



## City of Elliot Lake

Application for Official Plan Amendment  
and/or Zoning By-law Amendment

### Introduction:

The submission of an application to the municipality for an Official Plan Amendment and/or Zoning By-law Amendment is provided for in the *Planning Act* ss. (22(4) and 34(10)). This form must be completed and accompanied with the required fee prior to consideration by Council or a Committee of Council. The purpose of these guidelines is to assist persons in completing the application for an Official Plan Amendment and/or Zoning By-law Amendment. Should you require clarification on any matter covered by this application form, please contact the Municipal Office.

### Application Fees:

Each application must be accompanied by the **application fee (deposit) of: \$1,000** (Official Plan Amendment OPA), and/or **\$1,000** (Zoning By-law Amendment ZBA). If applying for both at once the fee is **\$1,750**.

This fee shall be considered a deposit, which is used to pay all legal, planning and other associated costs with respect to the processing of the subject application. If the total costs incurred by the municipality should exceed the amount of the application fee, the applicant shall pay the outstanding balance before the municipality finalizes the approval.

### Authorization:

If the applicant (agent or solicitor) is not the owner of the subject land, a written statement by the owner must accompany the application, which authorizes the applicant to act on behalf of the owner as it relates to the subject application.

### Drawing:

All applications for an Official Plan Amendment and/or Zoning By-law Amendment must include an accurate, to scale, drawing.

### Supporting Information:

Additional information may be required by the municipality, district, local and provincial agencies in order to evaluate the proposed Official Plan Amendment and/or Zoning By-law Amendment. This information is often a requirement of the Official Plan, Provincial policies and/or applicable regulations. The required information may include studies or reports to deal with such matters as environmental impacts, traffic, water supply, sewage disposal and storm water management.

In addition, the applicant may be required to submit a more detailed site plan, under site plan control, prepared by a qualified professional, showing the

proposed development including all new buildings and structures, parking areas, landscaping and other site information as required by the municipality.

Ontario Regulations 543/06 and 545/06 outline required information to be included in an application for an Official Plan Amendment or Zoning By-law Amendment. This is identified in the following application with an asterisk \* for an Official Plan Amendment application or double dagger ‡ for a Zoning By-law Amendment application.

**Application Processing:**

Upon receipt of an application, the required fee and other information as may be required, the City will determine whether there is sufficient merit in processing the application further (i.e. the circulation of notice and the holding of at least one public meeting as required by the *Planning Act*). The applicant will be provided notice of any decision made by the Council concerning the application. Official Plan Amendments and Zoning By-law Amendments are approved by Council.

**Further Information:**

Ms. Natalie Bray, City Clerk  
City of Elliot Lake  
45 Hillside Drive North  
Elliot Lake, ON P5A 1X5  
Tel: 705.848.2287

**Fees:**     **\$1,000** (Official Plan Amendment)  
              **\$1,000** (Zoning By-law Amendment)  
              **\$1,750** (for both OPA/ZBA  
                      simultaneously)  
**Copies:** One (1) copy of this application,  
              including the drawing and other  
              information, shall be required.

### 1. \*† Applicant Information

a)	Registered Owner(s):	BLANCHETTE ELECTRIC INC
	Address:	42 OAKLAND BLVD ELLIOT LAKE, ON, PS/A 112
	e-mail address:	INFO@BLANCHETTEELECTRIC.CA
	Phone:	705-261-2223

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

b)	Authorized Agent(s):	
	Address:	
	e-mail address:	
	Phone:	

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
<input checked="" type="checkbox"/>	Zoning By-law Amendment		

3. \*† Date of Application: MARCH 16, 2021

### 4. \*† Legal Description of Entire Property

Municipal Address:	42 OAKLAND BLVD		
Lot:	3	Concession:	Township:
Registered Plan No.	M 378	Part/Lot/Block:	
Parcel:			

### 5. \*† Dimensions of the Lands Affected

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

6. ‡ Names and addresses of any mortgages, charges or other encumbrances in respect of the subject land:

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

DECEMBER 16, 2019

8. \*‡ Current Official Plan Designation:

TOURIST HIGHWAY COMMERCIAL

9. ‡ Current Zoning of Subject Land:

C1

### BOTH APPLICATIONS

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

11. \*‡ 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?

