



THE CORPORATION OF THE TOWNSHIP OF RED ROCK

June 24, 2020

Please Quote File No: OZ-2020-1

NOTICE OF PROPOSED OFFICIAL PLAN & ZONING BY-LAW AMENDMENTS

RE: Proposed Amendment to the Official Plan for the Township of Red Rock, and proposed amendment to the Zoning By-Law for the Township of Red Rock, for township lands located at Red Rock Road and Big Trout Creek, to permit future waterfront residential development.

The Township CAO/Clerk would like your comments on the Township's proposal to:

- Re-designate Township property from the current mixture of land use designations, to the TOWNSITE RESIDENTIAL area,
- Change part of a site-specific Hazard Land policy in the Official Plan, and
- Rezone these same lands from the current mixture of zones to the "LDR" - LOW DENSITY RESIDENTIAL and "MD" - MULTIPLE UNIT Zones, with an "H"- Holding provision on these lands.

Please submit your comments no later than **July 27, 2020**, quoting File Number OZ-2020-01. Copies of all letters will be forwarded to Council. Your comments will be used to prepare a recommendation to Council. *ALL COMMENTS RECEIVED WILL BECOME PUBLIC INFORMATION. THIS MEANS THAT ANY INFORMATION PROVIDED IN WRITTEN SUBMISSIONS, INCLUDING NAME AND CONTACT INFORMATION, WILL BE PART OF THE PUBLIC RECORD.*

Because you own property within 500 meters of the subject lands, or because you are a specifically identified public Agency, you are being given Notice of this Proposed Official Plan Amendment and a Proposed Zoning By-Law Amendment, in accordance with the Planning Act.

The subject lands are shown on the attached map.

Background

The lands are currently vacant. The site had previously been a vacant component of the Red Rock Mill Inc property holdings, and the property has been owned by the Township of Red Rock for some time. The Township intends to declare these lands surplus and sell the lands to a developer for the purpose of creating a residential plan of subdivision, for the construction of new single detached and multiple unit dwellings.

Proposal

The Township intends to amend the Official Plan, specifically for this site only, in order to permit the lands to be development into future waterfront residential lots, and residential apartment lots.

The Township also intends to amend the Zoning By-law, specifically for this site, to allow the lands to accommodate approximately 20 waterfront single-detached lots, plus several larger inland lots suitable for multiple unit residential development. The amended zoning would include an H-Holding suffix requiring that all environmental studies be completed prior to permitting any development.

Purpose and Effect of the Proposed Official Plan Amendment

The purpose of the proposed amendment is to amend the Official Plan as it relates to the subject property which is part of Pin # (Red Rock Road at Big Trout Creek). The proposed amendment would:

- Change the land use designation on the Subject Lands, as shown on Schedule A of the Official plan, from the OPEN SPACE (OS), HAZARD LAND (HL) and INDUSTRIAL (M) designations, and place these lands into the TOWNSITE RESIDENTIAL (TR) designation,
- And, delete paragraph two of Open Space/Environmental Protection Areas policy 5.9.6.

The effect of this amendment would be to allow future residential development on these lands, and to remove part of a restrictive policy that would no longer apply to part of these lands.

Purpose and Effect of the Proposed Zoning By-Law Amendment

The purpose of the proposed amendment is to amend the Zoning By-law as it relates to the subject property which is part of Pin # (Red Rock Road at Big Trout Creek). The proposed amendment would:

- Change the zoning of the Subject Lands, as shown on Schedule “A” to the Zoning By-law, from the “OS” - Open Space, “EP” - Environmental Protection and “HTC” - Highway/Tourism Commercial zones, and place these lands into the “LDR-H” Low Density Residential and “MR-H” Multiple Residential Zones, each with the “H” - Holding Zone provision; and,
- Specify that the “H”- Holding Zone provision could only be removed by Council after the applicant has submitted an application for a Plan of Subdivision, and Council is also satisfied that the property owner has provided appropriate documentation regarding Official Plan environmental concerns.

The effect of this amendment would be to permit the development of a total of approximately nineteen single detached dwelling lots and seven multiple unit lots, on the subject lands by plan of subdivision, only after all environmental concerns have been addressed.

The key map of the subject lands, and a proposed site plan are attached for your review.

Right to Appeal

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Red Rock before a by-law is passed, the person or public body is not entitled to appeal Council's decision, and may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Additional Information

You will be sent additional notices related to these proposed amendments. If you wish to submit additional comments, please follow the instructions given in future notices. The Clerk is unable to acknowledge comments received in response to this notice or future notices, but comments will be considered in the preparation of Administration's recommendation to Council.

At this time there are no other applications, under the Planning Act, pertaining to the subject lands.

If you wish to be notified of the decision of the Red Rock Council on the proposed Official Plan amendment, or on the proposed Zoning By-law amendment, you must make a written request to the CAO/Clerk.

