

PUBLIC NOTICE

Please take notice that the Council for The Corporation of the Township of Red Rock will hold a public meeting on Monday, the 17th of July, 2023, at 4:00 p.m., at the Marina Interpretive Center located at 7 Park Road, Red Rock, and via Zoom web conference, to consider an application to re-zone property from “Rural” to “Extractive Uses”, submitted under Section 34 of the Planning Act.

Virtual attendance by Zoom link will be available. The Zoom link will be posted on this website.

The subject property (the west half of Lot 1, Concession 5, Red Rock) is currently vacant, with no municipal address. It is located approximately 1900 meters (southeast) from the intersection of Highway 11/17 and McGuire Road. The subject property abuts the boundary between Red Rock Township and Lyon Township, and is surrounded by Crown land. There is no public road access; the property is accessed through Crown logging roads.

The owner of the subject property, Canadian Shield Stoneworks Ltd., through its agent, Mark Mikulasik, is the applicant.

The purpose and effect of the new zoning, if approved, is to allow the operation of a quarry.

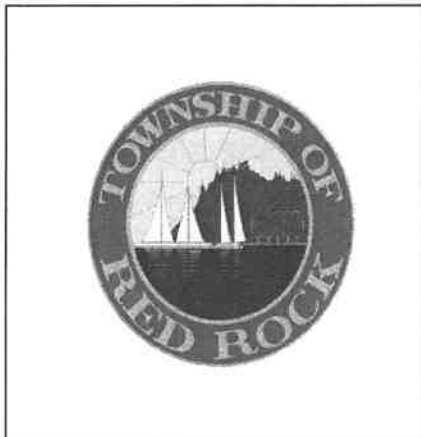
The full application form is posted on this website. It features a location map. Further information received after the date of this notice, if any, will also be posted. A location map and/or additional information is also available by contacting the Township at the contact information provided below.

ANY PERSON may attend the public meeting (virtually or in person) and/or make written or verbal presentations either in support of, or in opposition to, the proposed re-zoning. If a person or public body that files an appeal of a decision of the Township Council in respect of the application does not make written submissions to the Council before it makes its decision regarding the application, the Local Planning Appeal Tribunal may dismiss the appeal.

Written submissions can be forwarded to the Deputy Clerk for the Township, 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 Council in respect of the proposed re-zoning, you must make a written request to the Deputy Clerk, at the contact information provided below.

DATED AT THE TOWNSHIP OF RED ROCK this 26th day of June, 2023.



Samantha Cameron, Deputy Clerk
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

APPLICATION FOR ZONING BYLAW AMENDMENT

This is an application for a zoning bylaw amendment, submitted to the Township of Red Rock under Subsection 34(10) of the Planning Act, RSO 1990, c. P.13, for an amendment to By-law 2013-280, specific to the Subject Property (as defined below)

1. Name of Owner: Canadian Shield Stoneworks Ltd

Mailing Address: PO Box 584
Nipigon, Ontario P0T 2J0

Phone Number: 807-889-0025

2. Name of Agent (if any): Mark Mikulasik

Mailing Address: Weller, Maloney, Nelson LLP
201-1001 William St
Thunder Bay, ON P7B 6M1

Phone Number: 807-623-1111

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 signature page

(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 5705 SEC TBF; W 1/2 LT 1 CON 5 NIPIGON; REDROCK; TOGETHER WITH AN EASEMENT
OVER W 1/2 LT CON 6 NIPIGON; AS IN TY295649; as set out in PIN 62472-0276 (LT)

4. Assessment Roll Number of the Subject Property 5841 000 000 48100 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):

N/A

Outside Settlement Area as

6. Designation of Subject Property in Official Plan: defined in the Zoning By-law
7. Current zoning of Subject Property: Rural Zone [RU]
8. Nature and extent of change requested (use additional pages if necessary):

Amend the current zoning of the property, currently zoned as RU, to be Extractive Uses Zone
[EX].

9. Dimensions of Subject Property:
Road Frontage 762.56 m
Lot Depth (measured from the road to the rear of the Subject Property) 688.28 m
Lot Area 143 acres

10. Type of access: Provincial Hwy. Municipal Road
Private Road X Waterway

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

The Property is currently being used for the permitted use of mining exploration.

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

13. Proposed use(s) of Subject Property (use additional pages if necessary):

Commence a quarry operation to extract aggregate resource material found within the
property, including mining and/or mineral exploration and aggregate extraction, including
processing pits and quarries.

14. Are any buildings or structures proposed to be built on the Subject Property?
Yes No X

15. Date Subject Property was acquired by the current owner: April 1, 2021

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

N/A


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

The existing uses of the Property has been continued since April 1, 2021, when the Applicant purchased the Property.