12. \*‡ 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:

13. \*‡ 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:

## OFFICIAL PLAN AMENDMENT APPLICATION

14. \* Official Plan to be Amended:

N/A

15. \* Land Uses Permitted in Current Official Plan Designation:

N/A

### 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:				

d)	What land uses would the requested amendment permit?

## ZONING BY-LAW AMENDMENT APPLICATION

17. ‡ Proposed Rezoning Requested:

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

18. ‡ Explain how the application conforms to the Official Plan:

Will remain as TOURIST HIGHWAY COMMERCIAL

19. ‡ Existing Use of Land:

a)	Please provide the following:		
	Date of Construction:		Length of Time Existing Uses have Continued:

20. ‡ Proposed Use of Land:

LAND WILL HOUSE SHOWROOM & BASE OF OPERATIONS FOR AN ELECTRICAL CONTRACTOR. BUILDING WILL STORE OPERATIONAL MATERIAL. LOT WILL SERVE AS PARKING FOR VEHICLES WHEN NOT IN USE.

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

	Existing Structures	Proposed Structures
Type		
Length (m) x Width (m)		
Floor Area (m <sup>2</sup> )		371.6 M <sup>2</sup>
Height (m)		
No. of Storeys		1

Setbacks from:

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



## ACCESS / SERVICING

### 22. ‡ Access to Land:

<input type="checkbox"/>	Provincial Highway	<input type="checkbox"/>	Seasonal Municipal Road
<input checked="" 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:

### 23. \*‡ Indicate the Applicable Water Supply and Sewage Disposal:

<input checked="" type="checkbox"/>	Municipal Water	<input checked="" 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

24. \*‡ 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.

### 25. ‡ Indicate the Storm Drainage Method:

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

## PREVIOUS APPLICATIONS

26. \*‡ 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

27. ‡ 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 (we) Rick Blanchette of the City of Elliot Lake (municipality),

District of Algoma 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 Elliot Lake (municipality) in the

District of Algoma this 29 day of March 2022

[Signature]

Signature of Owner(s)

March 16, 2022

Date

[Signature]

Signature of Commissioner

March 29, 2022

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 (we) \_\_\_\_\_ of the \_\_\_\_\_ (municipality),

District of \_\_\_\_\_ do hereby authorize \_\_\_\_\_

\_\_\_\_\_ to act as my agent in this application.

\_\_\_\_\_  
Signature of Owner(s)

\_\_\_\_\_  
Date

**APPLICATION AND FEE RECEIVED BY THE MUNICIPALITY**

[Signature]

