



Town of Atikokan  
 Planning Department  
 120 Marks Street  
 P.O. Box 1330  
 Atikokan, ON P0T 1C0

**Application for Zoning Amendment**  
 Under Section 34 of the Planning Act

Date Received: May 28, 2020

File Number: 01-2020

**Completeness of the Application:**

Black arrows on the left side of the section numbers indicate the information in this form that must be provided by the applicant. This information is prescribed in the Schedule to Ontario Regulation 199/86 made under the Planning Act. The mandatory information must be provided with the appropriate fee. If the mandatory information and the fee are not provided, the Zoning Administrator will return the application or refuse to further consider the application until the information and fee have been provided.

The application form sets out additional information that will assist the Planning Department and Commenting Agencies in their evaluation of the application. To ensure the quickest and most complete review, all of this information should be submitted at the time of application. In the absence of this information, it may not be possible to do a complete review within the legislated time frame for making a decision. As a result, the application may be refused.

**Submission of the Application:**

The undersigned hereby applies to the Town of Atikokan under Section 34 of the Planning Act, for a Zoning Amendment, as described in this application, to By-Law No. 15-10

Please Print and Complete or (✓) Appropriate Space(s)

1. Applicant Information			
▶ 1.1	Name of applicant Community Living Atikokan	Home Phone No.	Bus. Phone No. 807-597-2259
	Address 200 Main St., Atikokan, ON	Postal Code P0T 1C0	Fax No.
▶ 1.2	Name of owner(s) (if different from applicant) (Owner's authorization req'd in Sec 12.1) The Corporation of The Town of Atikokan	Home Phone No.	Bus. Phone No. 807-597-1234
	Address 120 Marks St., Atikokan, ON	Postal Code P0T 1C0	Fax No. 807-597-6186
▶ 1.3	Name of mortgages, charges or other encumbrances in respect of the subject land Name of contact person The Corporation of The Town of Atikokan	Home Phone No.	Bus. Phone No. 807-597-1234
	Address 120 Marks St., Atikokan, ON	Postal Code P0T 1C0	Fax No. 807-597-6186

2. Land Use Designations	
▶ 2.1	What is the present Official Plan designation of the Subject Land? R
▶ 2.2	What is the present Zoning of the Subject Land? R1
▶ 2.3	What is the nature and extent of the proposed Zoning? To be rezoned to an R2 designation
▶ 2.4	What is the purpose of requesting a Zoning Amendment? To construct a 38 unit multiresidential complex (Space for additional information as required.)

3. Location of the Subject Land				
▶ 3.1	Geographic Town Atikokan	Sec. or Mining Loc. No.		
	Concession Number(s)	Lot Number(s) 244-249, 302, 303, PCL 244-1	Registered Plan No. SM-179	Lot(s)/Block(s) Block K
	Reference Plan No.	Part Number(s) 1 to 42		
	Name of Street/Road Elm Crescent and Willow Road	Street No.		

4. Description and Access to Subject Land			
▶ 4.1	Description		4.06 Acres Area (ha)
	Frontage (m)	Depth (m)	
▶ 4.2	Access		
	Provincial Highway	Municipal Road (year-round) ✓	Municipal Road (seasonal)
	Other Public Road	Private Right-of-Way	Water Only
▶ 4.3	If by water only, state the parking and docking facilities used, or proposed to be used and the distance of these facilities from the Subject Land and the nearest public road.		
	N/A		
▶ 4.4	If access to the Subject Land is by private road or if "other public road" or "private right-of-way" was indicated in Section 4.2, indicate who owns the land and who is responsible for its maintenance and whether it is maintained seasonally or year-round.		
	N/A		

5. Existing Land Use					
▶ 5.1	What is the existing use of the Subject Land? Zoned R1, Land is vacant				
▶ 5.2	Are there any buildings or structures on the Subject Land? NO				
▶ 5.3	If the answer to 5.2 is 'yes', list particulars of all buildings and structures (each proposed building on a separate line).				
	Setbacks			Building dimensions	
	From front lot-line	From rear lot-line	From side lot-line	Height of building	Floor area

6. Proposed Land Use					
▶ 6.1	What is the proposed use of the Subject Land? 38 Unit Multiresidential Complex, Zone R2				
▶ 6.2	Are there any buildings or structures proposed on the Subject Land? YES				
▶ 6.3	If the answer to 6.2 is 'yes', list particulars of all buildings and structures (each proposed building on a separate line).				
	Setbacks			Building dimensions	
	From front lot-line	From rear lot-line	From side lot-line	Height of building	Floor area
	7.5m	7.915m	7.915m	7.915m	3,541 m'

<b>7. Date Information</b>	
▶ 7.1	What was the date of acquisition of the Subject Land by the current owner?
▶ 7.2	What was the date of construction of all buildings and structures on the Subject Land? N/A
▶ 7.3	State the length of time existing uses of the Subject Land have continued.

