

THE CORPORATION OF THE TOWNSHIP OF RED ROCK
COMMITTEE OF ADJUSTMENT

DATE: June 23, 2021
APPLICATION NO: A2/21

NOTICE OF HEARING FOR MINOR VARIANCE

PLEASE TAKE NOTICE

That under the provisions of Section 45 of the Planning Act, 2006 Edition, Zoning By-law 2013-1080 and an application for minor variance; to permit the owner of a property to construct a garage that is proposed exceed the allowable height by 1.5499 feet for that structure normally permitted on the property that is comprised of Plan M183 Lot 22 to 23.

A hearing of this application will be given online via a Zoom meeting, **at the hour of 10 a.m. on July 6, 2021** at which time you may log-in to the meeting either yourself or by agent or by solicitor and present any reason why this petition should be granted or denied (the zoom meeting information is located on our website at www.redrocktownship.com or you can contact the Municipality and we will send you the link directly).

This notice is sent to the applicant, to persons having encumbrances on the land that is subject to the application, to various agencies, and to the surrounding property owners for their information. No further notice of this hearing, a deferred hearing date, or the decision of this Committee will be sent to anyone rather than the applicant, except upon the written request addressed to the Secretary of this Committee from persons present or represented at the Hearing.

Failure of the applicant to appear (online via Zoom) before the Committee, either in person or by agent, may result in the deferment of the application.

Additional Information regarding the application will be available to the public for inspection upon receipt of this notice, between the hours of 8:30 a.m. and 4:30 p.m., Monday to Thursday (Please contact the Municipal Office at 807-886-2245 to arrange to have any additional information sent to you).

Samantha Cameron, COA Secretary
c/o Township of Red Rock
P.O. Box 447
Red Rock, ON P0T 2P0

APPLICANT:
Roseanne Tuck & Adam Kowtiash
71 Hwy 628
Red Rock, ON

APPLICATION FOR MINOR VARIANCE

The undersigned hereby applies to the Committee of Adjustment for the Township of Red Rock under section 45 of the Planning Act, 1998 Edition, for relief as described in this application, from By-law 95-759.

1. Name of Owner: Rosanne Tuck

Mailing Address: 71 Highway 628
Red Rock, ON
POT 2PO

Phone Number: _____

2. Name of Agent (if any): Joel Ritchie

3. Current designation of subject land in Official Plan: LDR

4. Current zoning of subject land: LDR

5. Nature and extent of relief requested: 4.2m Maximum Height (3.13.2)

6. Legal description of subject land (concession and lot numbers, registered plan and lot numbers, reference plan, parcel numbers, street name and number):
Roll 5841 000 000 38000

7. Reason(s) why the proposed use cannot comply with the provisions of the zoning by-law: Total Height is 4.67m

8. Current dimensions of subject land: Frontage 150' Depth 200' Area 30,000'

9. Type of access: Provincial Hwy. Municipal Road _____
Private Road _____ Waterway _____

10. Existing uses of subject land: Single Family Dwelling

11. Are there any buildings or structures on the subject land: Yes No _____

12. Proposed uses of subject land: Single Family Dwelling

13. Are any buildings or structures proposed to be built on the subject land?
Yes No _____

14. Date subject land was acquired by the current owner: 2018

15. Date existing buildings or structures on the subject land were constructed: 1960-70's

16. Length of time that the existing uses of the subject land have continued: 50+ years

17. Water source: Municipal Water Well _____ Other _____

18. Sewage disposal: Municipal System Septic Field _____ Other _____

19. Storm drainage: Sewers _____ Ditches Other _____

20. If known, is the subject land the subject of an application under the Planning Act for approval of a plan of subdivision or a consent? Yes _____ No _____?

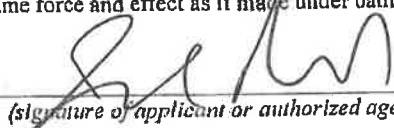
21. If the answer to Item 20 is yes. File Number of Application _____
Status of Application _____

22. If known, has the subject land ever been the subject of an application under section 45 of the Planning Act? Yes ___ No ___ ? ___

23. Provide a sketch showing the following:

- (a) boundaries and dimensions of the subject land
- (b) location, size and type of all existing and proposed buildings and structures on the subject land, 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 land on the 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, rivers or streams, wetlands, wooded areas, wells and septic fields)
- (d) Current uses of land that is adjacent to the subject land
- (e) The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way
- (f) Location and nature of any easement affecting the subject land.

I, Joel Ribick of the Service Mesh in the City of Thunder Bay 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 and by virtue of the Canada Evidence Act.


(signature of applicant or authorized agent)

Declared before me at the _____ in the _____
this 17th day of June, 2021

A Commissioner, etc.

APPLICANT: See use Number
 ADDRESS: 71 -burg 688, Red Rock
 DATE: June 14/21

DETACHED GARAGE/SHED (Please use ink and press firmly)

DRIVEWAY: Driveway location and design must be approved by the Engineering Department.

TYPE A GABLE ROOF
 TYPE B GABLE ROOF
 TYPE C HIP ROOF

Building Information (Dimensions)

Width: 28 Length: 36
 Eaves*: 24 Ends: 24
 Wall Height: 10 Total Ht: 15
 Side Yard: Left 14 Right 35
 Rear Yard: _____

Separation Distance To House (6'-7" Min.): 48
 Easements: L: _____ R: _____ Rear: _____

* MINIMUM 1 FT. FROM PROPERTY LINE

Construction Information (Size, Material)

1. Walls: 2" X 4" @ 16" Centres
 2. A) Engineered Trusses or b) Rafter: 2" X 4" @ 24" Centres
 Joist: 2" X 4" @ 24" Centres
 3. Roof Sheathing: Plwd 7/16" Chipboard
 Roofing: Shingles Roll Metal
 4. Wall Sheathing: Plwd 7/16" Chipboard
 5. Exterior Finish: None W/ed
 6. _____

Foundation Information

TYPE 1 TYPE 2 OTHER (Detail required)

Lintel Sizes # SIZE

Overhead Door: (2) - 2" X 10"
 Man Door: (2) - 2" X 10"
 Window: (2) - 2" X 10"

CAUTION:
 A separate building permit will be required if a **SOLID FUEL BURNING APPLIANCE** (e.g. woodstove) is used in the proposed building. Refer to our "Guide to Residential Solid Fuel Burning Appliances."

GARAGE/SHED PLAN: Recommended Scale - One Square = 20"
 MOI TO BE USED FOR SITE PLAN DRAWING

Plan Information Required

Floor Plan Showing Dimensions

- Width-And Length
- Opening Locations
- Garage Door: 12 W 7 H
- Man Door: 3 W 7 H
- Windows: (1) 2 W 3 H
- (2) 2 W 3 H
- Interior Partitioning
- Additional Information (See Below)

OFFICE USE ONLY:

- Building Area
- Zone
- Reviewed By
- Zoning
- Plans
- Application No.
- Issue Date

APPROVED

A review of this project application information did not include a review of minimum separation clearances from overhead electrical distribution wires (conductors) and transformers or other structures for which specific information was not provided. The owner/applicant is required to seek and obtain such other approvals as may be necessary. In all cases, the most restrictive condition applies. Where other restrictions cause any change to the location or construction of this project, such changes must be reviewed and approved by the Building Services Division prior to construction.

TS3758(rev05/15)