Signature of Employee

Date

March 29, 2022

Fee \_\_\_\_\_

PROJECT TITLE  
42 OAKLAND SPCA

DRAWING TITLE  
SITE PLAN

LOCATION  
42 OAKLAND BLVD.  
ELLIOT LAKE, ONTARIO

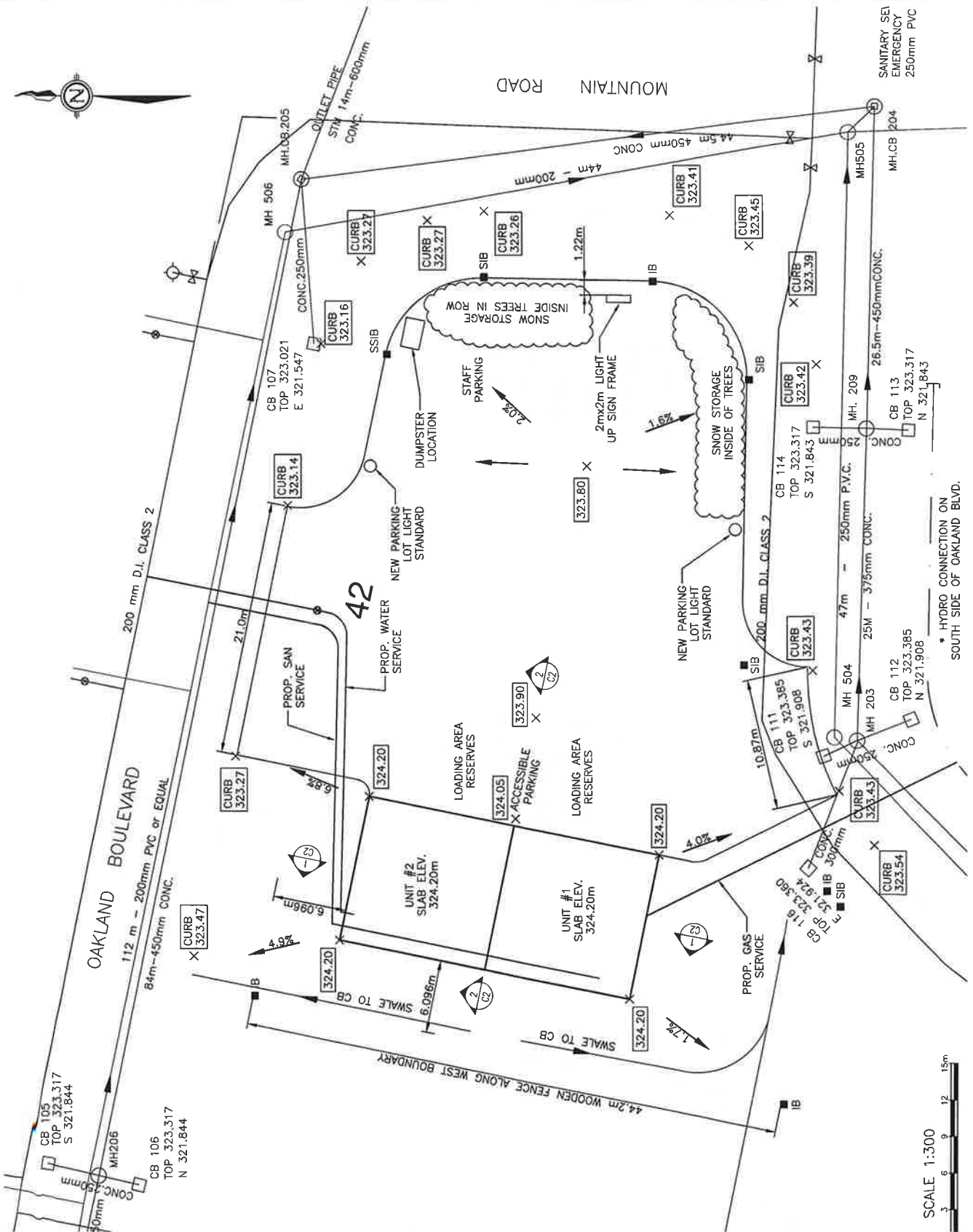
DATE  
MAY 3, 2022

DRAWN  
JTS

CHECKED  
RF

SCALE  
1:300

DWG. No. PROJECT No. REV. No.  
C1 22-0849 0



SCALE 1:300