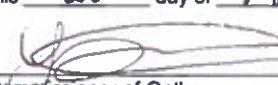

<b>8. Sewage and Water Services and Drainage Facilities</b> (√) appropriate space or specify if 'other'.					
▶ 8.1	Type of System	Water	▶ 8.2	Type of System	Sewage
	Municipally-operated	✓		Municipally-operated	✓
	Private communal well			Private communal septic	
	Private individual well			Private individual septic	
	Other (Specify)			Other (specify)	
▶ 8.3	Type of System	Drainage			
	Storm sewer	✓			
	Ditches	✓			
	Swales	✓			
	Other (specify)				
Please provide details where 'other' specified above.					

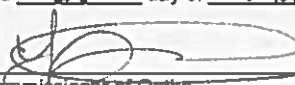
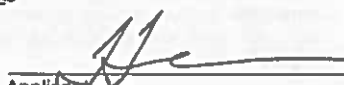
<b>9. Associated Applications</b>		
▶ 9.1	Is the Subject Property the subject of an application under the Planning Act for approval of a Plan of Subdivision or Consent?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
9.2	If the answer to 9.1 is 'yes' provide the file number and status of the application.	

<b>10. Previous Applications</b>		
▶ 10.1	Has the Subject Property ever been the subject of an application for a Zoning Amendment under Section 34 of the Planning Act?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>


<b>11. Sketch</b>
<p>▶ <b>11.1</b> A sketch is required showing the following.</p> <ol style="list-style-type: none"> <li>1. The boundaries and dimensions of the Subject Land.</li> <li>2. The location, size and type of all existing and proposed buildings and structures on the Subject Land, including the distance of the buildings or structures from the front lot line, side lot line and rear lot lines.</li> <li>3. The approximate location of all natural features on the Subject Land and on land that is adjacent to the Subject Land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic fields.</li> <li>4. The current use of the land adjacent to the Subject Property.</li> <li>5. The location, width and name of any roads within or abutting the Subject Property indicating whether it is an unopened road allowance, a public traveled road, a private road or a right-of-way.</li> <li>6. If the access to the Subject Land is by water only, the location of the parking and docking facilities to be used.</li> <li>7. The location and nature of any easements affecting the Subject Land.</li> <li>8. North indicated with an arrow on the sketch.</li> </ol>

<b>12. Other Information</b>
<p>▶ <b>12.1</b> Is there any other information you think would be useful to the Planning Department or Commenting Agencies in reviewing this application? If so, explain below or attach a separate page.</p> <p>A PROPOSED HYDRO EASEMENT TO BE LOCATED WITHIN THE 7.915m SETBACK PARTS 19 TO 26, 42 &amp; 12.</p>

<b>13. Affidavit or Sworn Declaration (To be completed in front of a Commissioner of Oaths only)</b>
<p>▶ <b>13.1</b> Affidavit or Sworn Declaration for the Prescribed Information</p> <p>I, <u>Jim Turner, CLA</u> of the <u>Town</u>  of <u>Atikokan</u> in the <u>District</u> of  <u>Rainy River</u> do make oath and say (or solemnly declare)  that the information contained in Sections 1.1, 1.2, 1.3, 2.1, 2.2, 2.3, 2.4, 3.1, 4.1, 4.2, 4.3,  5.2, 5.3, 6.1, 6.2, 6.3, 7.1, 7.2, 7.3, 8.1, 8.2, 8.3, 9.1, 9.2, 10.1, and 11.1 of this application is  true and that the information contained in the documents that accompany this application in  respect of the above sections is true.</p> <p>Sworn (or declared) before me  at the <u>Town</u>  of <u>Atikokan</u>  in the <u>District</u>  of <u>Rainy River</u>  this <u>28</u> day of <u>May</u>, 20<u>20</u></p> <p> Commissioner of Oaths       Applicant</p>

