



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

**Thursday, June 29th, 2023
11:00 a.m.,
At the Red Rock Public Library (42 Salls St.)
& via Zoom Web Conference**

Please take notice that the Committee of Adjustment for The Corporation of the Township of Red Rock, will hold a Public Meeting on Thursday, June 29th at 11:00 a.m., at the Red Rock Public Library located at 42 Salls St., Red Rock and 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 CPR Road just off of Highway 628. Signs are posted on the Subject Property. Its legal description is:

Con 2 E Pt Lot 4, 55R-10890 Pt 9-10 and W Pt Lot 3, 55R-10890 Pt 15, and W Pt Lot 3, 55R-10729 Pts 1-5 being PIN #62471-0414

A copy of the application is enclosed, which includes a site map. Meeting login information will be available on the Municipality's website on June 26th, 2023. 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 6th day of June, 2023.

Samantha Cameron
Secretary to the Committee of Adjustment
Township of Red Rock
42 Salls Street, P.O. Box 447, Red Rock, Ontario P0T 2P0
Phone: 807-886-2245; Facsimile: 807-886-2793
Email: deputyclerk@redrocktownship.com
Website: www.redrocktownship.com

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: Camillo & Delaine Todesco
Mailing Address: PO BOX 491
RED ROCK, ON, P0T 2P0
Phone Number: 807-886-2895 email: camtodesco@hotmail.com
2. Name of Agent (if any): Stefan HUZAN (Northern Planning)
Mailing Address: 5034 DAWSON Rd.
MOOREHEAD, ON, P7G 0V4
Phone Number: 807-767-2458 email: northernplanning@bayer.net

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 Owner 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"):

Con 2 E Pt Lot 4, 55R-10890 Pt 9-10
and W Pt Lot 3, 55R-10890 Pt 15, and
W Pt Lot 3, 55R-10729 Pts 1-5,
being PIN 62471-0414

4. Assessment Roll Number of Subject Property: 5841-000 000-408-95-0000 \$

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):

- 409-15
- 410-20

<u>na</u>

6. Designation of Subject Property in Official Plan: M-INDUSTRIAL

7. Zoning of Subject Property: IND-Industrial

8. Existing uses of Subject Property (use additional pages if necessary):

<u>Vacant land & open storage</u>

9. Indicate the type of transaction for which the severance is required:

To sell/transfer the property <u>New Lot</u>	<input checked="" type="checkbox"/>	To approve a lease with a term over 21 years	
To consolidate with another property - <u>To Franzen</u>	<input checked="" type="checkbox"/>	For a mortgage over only a part of the land	
To provide an easement or right of way		Other (specify on an additional page)	
Provide the names and addresses of other parties involved, if known (i.e. purchaser, mortgagor, tenant, person requiring easement, etc.):			

10. Dimensions of Subject Property:
Road Frontage 127.4 m (width 616m)
Lot Depth (measured from the road to the rear of the Subject Property) 158 m
Lot Area 16.08 ha

11. Proposed dimensions & descriptions of Retained and Severed Lot(s):

Retained Lot:
Road Frontage 30 m and 77.4 m
Lot Depth (measured from the road to the rear of the Subject Property) 158 m
Lot Area 16.0 ha
Number of buildings and structures
Use of the Lot Vacant land & open storage
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

Severed Lot:
Road Frontage 30.47 m (width)
Lot Depth (measured from the road to the rear of the Subject Property) 33.55 m (avg.)
Lot Area 1.029 m²
Number of buildings and structures 0
Use of the Lot VACANT LAND
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 3 m/a

Second Severed Lot (if applicable):

Road Frontage 20 m
Lot Depth (measured from the road to the rear of the Subject Property) 1.83 m

Lot Area 13,700 sq. m

Number of buildings and structures none

Use of the Lot Vacant land

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 mooring and docking facilities, as well as the distance of these facilities to the nearest public road. N/A

13. Are there any buildings or structures on the Subject Property? Yes _____ No ☒

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:

<u>not on the severed lands</u>

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

16. Date Subject Property was acquired by the current owner: 2010

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

<u>N/A</u>

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

<u>decades</u>

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 _____

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

File Number of Application _____

Status of Application _____

21. Provide a sketch showing the following:

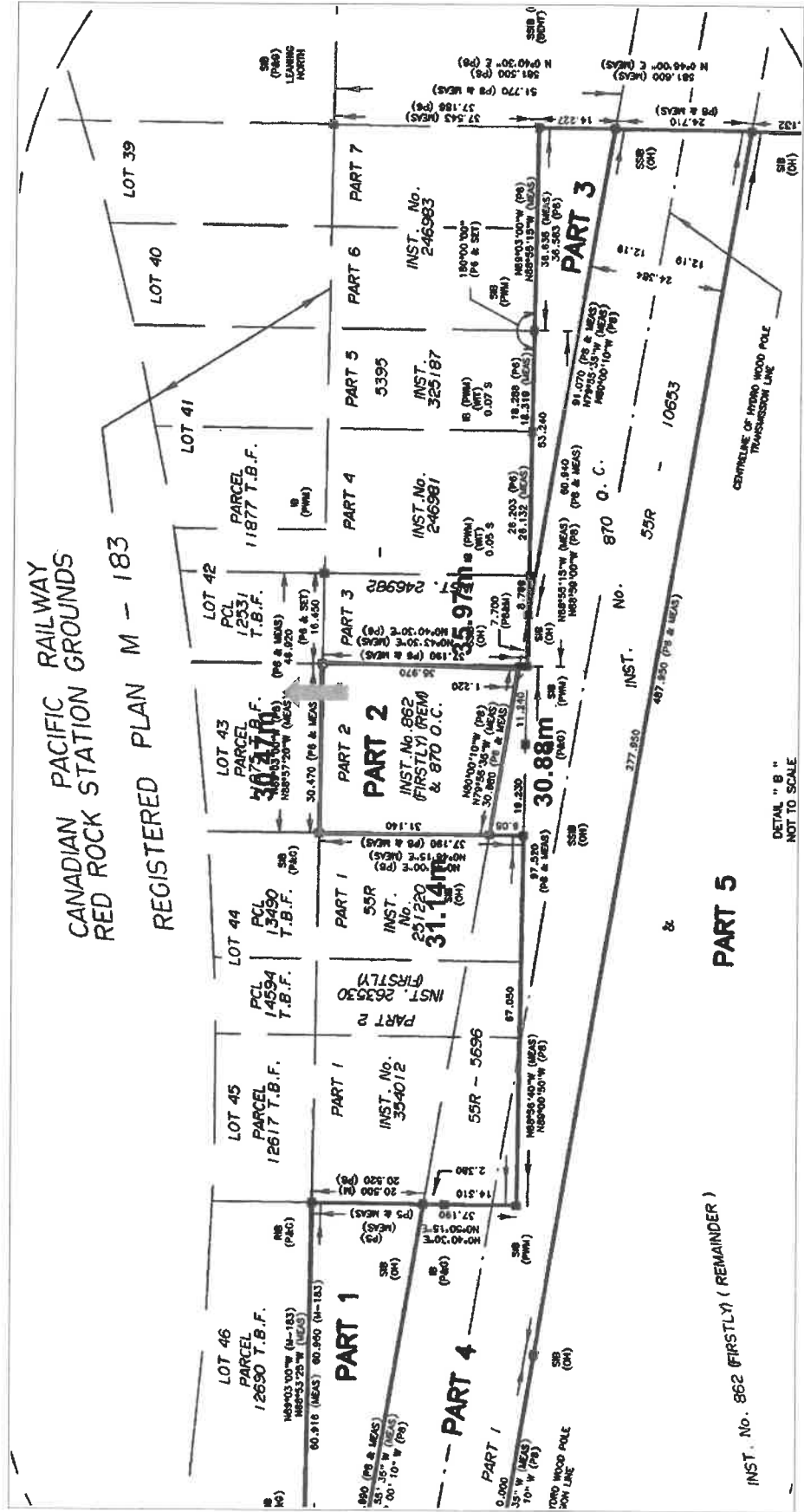
- ✓ (a) boundaries and dimensions of the Subject Property (if there is a plan of survey or a Reference Plan, please append a copy);
- (b) location, size and type of all existing and proposed buildings and structures on the Subject Property, indicating the distance of the buildings or structures from 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:

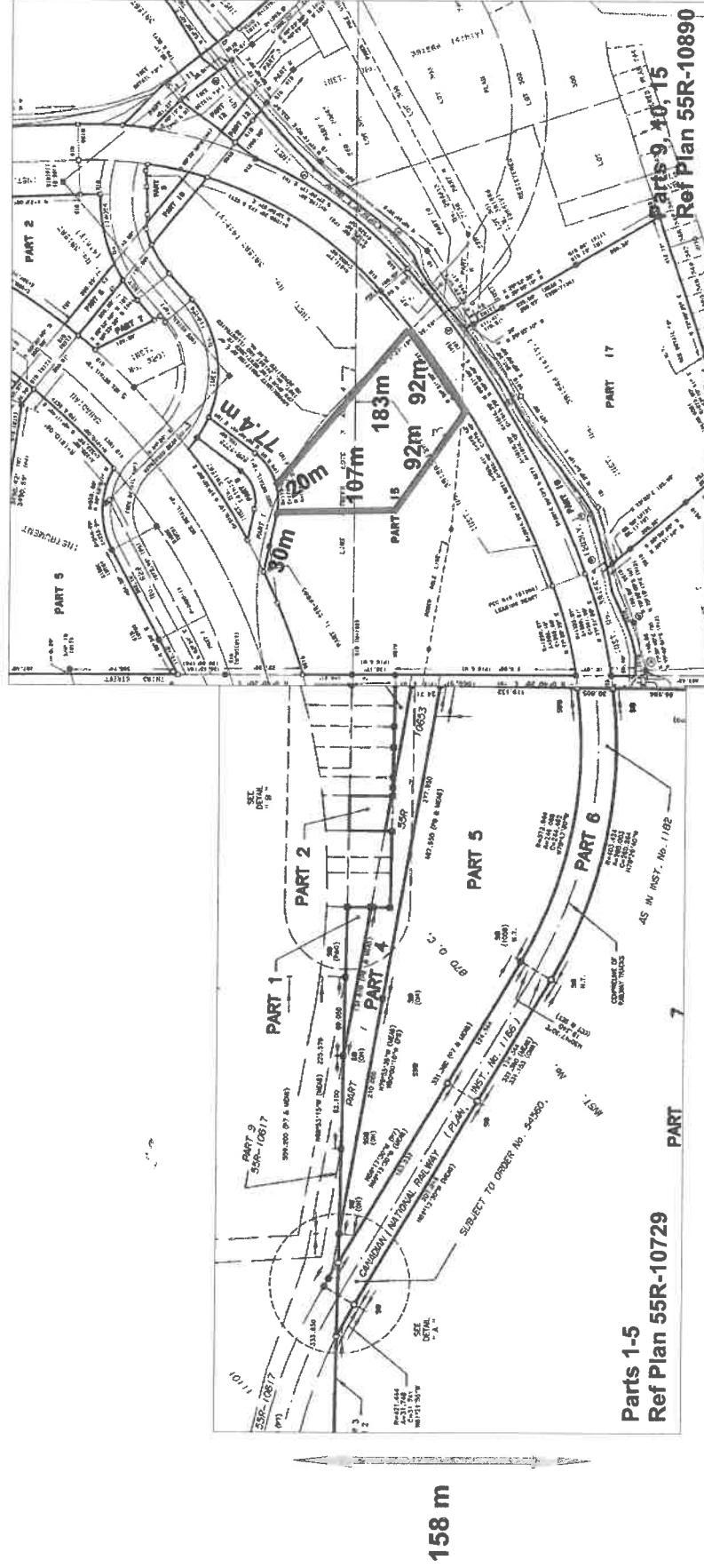
- (a) Planning justification report;
- (b) Cultural heritage impact assessment;
- (c) Environmental impact study;
- (d) Minimum distance separation (agricultural-to-other-use) calculations;
- (e) Servicing options study;
- (f) Drainage/stormwater management report/plan;
- (g) Geotechnical study;
- (h) 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.

SITE PLAN - Severance - Lot Enlargement

Severance - Boundary Adjustment Application - by C. & D. Todesco
 Part 2 on 55R-10729 to be Transferred to Adjacent Land Owner



Site Plan - Severance – Industrial Lot



616 m

LETTER OF AUTHORIZATION

To Whom it May Concern,

I /We authorize NORTHERN PLANNING (Mr. Stefan HUZAN) to
submit Lot Severance planning approval application(s) to the Township of Red Rock,
and to obtain and/or provide any required planning information, related to our
property.

500 C. P. R. ROAD, RED ROCK ONTARIO

Property Address

CAM TODESCO

DELAINE TODESCO

Name(s) of Property Owner (PRINT)



Delaine Todesco

Signature(s)

Date MARCH 24, 2023

March 25/23