

1. *‡ Applicant Information

a)	Registered Owner(s):	Colombe Trudel
	Address:	40 Paris Dr Elliot Lake
	e-mail address:	colombetrudel@outlook.com
	Phone:	(705) 848-4090

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: Aug 23 / 2022

4. *‡ Legal Description of Entire Property

Municipal Address:	80 Hergott Ave. Elliot Lake, ON		
Lot:	Concession:	Township:	
Registered Plan No.	Plan 1M425	Part/Lot/Block:	BLK 87
Parcel:	PCL 87-1 SEC 1M425		

5. *‡ Dimensions of the Lands Affected

Lot Frontage (m)	180.48 Foot
Lot Depth (m)	191.50
Lot Area (ha)	1.12 Acres

acres

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: 2001-01-01

8. *‡ Current Official Plan Designation: Retail / 1 storey, generally under 10000 sq ft property code 410

9. ‡ Current Zoning of Subject Land: Commercial

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:

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:		
	Agreement of purchase on building, buyer request change to open optometry clinic		

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

19. ‡ Existing Use of Land: restaurant

a)	Please provide the following:		
	Date of Construction:	Length of Time Existing Uses have Continued:	restaurant 2001 to present

20. ‡ Proposed Use of Land: optometry clinic

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

	Existing Structures	Proposed Structures
Type		
Length (m) x Width (m)	60 x 40	
Floor Area (m ²)	2400 sq ft. approximate	
Height (m)	10 to 12	
No. of Storeys	1	

Setbacks from:

	Existing Structures	Proposed Structures
Front Lot Line (m)	180.48 ft	
Rear Lot Line (m)		
Side Lot Line (m)		
Side Lot Line (m)		

Survey attached Geo warehouse report & Detailed Report (level 1) attached

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 checked="" 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) Columbe Trade/ 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 27th day of September 2022

Columbe Trade/
Signature of Owner(s)

09/27/2022
Date

Natalio Bean
Signature of Commissioner

09/27/2022
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

Natalio Bean
Signature of Employee

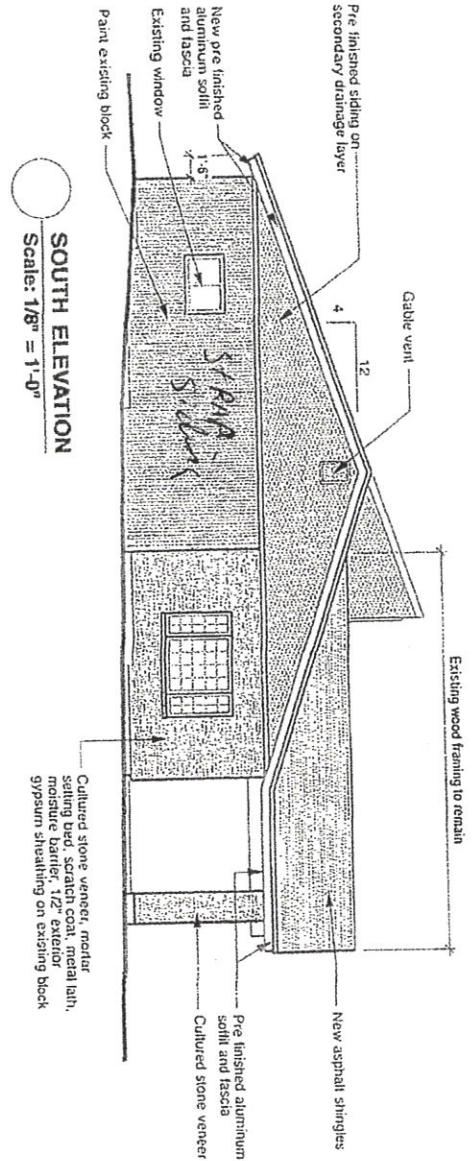
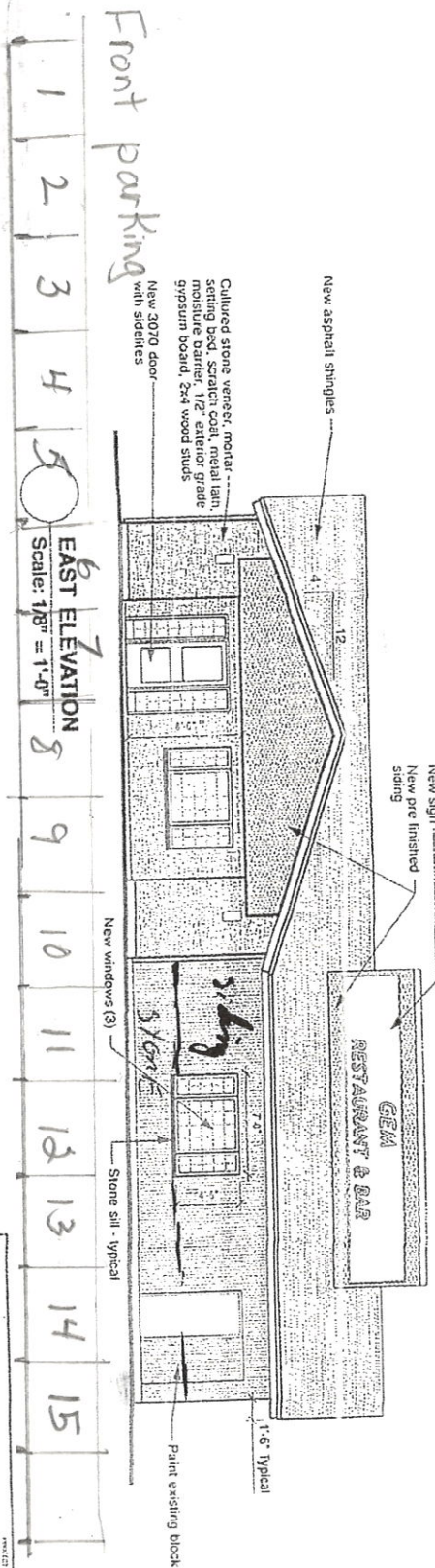
Date

September 27/22

Fee

\$1,000.00

The parking spots are 10' wide by 15' long



APPROVED
SEP. 12, 2011
BC

Caughill CONSULTING	
DATE: 08/03/2011	PROJECT: GEM RESTAURANT
DESIGNER: M. HENIGOTT	LOCATION: ELLIOT LAKE, ONTARIO
Caughill Consulting Services Inc., ENGINEER & ARCHITECT, 5166 FORTY LINE EAST, SUITE 201, MARKHAM, ONTARIO L3R 9V7	
CONSTRUCTION: TO BE DONE AT DISCRETION OF CLIENT	

ONTARIO ASSOC
ARCHITECT
M. B. CAUGHILL
LICENCE
3804

8335