<b>13.2</b>	<p><b>Affidavit or Sworn Declaration for the Requested Information</b></p> <p>I, <u>Jim Turner</u> of the <u>Town</u>  of <u>Atikokan</u> in the <u>District</u> of  <u>Rainy River</u> do make oath and say (or solemnly declare)  that the information contained in Sections 4.4 and 12.1 of this application is true and that  the information contained in the documents that accompany this application in respect of  the above sections is true.</p> <p>Sworn (or declared) before me  at the <u>Town</u>  of <u>Atikokan</u>  in the <u>District</u>  of <u>Rainy River</u>  this <u>28</u> day of <u>May</u>, 20<u>20</u></p> <p> Commissioner of Oaths   Applicant</p>
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<b>14.</b>	<p><b>Authorizations</b></p> <p><b>14.1</b> If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set-out below must be completed.</p> <p style="text-align: center;"><b>Authorization of Owner for Agent to Make the Application</b></p> <p>I, <u>Town of Atikokan</u>, am the owner of the land that is the subject of  this application for a zoning amendment and I authorize <u>Community Living</u>  <u>Atikokan</u>  to make this application on my behalf.  <u>May 28, 2020</u> <u>Brandy Carlson</u>  Date Signature of Owner</p> <p><b>14.2</b> If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner concerning personal information must be included with this form or the authorization set-out below must be completed.</p> <p style="text-align: center;"><b>Authorization of Owner for Agent to Provide Personal Information</b></p> <p>I, <u>Town of Atikokan</u>, am the owner of the land that is the subject of  this application for a zoning amendment and for purposes of the Freedom of Information  and Protection of Privacy Act I authorize <u>Community Living Atikokan</u>  as my agent for this application, to provide any of my personal information that will be  included in this application or collected during the processing of this application.  <u>May 28, 2020</u> <u>Brandy Carlson</u>  Date Signature of Owner</p>
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<b>15.</b>	<b>Consent of Owner Concerning Personal Information</b>
▶ 15.1	Complete the consent of the owner concerning personal information set-out below.  <p style="text-align: center;"><b>Consent of Owner for the Use and Disclosure of Personal Information</b></p> <p>I, _____, am the owner of the land that is the subject of this application for a zoning amendment and for purposes of the <b>Freedom of Information and Protection of Privacy Act</b> I authorize and consent to the use by or disclosure to any person or public body of any personal information that is collected under the authority of the <b>Planning Act</b> for the purposes of processing this application.</p> <p style="text-align: right;"> _____ Signature of Owner</p> <p>Date _____</p>

<b>16.</b>	<b>Agreement for Costs</b>
▶ 16.1	An agreement to pay excess costs must be completed before the Town will proceed with the application.  <p style="text-align: center;"><b>Agreement for Costs</b></p> <p>I, _____, registered owner / agent of the registered owner of parcel No. _____ hereby undertake to pay the sum of the application fee plus applicable taxes to process a request for an amendment to By-law #15-10. In the event that the costs exceed the specified amount above, I hereby agree to pay all excess costs.</p> <p>Dated at the _____ of _____ in the _____ of _____ this _____ of _____,</p> <p>_____ Signature of Owner    _____ Witness</p>

The Town of Atikokan will assign a file number for complete applications and this should be used in all communications. This file number is on the first page of this application.

Personal information contained on this form is collected pursuant to the Municipal Act and will be used for the purpose of processing and approval of applications for amendments to the Zoning By-law and associated Planning Act applications. Questions about this collection should be directed to: The Freedom of Information and Protection of Privacy Coordinator, Town of Atikokan, P.O. Box 1330, Atikokan, Ontario P0T 1C0, (807) 597-1234.

- Applicant's checklist:** Have you remembered to attach:
- Supplementary information/permissions?
  - A copy of the sketch?
  - The fee, either as cash, money-order or cheque?  
(NOTE: The fee for commissioning documents will be waived if the application fee is paid at the time of commissioning.)

**Forward to:** Planning Department  
Town of Atikokan  
P.O. Box 1330  
Atikokan, ON P0T 1C0  
(807) 597-1234