

### 1. \*‡ Applicant Information

a)	Registered Owner(s):	920857 Ontario Inc. c/o Amin Bashir
	Address:	26 Ontario Avenue
	e-mail address:	aminb@creativeglass.com
	Phone:	(705) 848-2278

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

b)	Authorized Agent(s):	Rob Fennema (Tulloch Engineering) supporting preparation of application material
	Address:	10-12 Brunswick Walk, Elliot Lake, ON P5A 2A8
	e-mail address:	rob.fennema@tulloch.ca
	Phone:	(705) 848-9175

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:

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

Municipal Address:	26 Ontario Avenue		
Lot:	180,181,182	Concession:	Township: Gunterman
Registered Plan No.	M-151	Part/Lot/Block:	
Parcel:	PCL 4664 SEC AES (PIN 316270122 is a 4 lot package including Lot 179, which is not included in the application)		

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

Lot Frontage (m)	15.5 m
Lot Depth (m)	30.48 m
Lot Area (ha)	0.60 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: 1994

8. \*‡ Current Official Plan Designation: C1-2

9. ‡ Current Zoning of Subject Land: C1-2

### 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: No

15. \* Land Uses Permitted in Current Official Plan Designation: Yes, Places of Assembly

**16. \* Purpose of the Requested Amendment**

a)	Why is the Official Plan Amendment being requested? NA

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:** Yes, new C1 Special Exception on Lots 180,181 and 182

a)	In the proposed zone, please provide the following:			
	Maximum Height (m)	6.55m (at frontage with flat roof)	Maximum Density	est. 50-75 assembly max.
b)	Why is the rezoning being requested: To permit use as church, Institutional use			

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

The current designation C1-2 is a Special Exception Zone (By-Law 94-97 June 10, 1996) to permit a Craft Workshop operation. The proposed land use will end the use of the property for the purposes of the exception and re-purpose the main Building (occupying Lots 180, 181 and 182) for use as a church, which is by definition Institutional. C1 lists "Places of Assembly" as a permitted use.
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**19. ‡ Existing Use of Land:** Craft Workshop operations and previously a theater

a)	Please provide the following:			
	Date of Construction:	Est. 1960's	Length of Time Existing Uses have Continued:	22 years

**20. ‡ Proposed Use of Land:** Church (Lots 180,181,and 182) Note: Lot 179 expected to remain C1-2

**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> )			
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 / 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 checked="" type="checkbox"/>	Other Public Road or Right-of-Way (Lanes)
<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: Yes

File No. of Application(s):		Status of Application(s):	Granted
Approval Authority:	City of Elliot Lake	Lands Affected:	Lots 179, 180, 181, 182
Purpose of Application(s):			
The C1 Official Plan was modified by By-Law 94-97, OMB Order June 10, 1996			
Effect on Requested Amendment:			
Subject Property granted C-1-2 Zoning on Official Plan, permitting use for a Crafts Workshop for the creation and sale of awards, memorials, trophies and other glass products, subject to compliance with the applicable provisions of this by-law.			

## 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 checked="" type="checkbox"/>	Property boundaries & dimensions
<input checked="" type="checkbox"/>	Location, size and type of existing and proposed buildings and structures,
<input checked="" type="checkbox"/>	Setbacks of buildings and structures to all lot lines (existing structures have zero setback)
<input checked="" type="checkbox"/>	Adjacent land uses (residential, commercial, agricultural, etc.) Commercial/Retail
<input checked="" type="checkbox"/>	Easements or restrictive covenants None
<input checked="" type="checkbox"/>	Location, name and width of abutting public roads, allowances, rights-of-way
<input checked="" 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 checked="" type="checkbox"/>	North arrow

**AFFIDAVIT**

I (we) Amin Bashir of the 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 City of Elliot Lake (municipality) in the District of Algoma this 25th day of May 2022

  
Signature of Owner(s)  
  
Signature of Commissioner

May 25th. 2022  
Date  
May 25, 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) 920857 Ontario Inc of the Elliot Lake (municipality),

District of Algoma do hereby authorize Amin Bashir

to act as my agent in this application.