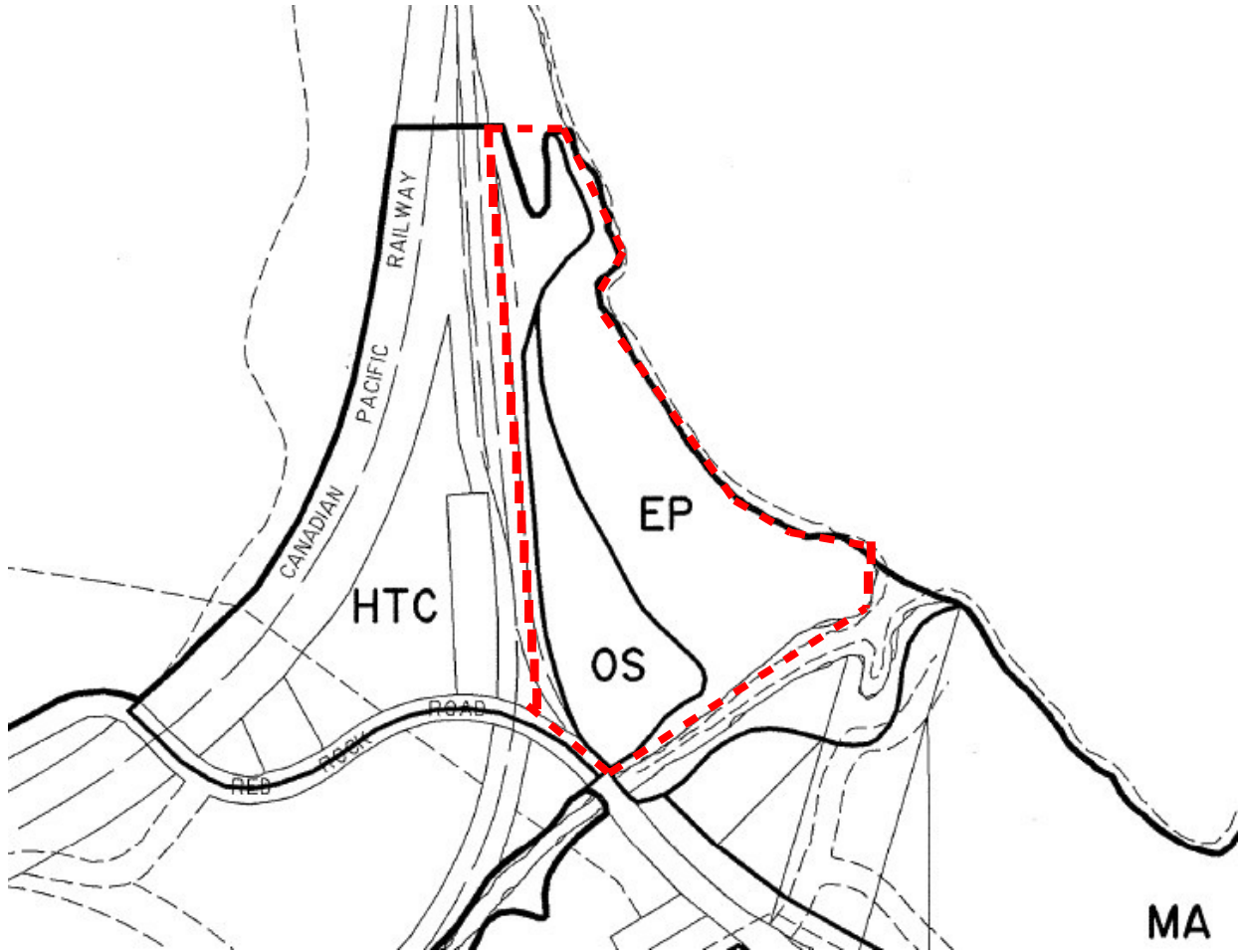
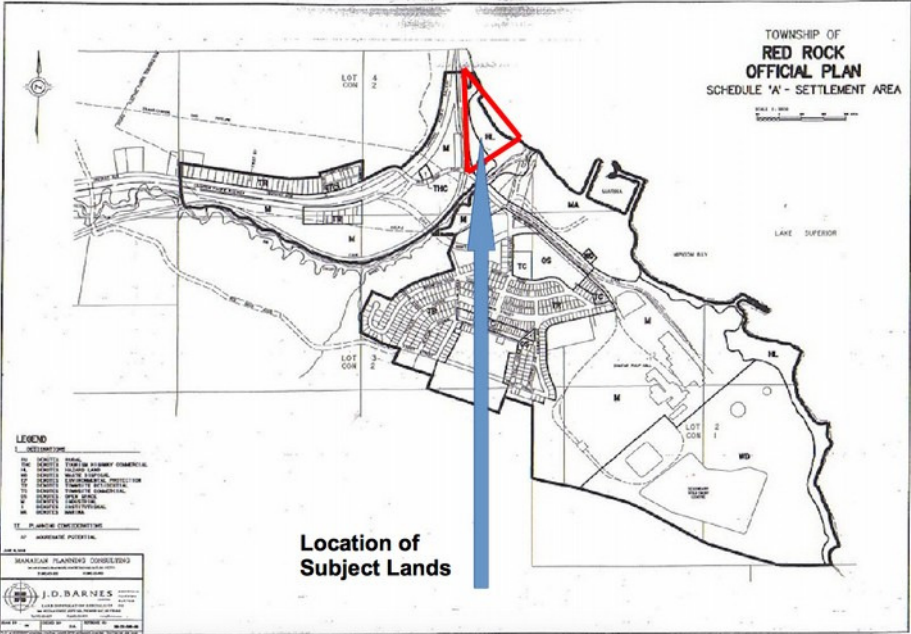
If you have any questions about this notice, or you require accessible accommodations or materials, please contact the CAO/Clerk.

Yours truly,

Albert Headrick
CAO/Clerk
Township of Red Rock
(807) 356-0640

email: cao@shawbiz.net

Key Map:



■ - - - - Boundary of Subject Lands, as shown on Zoning By-Law base map.

Proposed Concept Plan:

