Type		



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and/or Zoning By-law Amendment

Length (m) x Width (m)			
Floor Area (m ²)			
Height (m)			
No. of Storeys			

Setbacks from:

	Existing Structures		Proposed Structures
Front Lot Line (m)			
Rear Lot Line (m)			
Side Lot Line (m)			
Side Lot Line (m)			



‡ Access to Land:

<input type="checkbox"/>	Provincial Highway	<input type="checkbox"/>	Seasonal Municipal Road
<input type="checkbox"/>	Year-Round Municipal Road	<input type="checkbox"/>	Other Public Road or Right-of-Way
<input type="checkbox"/>	Water		

If access to the subject land is by water only, describe the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road:

*‡ Indicate the Applicable Water Supply and Sewage Disposal:

<input type="checkbox"/>	Municipal Water	<input type="checkbox"/>	Municipal Sewers
<input type="checkbox"/>	Communal Water	<input type="checkbox"/>	Communal Septic
<input type="checkbox"/>	Private Well	<input type="checkbox"/>	Private Septic
<input type="checkbox"/>	Lake or other Water Body	<input type="checkbox"/>	Privy or other means

*‡ If the proposed development is serviced by a privately owned and operated individual or communal septic system, will more than 4,500 litres of effluent be produced per day? Yes ☐ No ☐

If "Yes", please provide the following reports with this application: 1) a servicing options report; and 2) a hydrogeological report.

[Redacted]

[Redacted]

and/or Zoning By-law Amendment

‡ Indicate the Storm Drainage Method:

<input type="checkbox"/>	Sewers	<input type="checkbox"/>	Swales
<input type="checkbox"/>	Ditches	<input type="checkbox"/>	Other (please specify):

*‡ Has the subject land (or lands within 120 metres for an Official Plan Amendment Application) ever been, or is it now, the subject of an application for:

<input type="checkbox"/>	Plan of Subdivision	<input type="checkbox"/>	Minister's Zoning Order
<input type="checkbox"/>	Consent	<input type="checkbox"/>	Minor Variance
<input type="checkbox"/>	Official Plan Amendment	<input type="checkbox"/>	Site Plan
<input type="checkbox"/>	Zoning By-law Amendment		

If "Yes", please provide the following information:

File No. of Application(s):		Status of Application(s):	
Approval Authority:		Lands Affected:	
Purpose of Application(s):			
Effect on Requested Amendment:			

APPLICATION SKETCH

‡ ACCURATE, TO SCALE, DRAWING OF PROPOSAL: Please provide a drawing of the proposal. In some cases, it may be more appropriate to prepare additional drawings at varying scales to better illustrate the proposal.

The drawing(s) should include:

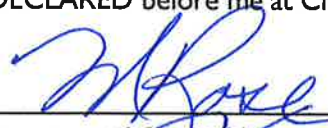
<input type="checkbox"/>	Property boundaries & dimensions
<input type="checkbox"/>	Location, size and type of existing and proposed buildings and structures,
<input type="checkbox"/>	Setbacks of buildings and structures to all lot lines
<input type="checkbox"/>	Adjacent land uses (residential, commercial, agricultural, etc.)
<input type="checkbox"/>	Easements or restrictive covenants

<input type="checkbox"/>	Location, name and width of abutting public roads, allowances, rights-of-way
<input type="checkbox"/>	Approximate location of all natural and artificial features on subject land and on adjacent lands that may affect the application (buildings, railways, watercourses, drainage ditches, rivers or stream banks, wells, and septic tanks, etc.)
<input type="checkbox"/>	If access to subject land is by water only, location of parking & docking facilities to be used
<input type="checkbox"/>	North arrow

AFFIDAVIT

I, MELODY ROSE, OF THE CITY OF ELLIOT LAKE IN THE DISTRICT OF ALGOMA, EXECUTIVE DIRECTOR OF THE OWNER Solemnly declare that all the statements contained in this application are true, and I (we) make solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the *Canada Evidence Act*.

DECLARED before me at City of Elliot Lake in the District of Algoma this 10 day of September, 2021.