  
Signature of Owner(s) PRESIDENT

May 25th. 2022  
Date

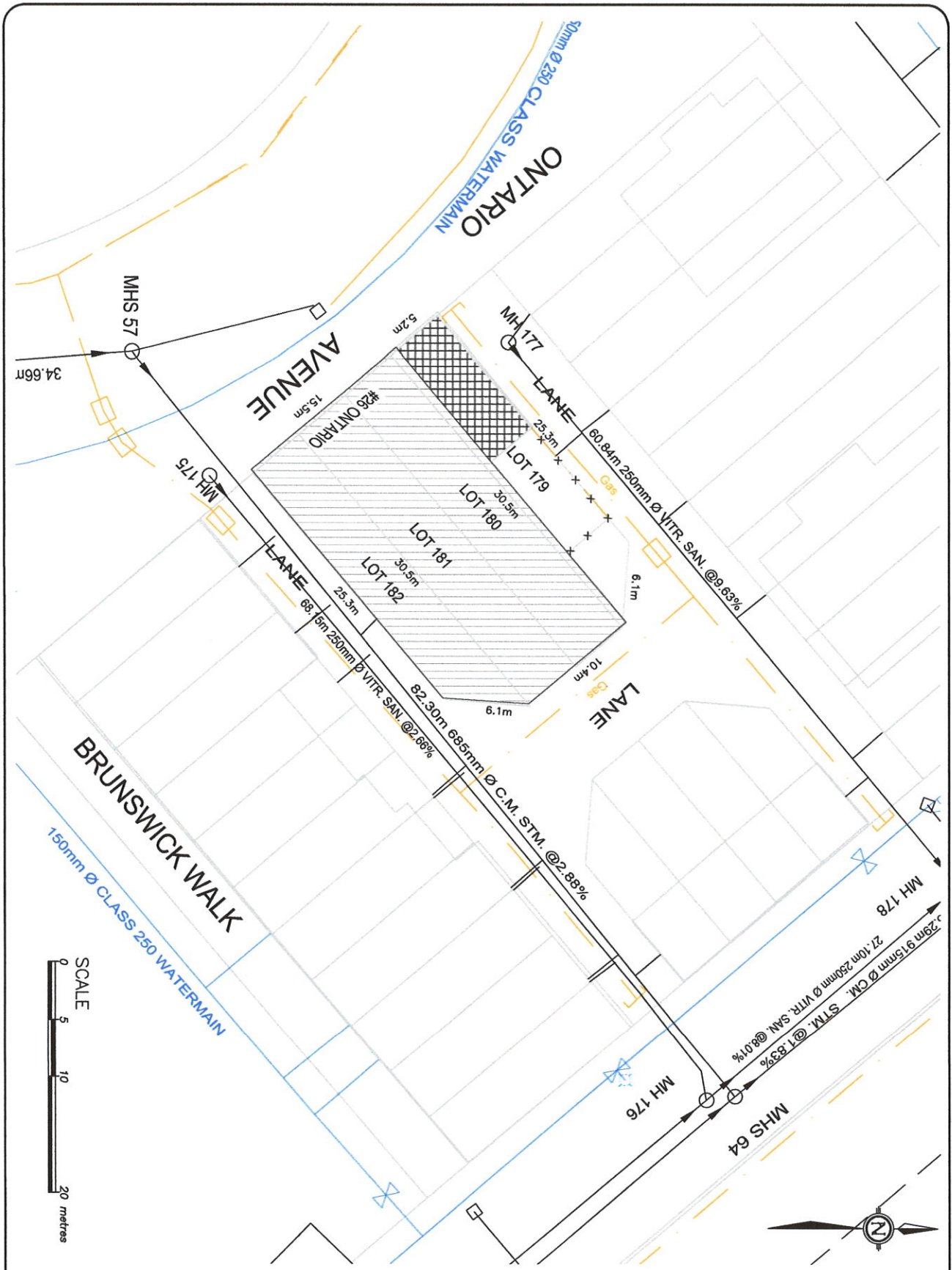
**APPLICATION AND FEE RECEIVED BY THE MUNICIPALITY**

Signature of Employee

Date

Fee





Subject Property for Re-Zoning Lots 180, 181 and 182

Impacted Property will include Lot 179 (Reminding Zone C1-2 as per Official Plan, Frontage 5.18m all 4 lots Max. Depth 30.48m Exterior Side Extensions on Lots 182 and 179 - 25.29m Setback - 0m

Setback - 0m

- Existing Building (proposed Rezoning)
- Existing Building (no zoning change)
- Existing Fenced Area

PROJECT TITLE		26 ONTARIO AVENUE
DRAWING TITLE		SITE PLAN
LOCATION		26 Ontario Avenue Elliot Lake, Ontario
DATE		-
DRAWN	RF	
CHECKED	RF	
SCALE	1:500	
DWG. No.	PROJECT No.	REV. No.
C1	22-0903	0