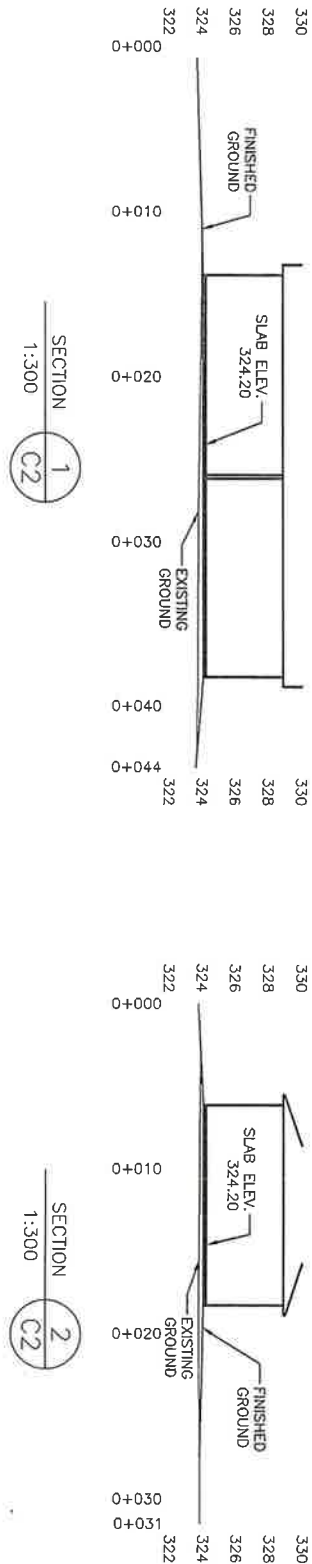


# STATISTICS

TOTAL AREA = 2,304m<sup>2</sup>  
 REQUIRED = 85% (13% BUILDING=297.29m<sup>2</sup>, 72% GRAVEL PARKING AND DRIVING 1662.25m<sup>2</sup>)  
 PROVIDED = SPACE FOR EMPLOYEES AND ONE ACCESSIBLE SPACE  
 PROVIDED = 7 SPACES TOTAL (6 STANDARD, 1 ACCESSIBLE)  
 (NORTH) = 60.98m  
 (EAST) = 40.22m  
 (SOUTH) = 28.59m