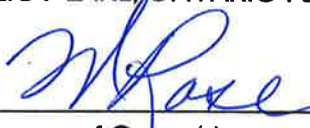


Signature of Owner(s)_____
Date

Signature of Commissioner_____
Date**AUTHORIZATION FOR AGENT/SOLICITOR TO ACT FOR OWNER**

(If affidavit is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below must be completed.)

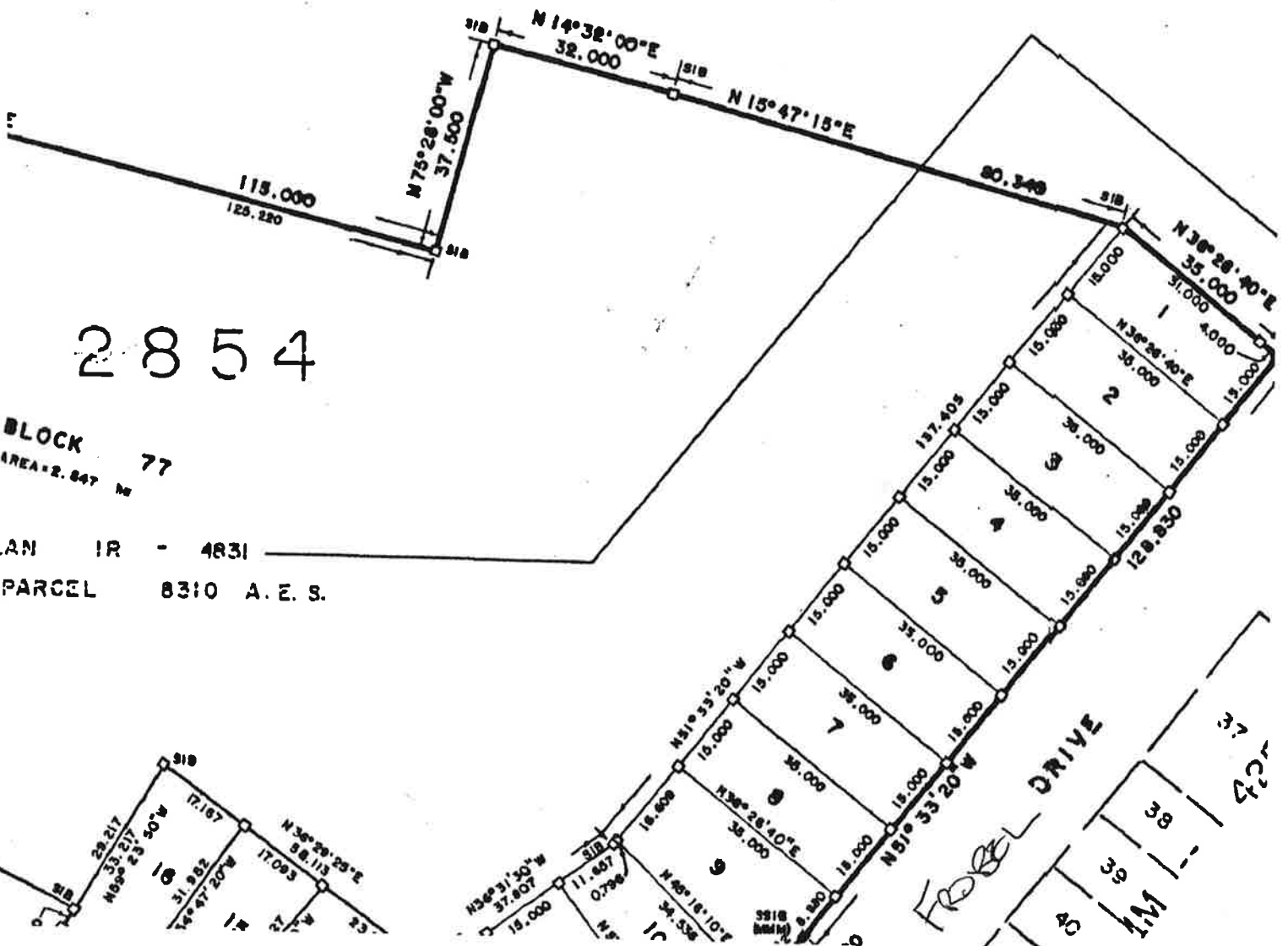
I MELODY ROSE OF THE CITY OF ELLIOT LAKE IN THE DISTRICT OF ALGOMA, EXECUTIVE DIRECTOR OF THE OWNER DO HEREBY AUTHORIZE DOUGLAS KEARNS LAW OFFICE, 13 MANITOBA ROAD, ELLIOT LAKE, ONTARIO P5A 2A6 to act as my agent in this application.