18. Water source: Municipal Water _____ Well _____ Other None
19. Sewage disposal: Municipal System _____ Septic Field _____ Other None
20. Storm drainage: Storm sewers _____ Ditches X Other _____
21. If known, is the Subject Property the subject of an application under the Planning Act for approval of a plan of subdivision or a consent (severance/lot creation)?
- Yes _____ No X Unknown _____
22. If the answer to item 21 is "yes", please provide:
- File Number of Application N/A
- Status of Application N/A
23. If known, has the Subject Property ever been the subject of a prior application under section 34 of the Planning Act? Yes _____ No _____ Unknown X
24. Provide a sketch showing the following: **See attached Map and Schedule "A", which sets out Explanation on 24(E) below**
- boundaries and dimensions of the Subject Property (if there is a plan of survey or a Reference Plan, please append a copy);
 - 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;
 - 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*);
 - current uses of land on all of the properties that are adjacent to the Subject Property;
 - 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; and
 - the location and nature of any easements or rights of way affecting the Subject Property.
25. 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:
- Planning justification report;
 - Cultural heritage impact assessment;
 - Environmental impact study;
 - Minimum distance separation (agricultural-to-other-use) calculations;
 - Servicing options study;
 - Drainage/stormwater management report/plan;
 - Geotechnical study;
 - Hydrogeological study;
 - Erosion and sediment control plan;
 - Noise/vibration impact study;
 - Sun/shadow study;
 - Fisheries assessment;
 - Shoreline riparian control study;
 - Archaeological assessment;
 - Water quality report;
 - 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
 - Public consultation strategy.

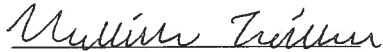
26. The undersigned is of the opinion that this application is consistent with the Township's Official Plan and the Provincial Policy Statement.

I, Mark Mikulasik of the City of Thunder Bay in the District of Thunder Bay, 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.



(signature of applicant or authorized agent)

Declared before me at the City of Thunder Bay in the District of Thunder Bay, this 4th day of May, 2023.


A Commissioner, etc.

MADLINE KADIAN TREICHLER,
a Commissioner, etc., Province of Ontario,
for Weller, Maloney, Nelson LLP,
Barristers and Solicitors.
Expires September 23, 2025.

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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):


(Signature above, print name below)


(Signature above; print name below)

Gerald Blakely
I have authority to bind Canadian
Shield Stoneworks Ltd.

AGNES JEANSON
(Signature above; print name below)

GERALD BLAKELY
(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"):

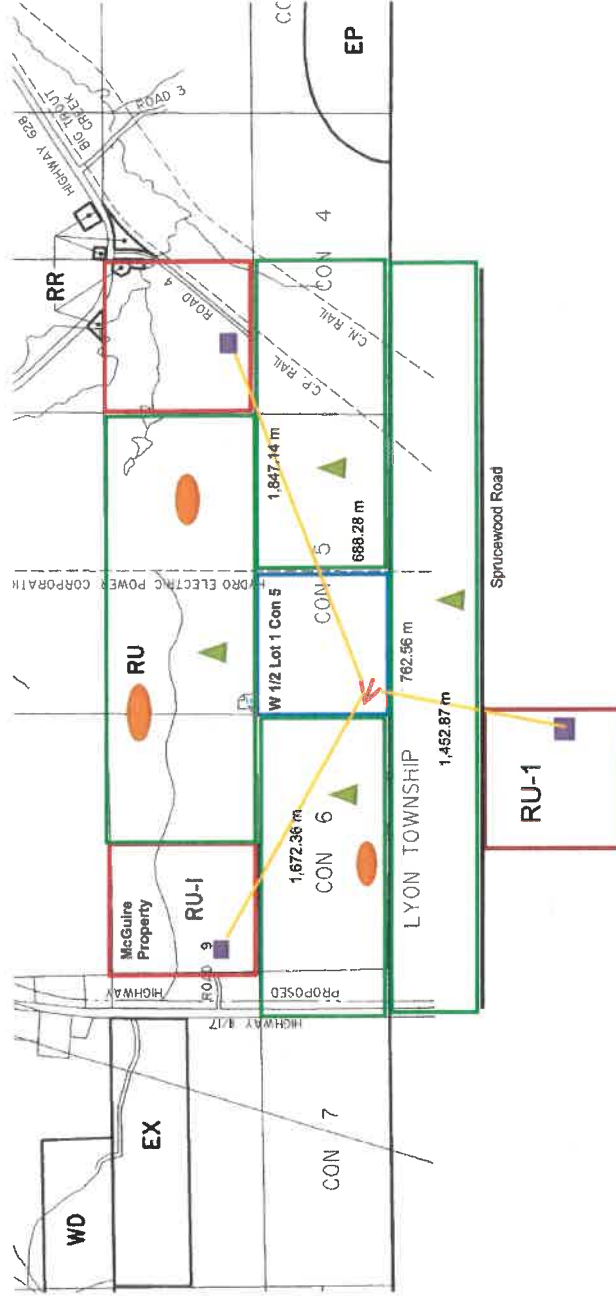
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OVER W 1/2 LT CON 6 NIPIGON; AS IN TY295649; as set out in PIN 62472-0276 (LT)

Schedule "A"

24 (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;

The Subject Property is accessed via the McGuire Property. There is an easement registered on title to both the McGuire Property and the Subject Property, registered as Instrument TY 295649 (see PINS enclosed), but it is not an easement for specific access Roads. Instead, it is an easement in Gross, which allows access via the McGuire Property.

SECTION 24 SKETCH



Legend

- Residence
- Subject Property
- Proposed Quarry
- Crown land
- Private Property
- Swamp
- Road
- Use - Forestry
- Distance from Quarry to Residence