## NOTES:

1. ALL UTILITIES SHOWN ON DRAWINGS TO BE APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL UTILITIES DEPARTMENTS 72 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION. UTILITY PERSONNEL TO BE ON SITE WHEN EXCAVATING ADJACENT TO UNDERGROUND UTILITIES.  
 2. ALL TRENCHING IN ACCORDANCE WITH THE DIRECTIONS AND GUIDELINES OF THE IMPACTED UTILITY.  
 3. LOCATION OF UTILITIES SHOWN ON DRAWINGS IS APPROXIMATE AND MAY BE INCOMPLETE. CONFIRM EXACT LOCATION OF UTILITIES WITH MINISTRY, MUNICIPALITY OR UTILITIES. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION AND WILL BE RESPONSIBLE FOR PROTECTING AGAINST DAMAGE. THE CONTRACTOR ASSUMES ALL LIABILITY FOR DAMAGE TO UTILITY AND ROAD WORKS.  
 4. PROPERTY LINES SHOWN HAVE BEEN SURVEYED AND BARRED BASED ON M-378 LOT #3.  
 5. GRADING AND SERVING AS SHOWN IS APPROXIMATE AND SUBJECT TO MINOR ADJUSTMENT BASED ON SITE CONDITIONS ENCOUNTERED.  
 6. MAIN BUILDING IS POSITIONED 6M FROM THE LOT LINES TO THE NORTH AND WEST LIMITS. TOP OF SLAB 324.2M.  
 7. MAIN SERVICE LATERAL AND WATER SERVICE ARE LOCATED IN THE CURB CUT ON THE NORTH SIDE OF THE PROPERTY.  
 8. SEWER SERVICE SHALL BE 25mmØ TYPE K COPPER LINE, COMPLETE WITH SMITH-BLAIR #238 CULL. CIRCLE REPAIR CLAMP MAIN STOP AND FORD CURB STOP, PER OPSD 1104.010. CATHODIC PROTECTION PER OPSD 9.010. EMBEDMENT AND COVER OF WATER SERVICE ACCORDING TO OPSD 441 AND OPSD 802.010. EMBEDMENT MATERIAL TO BE GRANULAR A OR 19mm CLEAR STONE TO SPRING LINE OF PIPE. COVER MATERIAL BE GRANULAR A OR 19mm CLEAR STONE. BACKFILL TO SUBGRADE WITH SUITABLE NATIVE MATERIAL. ADD INSULATION FOR SERVICE LINES IN THE DRIVEWAY LIMITS AS RECOMMENDED.  
 9. SEWER LATERAL SHALL CONNECT TO EXISTING LATERAL AND BE INSTALLED PER OPSD 1006.010, WITH MINIMUM 2.1m COVER. PROVIDE INSULATION PROTECTION BENEATH ENTRANCE VERT WITH MINIMUM 3m X 3m X 150mm THICKNESS. DOW H-LOAD 80 CENTRED OVER SERVICE. PROVIDE INSULATION IN OTHER AREAS WITH LESS THAN 2.1m COVER WITH SAME PROCEDURE AS WATER SERVICE INSTALLATION. INSTALL CLEANOUT AT NORTHWEST BUILDING CORNER.  
 10. SEWER AND SWALES SHALL BE CONSTRUCTED WITH MINIMUM 1% GRADES. ALIGNMENTS AND ELEVATIONS MAY HAVE MINOR ADJUSTMENTS TO ACCOUNT FOR SITE CONDITIONS ENCOUNTERED.  
 11. LIMITS OF THE VEHICLE TRAVEL AREAS WILL BE FINISHED WITH MIN. 450 GRANULAR COMPRISED OF 300MM GRANULAR B BASE AND 150MM OF GRANULAR M TOPCOAT. GRANULAR LIMITS ARE APPROXIMATELY FROM EASTERN EDGE OF THE BUILDING TO THE PROPERTY BOUNDARIES TO THE EAST AND CONTINUING TO THE BACK OF CURB.  
 12. GRADE DIFFERENTIAL BETWEEN THE BUILDING SLAB TO EXISTING BACK OF CURB WILL PERMIT POSITIVE DRAINAGE TO THE GUTTER OVER THE SITE. THE WEST LIMIT WILL INCLUDE A SHALLOW SWALE (SPILT INTO TWO MENTS NORTH FLOWING AND SOUTH FLOWING) TO INTERCEPT FLOW FROM THE SITE AND DIRECT FLOWS TO THE ADJACENT CATCH BASINS.  
 13. KING - THE SPACE AT THE EASTERN END OF THE LOT IS DESIGNATED FOR EMPLOYEE PARKING (6 STANDARD SPACES). AN ACCESSIBLE SPACE WILL BE POSITIONED BETWEEN THE TWO GARAGE DOORS AT THE MAIN RAMP TO BOTH UNITS.  
 14. DING SPACES OVER 9.14M BY 3.66M WILL BE RESERVED DIRECTLY IN FRONT OF THE LOADING DOORS.  
 15. ENCE (LESS THAN 2.44M) WILL BE CONSTRUCTED ALONG THE WESTERN PROPERTY LIMIT.  
 16. NON-AGGREGATE SURFACES WILL BE LANDSCAPED AND REVEGETATED FOLLOWING THE PREPARATION OF THE PARKING AREA.  
 17. DRAINAGE BY EAVESTROUGH TO SWALE AT WEST LIMIT OF PROPERTY OPEN CHANNEL FLOW.  
 18. MATED VALUE OF CONSTRUCTION - \$400,000  
 19. W STORAGE IS INDICATED AT TREES, BUT AS TREES ARE MAINTAINED THE INTENT IS TO STOCKPILE SNOW AGAINST THE TREE LINE AND SHIFT PARKING WEST AS NECESSARY.  
 20. SEPARATE COMMERCIAL RECYCLING ON SITE.  
 21. ESTRAN ACCESS FEATURES LIMITED TO CAST SLAB FOR FRONT ENTRANCE AND REAR EXIT AT EACH UNIT (SLOPED ACCESSIBLE RAMP AT FRONT).



PROJECT TITLE	42 OAKLAND SPCA
DRAWING TITLE	DETAILS & NOTES
LOCATION	42 OAKLAND BLVD. ELLIOT LAKE, ONTARIO
DATE	MAY 3, 2022
DRAWN	JTS
CHECKED	RF
SCALE	1:300
DWG. No.	C2
PROJECT No.	22-0849
REV. No.	0