Signature of Owner(s)_____
Date**APPLICATION AND FEE RECEIVED BY THE MUNICIPALITY**_____
Signature of Employee_____
Date_____
Fee

Application for Zoning Amendment
143 Frobeld Drive, Elliot Lake

1. Elliot Lake Women's Group Inc., which owns and runs Maplegate House for Women and Larry's Place home for men, purchased 143 Frobeld Drive, Elliot Lake, Ontario on August 31, 2021.
2. The property is a fully detached residential dwelling, presently zoned as R1M, Residential One and Two Family Dwelling.
3. The home has five bedrooms, There is a washroom on each level and two entrances.
4. The plan is for this home to be used by women who are residents of the present Centre, and are looking to move out of Maplegate, but face multiple barriers, including long wait lists, to obtain affordable housing. The creation of this transition home will relieve pressure on Maplegate for emergency requirements.
5. The owner is looking to create a new transition home, similar to the one approved by the City at 46 Lawrence Avenue on January 8, 2018 by By-Law 18-1, copy attached.
6. It will be fully furnished. Each person would have their own bedroom. Rent will vary from bedroom to bedroom and will be inclusive of hydro, cable, internet, gas heat and a land line telephone.
7. There would be parking for about six cars, but most of the applicants will not have a vehicle.
8. There will be security cameras at the home, monitored by Maplegate staff.
9. A site-specific zoning change is required to transition the home to the use proposed by the owner, described above.



THE CORPORATION OF THE CITY OF ELLIOT LAKE

BY-LAW NO. 18-1

Being a by-law to amend the Zoning
By-law of the Municipality No. 87-40.

The Council of The Corporation of the City of Elliot Lake **ENACTS AS FOLLOWS:**

1. **THAT** By-law No. 87-40, as amended, is hereby further amended by adding to Section 7. RESIDENTIAL ONE AND TWO-FAMILY DWELLING – M “R1M” ZONE the following Special Use after 7.4.11:

“7.4.12 Nothing in this by-law shall prevent the use of Lot 46 on Plan M-397, recorded and registered in the Land Registry Office for the Land Titles Division of Algoma at Sault Ste. Marie, Ontario and municipally known as 46 Lawrence Avenue as an affordable, independent living transitional home for women providing the use conforms with Section 7.2 and all other applicable sections of this by-law and all other governmental rules and regulations and the following additional requirements:

- a) the maximum occupancy of the residence shall be 5 female individuals;
- b) the maximum number of individuals permitted per habitable bedroom shall be one;
- c) minimum parking requirements for the residence shall be three parking spaces to be located behind the front building line;
- d) exterior security cameras to be in place and monitored by Maplegate on behalf of the Elliot Lake Women’s Group and weekly visits by Maplegate to ensure the property is maintained in compliance with the City of Elliot Lake’s Property Standards By-law;
- e) in the event the use is discontinued, or the Elliot Lake Women’s Group Inc. cease to own and manage the property, the zoning will revert back to R1-M Zone, and the provisions of this section would not apply.

2. **THAT** this by-law shall come into effect on the date it is passed by the Council of The Corporation of the City of Elliot Lake, subject to the applicable provisions of The Planning Act, R.S.O. 1990, c.P.13.

PASSED this 8th day of January, 2018.

MAYOR

CITY CLERK