



**NOTICE OF A PUBLIC MEETING
RED ROCK COMMITTEE OF ADJUSTMENT**

**Monday, May 31st, 2021
6:00 p.m., via Zoom**

Please take notice that the Committee of Adjustment for The Corporation of the Township of Red Rock, will hold a Public Meeting on Monday, May 31st, 2021 at 6:00 p.m., via Zoom web conference, to consider an application for a consent to sever property, submitted under Section 53 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

The Subject Property has no municipal address, but is located on Highway 628, across the highway from municipal property address #729. Signs are posted on the Subject Property. Its legal description is:

Parcel 17256, Section BF; Part of Lot 4, Concession 5, Nipigon
As in LT 117354, Excepting LT 143712

A copy of the application is enclosed, which includes a site map. Meeting login information will be available on the Municipality's website on May 17, 2021. Further information can be made available through contacting the Secretary to the Committee using the contact information on the reverse side of this page.

ANY PERSON may attend the Public Meeting and/or make written or verbal presentations either in support of, or in opposition to, the proposed property severance. If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the application does not make written submissions to the Committee before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.

Continues on reverse...

Written submissions can be forwarded to the Secretary to the Committee, using the contact information below. Submissions by regular letter-mail, facsimile, electronic mail or personal delivery are accepted, however, the onus is on the person submitting the information (by whatever means) to make sure that it was actually received.

If you wish to be notified of the decision of the Committee in respect of the proposed consent, you must make a written request to the Secretary to the Committee, at the contact information provided below.

DATED AT THE TOWNSHIP OF RED ROCK this 5th day of May, 2021.

Samantha Cameron
Secretary to the Committee of Adjustment
Township of Red Rock
42 Salls Street, Red Rock, Ontario P0T 2P0
Phone: 807-886-2245; Facsimile: 807-886-2793
Email: samcameron@shawbiz.ca
Website: www.redrocktownship.com



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RECEIVED

APR 15 2021

APPLICATION FOR PROPERTY SEVERANCE

This is an application for severance of a lot, submitted to the Township of Red Rock under Subsection 53(1) of the Planning Act, RSO 1990, c. P.13, specific to the Subject Property (as defined below)

1. Name of Owner: Rosemarie Allen & Deborah Gordon
Mailing Address: 91 Ocean Ridge Dr 102-7115 Rexwood Rd
Brampton, ON Mississauga, ON
L6R 3L5 L4T 4L5
Phone Number: (647) 785-9185

2. Name of Agent (if any): Syl Menic
Mailing Address: Menic Planning Services Inc.
2105 Normandy Crt
Thunder Bay, ON P7K 1C1
Phone Number: (808) 708-1877

The Owner of the Subject Property (defined below) signs here to agree that the named Agent (where applicable) has full and unlimited authority to act on the Owner's behalf (include additional pages if necessary):

Witness to Individual Owner(s) signatures:

Signature of Individual Owner(s):

See Attached Letter of Authorization
(Signature above; print name below) (Signature above; print name below)

(Signature above; print name below) (Signature above; print name below)

3. Legal Description (and Municipal address, if assigned) of the property for which this application is submitted (the "Subject Property"):

PCL 17256 SECTBF; PT 1/2 LT4
CON5 NIPIGON AS IN LT 117354 EXCEPT
LT 143712
HIGHWAY 628

4. Assessment Roll Number of Subject Property: PIN 62472-0245 LT

5. Names and addresses of any banks or credit unions or private persons who hold mortgages, charges or other liens in respect of the Subject Property (use additional pages if necessary):

EASEMENT IN FAVOUR OF HYDRO ONE OVER
PARTS 2 & 4, 55R-12227 & Part 4,
55R-12229

Second Severed Lot (if applicable):
 Road Frontage _____
 Lot Depth (measured from the road to the rear of the Subject Property) _____
 Lot Area _____
 Number of buildings and structures _____
 Use of the Lot _____
 Type of access: Provincial Hwy. _____ Municipal Road _____
 Private Road _____ Waterway _____
 Water source: Municipal Water _____ Well _____ Other _____
 Sewage disposal: Municipal System _____ Septic Field _____ Other _____
 Storm drainage: Storm sewers _____ Ditches _____ Other _____

12. Where access is proposed by waterway, the sketch provided must indicate the location of relevant parking and docking facilities, as well as the distance of these facilities to the nearest public road.

13. Are there any buildings or structures on the Subject Property? Yes ___ No X

14. If there are existing easements, rights of way, restrictive covenants, mortgages, or other encumbrances on the property, please provide details (use additional pages if necessary). Please indicate below if there are no encumbrances:

EASEMENT IN FAVOUR OF HYDRO ONE NETWORKS
INC. OVER PART 2 & 4, 55R-12227 AND
PART 4, 55R-12229

15. Are any buildings or structures proposed to be built on the Subject Property?
 Yes X No _____ RESIDENTIAL USE

16. Date Subject Property was acquired by the current owner: January 2021

17. Date existing buildings or structures (if any) on the Subject Property were constructed (use additional pages if necessary):

N/A

18. Length of time that the existing uses of the Subject Property have continued (use additional pages if necessary):

VACANT LAND

19. If known, has the Subject Property previously been the subject of an application under the Planning Act for approval of a plan of subdivision or a severance?

