



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

**Friday, September 15th, 2023
10:00 a.m.,
At the Red Rock Marina Interpretive Centre (7 Park Rd.)
& 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 Friday, September 15th at 10:00 a.m., at the Red Rock Marina Interpretive Centre located at 7 Park Rd., 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 is located at #269 Highway 628. Signs are posted on the Subject Property. Its legal description is:

Con 3 W Pt Lot 3 RP 55R4772 Parts 1 to 3 PCL 20132 IRREG

A copy of the application is enclosed, which includes a site map. Meeting login information will be available on the Municipality's website on September 10th, 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 August 17th, 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: BRUCE / CYNTHIA STAFFORD

Mailing Address: 269 Hwy 628
RED ROCK ON POT & PO
P.O. Box 248

Phone Number: 807 628 4760

2. Name of Agent (if any):

Mailing Address:

Phone Number:

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)

(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"):

PARCEL 20132 T.B.F. CON 3 WPT LOT 3
55R-4772 PARTS 2 AND 1
58 41 000 000 44110 0000

4. Assessment Roll Number of Subject Property: 58 41 000 000 44110 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):

Empty box for names and addresses of banks or credit unions.

- * 6. Designation of Subject Property in Official Plan: RURAL (Ru)
- 7. Zoning of Subject Property: RURAL RESIDENTIAL (RR)
- 8. Existing uses of Subject Property (use additional pages if necessary):

<u>RESIDENTIAL / RECREATIONAL</u>

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

To sell/transfer the property	<input checked="" type="checkbox"/>	To approve a lease with a term over 21 years
To consolidate with another property <u>TO OLSON</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.):

BRADLEY & ANNA OLSON
P.O. BOX 329, #423 HWY 628
RED ROCK, ON
POT 2PO

- 10. Dimensions of Subject Property:

Road Frontage ~~152.0~~ 136.0
 Lot Depth (measured from the road to the rear of the Subject Property) ~~100.0~~ 506.65
 Lot Area ~~2088.00~~ IRREG 1.63 AC

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

Retained Lot:
 Road Frontage 136.0
 Lot Depth (measured from the road to the rear of the Subject Property) 270' IRREG.
 Lot Area 0.75 ACRES (APPROX)
 Number of buildings and structures 3
 Use of the Lot RESIDENTIAL
 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 0.0
 Lot Depth (measured from the road to the rear of the Subject Property) _____
 Lot Area 0.88 ACRES (APPROX)
 Number of buildings and structures 0
 Use of the Lot RECREATION
 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 _____

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

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:

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: MAY 16/2018

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

HOUSE	1985
GARAGE	1985
SHED	1986

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

SINCE 1985

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:

File Number of Application _____

Status of Application _____

21. Provide a sketch showing the following:

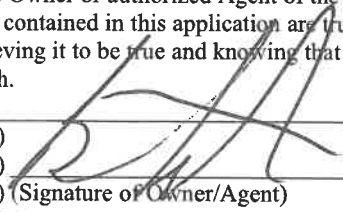
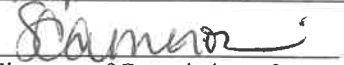
- (a) boundaries and dimensions of the Subject Property (if there is a plan of survey or a Reference Plan, please append a copy);
- (b) location, size and type of all existing and proposed buildings and structures on the Subject Property, indicating the distance of the buildings or structures from the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

Declared before me this <u>29</u> day of <u>June 2023</u> , at the <u>TWP OF LED ROCK</u> of <u>THE DISTRICT OF THUNDER BAY</u>	)) (Signature of Owner/Agent))
 (Signature of Commissioner for Taking affidavits)	

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STAFFORD PROPERTY



OLSON PROPERTY