Yes _____ No _____ Unknown X

20. If the answer to item 19 is "yes", please provide:

File Number of Application _____

Status of Application _____

21. Provide a sketch showing the following:

- (a) boundaries and dimensions of the Subject Property (if there is a plan of survey or a Reference Plan, please append a copy);
- (b) location, size and type of all existing and proposed buildings and structures on the Subject Property, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines;
- (c) approximate location of all natural and artificial features on the Subject Property, on the land that is adjacent to the Subject Property that, in your opinion, may impact the application (*examples include buildings, railways, roads, watercourses, drainage ditches, rivers or streams, wetlands, wooded areas, agricultural uses, wells and septic fields*);
- (d) current uses of land on all of the properties that are adjacent to the Subject Property;
- (e) the location, width and name of any roads within or abutting the Subject Property, indicating whether the "road" is an unopened road allowance, a public travelled road, a private road or an easement or right of way;
- (f) the location and nature of any easements or rights of way affecting the Subject Property;
- (g) abutting lands (if any) owned by the Applicant; and
- (h) An indication of which portion of the Subject Property is the Retained Lot and which is/are the Severed Lot(s).

22. The undersigned is aware that the Township may require, dependent upon the nature of the application, any or all of the following to be submitted to ensure this application is complete:

- (a) Planning justification report;
- (b) Cultural heritage impact assessment;
- (c) Environmental impact study;
- (d) Minimum distance separation (agricultural-to-other-use) calculations;
- (e) Servicing options study;
- (f) Drainage/stormwater management report/plan;
- (g) Geotechnical study;
- (h) Hydrogeological study;
- (i) Erosion and sediment control plan;
- (j) Noise/vibration impact study;
- (k) Sun/shadow study;
- (l) Fisheries assessment;
- (m) Shoreline riparian control study;
- (n) Archaeological assessment;
- (o) Water quality report;
- (p) Environmental site assessment in accordance with the Requirements of Ontario Regulation 153/04 for sites known, or suspected as being contaminated due to previous use; and/or
- (q) Public consultation strategy.

23. The undersigned is of the opinion that this application is consistent with the Township's Official Plan and the Provincial Policy Statement.

I, SYL MENIC of the CITY OF THUNDER BAY the ONTARIO, who is the Owner or authorized Agent of the Subject Property, solemnly declare that the statements contained in this application are true, and I 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.

Declared before me this <u>7TH</u> day of <u>APRIL</u> , 20 <u>21</u> at the <u>CITY</u> of <u>THUNDER BAY</u>))) (Signature of Owner/Agent))
<u>S. Deluca</u> (Signature of Commissioner for Taking affidavits)	

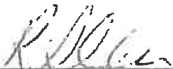
**Sandra Lea Deluca, a Commissioner, etc.,
Province of Ontario for
Alan G. Jones Professional Corporation
Barrister and Solicitor
Expires August 23, 2022**

Letter of Authorization

I authorize Menic Planning Services Inc. to file and process an Application to the Municipality of Red Rock for a consent to allow for the severance of one new parcel of land located on west side of Highway 628 located on Part of the east half of Lot 4 Concession 5.



Deborah Gordon



Rosemarie Allen

Dated: March 29, 2021

Properties

PIN 62472 - 0245 LT **Interest/Estate** Fee Simple
Description PCL 17256 SEC T8F; PT E 1/2 LT 4 CON 5 NIPIGON AS IN LT117354 EXCEPT
 LT143712; REDROCK S/T EASEMENT IN FAVOUR OF HYDRO ONE NETWORKS INC.
 OVER PARTS 2 AND 4, 55R12227 AND PART 4, 55R12229 AS IN TY6106
Address NIPIGON

Consideration

Consideration \$45,000.00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

Name KADIKOFF, HEATHER JOANN
Address for Service PO Box 311
 Red Rock, ON P0T 2P0

I am at least 18 years of age.

I am not a spouse

This document is not authorized under Power of Attorney by this party.

Transferee(s)**Capacity****Share**

Name	ALLEN, ROSEMARIE	Joint Tenants
Date of Birth	1957 11 08	
Address for Service	91 Oceanridge Dr. Brampton ON	
Name	GORDON, DEBORAH ALICIA	Joint Tenants
Date of Birth	1981 08 18	
Address for Service	102-7115 Rexwood Rd. Mississauga, ON	

Statements

STATEMENT OF THE TRANSFEROR (S): The transferor(s) verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene the Planning Act.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEROR (S): I have explained the effect of the Planning Act to the transferor(s) and I have made inquiries of the transferor(s) to determine that this transfer does not contravene that Act and based on the information supplied by the transferor(s), to the best of my knowledge and belief, this transfer does not contravene that Act. I am an Ontario solicitor in good standing.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEEE (S): I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in the Planning Act, and to the best of my knowledge and belief this transfer does not contravene the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

Signed By

Christin Ann Marrello 76 Algoma St. N. acting for Signed 2021 01 18
 Thunder Bay Transferor(s)
 P7A 4Z4

Tel 807-344-9191

Fax 807-345-8391

I am the solicitor for the transferor(s) and I am not one and the same as the solicitor for the transferee(s).

I have the authority to sign and register the document on behalf of the Transferor(s).

Deborah Anne Humphreys 101 244 Camelot Street acting for Signed 2021 01 18
 Thunder Bay Transferee(s)
 P7A 4B1

Tel 807-577-0806

Fax 807-345-9886

I am the solicitor for the transferee(s) and I am not one and the same as the solicitor for the transferor(s).

I have the authority to sign and register the document on behalf of the Transferee(s).