

Township of Red Rock 42 Salls Street Red Rock, ON P0T 2P0 T: 807-886-2245 F: 1-807-886-2793		Application for Re-Zoning and/or Official Plan Amendment	
<p>The Applicant consents to an inspection of the property by members of the Red Rock Town Council and by municipal staff. The undersigned hereby applies to the Red Rock Town Council under the Planning Act, R.S.O. 1990, c. P. 13, as amended.</p> <p>THE INFORMATION IN THIS APPLICATION IS COLLECTED FOR THE PURPOSE OF CREATING A RECORD THAT IS AVAILABLE TO THE GENERAL PUBLIC.</p>			
1. Owner/Applicant Information:			
Name: Red Rock Developments Inc.		Tel: 519-500-3869	
Address: 6 baker Rd. Red Rock		Fax:	
City/Prov/PC: Red Rock		Email: peter@thebmgroupp.ca	
Name: Attn: Peter Whitby		Tel:	
Address Same As Owner Above <input type="checkbox"/> Or 9 Crutchfield Ave.		Fax:	
City/Prov/PC: Red Rock		Email:	
2. Agent Information Acting On Behalf Of Owner (If Any):			
Name:		Tel:	
Address:		Fax:	
City/Prov/PC:		Email:	
3. If there are existing easements, rights of way, restrictive covenants, mortgages, or any other encumbrances currently on the property, please provide details including names and addresses of interested parties. If there are no encumbrances, please indicate so.:			
N/A			
4. Property Legal Description:			
Assessment Roll Number:		58-41- 00000027900	
Municipal Address (Or Abutting Road Name If Property Has No Address)		6 Baker Rd. Red Rock POT 2P0	
Registered Plan No.:		Mining Location No.:	
Reference Plan No.:		Lot No.: LT 311-314 PL 784 NIPIGON; PT LANE PL 784 NIPIGON (AS CLOSED BY PTA108489); PT 1, 55R10738; REDROCK PIN #624710309	
Concession No.:		Part No.:	Sec. No.:

5. Physical description/dimensions of the parcel:		
Frontage in Meters: 60	Depth in Meters: 50	
Area in Square Meters: 3,000	Area in Hectares: 0.3 hectares	
Number of Buildings and Structures 1	Existing: 1	Proposed: 1
(Attach a list of the <i>existing</i> buildings/structures including the dates that each was constructed. Attach a list of <i>proposed</i> buildings/structures. If any of the building are proposed to be demolished/removed as part of the development, indicate which ones. Be sure to include both existing (including any to be removed) and proposed building/structures on the diagram, including all set back dimensions and building heights.)		
Use of the Land	Existing: Boarding House	Proposed: multi-residential
Number of years existing use has been ongoing:	approximately 15 years as a rooming house with tenants living there	
Year the Applicant purchase the property:	2023	
Official Plan Designation:	Existing Zoning:	
6. Are you seeking a New Official Plan designation?		
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
If YES, please indicate what is desired (attach more pages if necessary).		
7. Are you seeking a site-specific Official Plan policy amendment?		
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
If YES, please indicate what is desired (attach more pages if necessary).		
8. Are you seeking a new Zone?		
YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
If YES, please indicate which zone you are seeking.		
9. Are you seeking changes to the Zone Regulations (set-backs)?: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
If YES, please indicate the details (attach more pages if necessary):		
Frontage:	Current Requirement:	Change Sought:
Minimum front yard:	Current Requirement:	Change Sought:
Minimum rear yard:	Current Requirement:	Change Sought:
Minimum set-back from water:	Current Requirement:	Change Sought:
Maximum building height:	Current Requirement:	Change Sought:
Minimum building area:	Current Requirement:	Change Sought:

10. Describe, in detail, what new development is being proposed on this property. If there is no new development being proposed, describe the reasons for this application.:

We would like to renovate this building and create 11 two bedroom apartments.

11. Road access to the Property:

	Mark (X)		Mark (X)
Provincial Highway		Private Road	
Municipal Road	X	Right of Way	
Water Only**			

**** Where access is proposed by water only, indicate on the sketch or in the space below, the parking and docking facilities to be used and the approximate distance of these facilities as well as the nearest public road from the subject land.**

12. Describe the parking facilities to be used and the approximate distance of these facilities between the subject land and the nearest public road.:

There is a large parking lot on the property, allowing for ample parking for the residents.

13. Water supply to the property:

Mark (X)

	Privately Owned and Maintained Individual Well
	Lake
	Other (specify): municipal water

14. Septic service to the retained parcel

Mark (X)

	Privately Owned and Maintained Individual Septic System
	Outhouse/Privy
	Communal Septic System
	Other (specify): municipal sewage

NOTE: If the application seeks development on privately owned and operated individual or communal septic systems, and more than 4,500 litres of effluent would be produced per day as a result of the development being completed, a Servicing Options Report and a Hydrogeological Report must be provided.

15. Stormwater Drainage:			
Mark (X)		Mark (X)	
	Storm Sewer		Ditches
	Swales		Other (specify): n/a
14. Is the subject land the subject of any other applications under the Planning Act? YES <input type="checkbox"/> NO <input type="checkbox"/>			
If YES, provide the file/application number(s) and the status of such applications.			
Official Plan Amendment:		Plan of Subdivision:	
Zoning By-law Amendment: ✓		Minor Variance:	
Minister's Zoning Order:		Consent:	
15. Is ANY boundary line of the Property:			
		Mark (X)	YES NO
...within 500 metres of an agricultural operation?			×
...within 500 metres of a landfill operation?			×
...within 500 metres of mineral aggregate operations or a pit or a quarry?			×
If YES, will the development hinder continued operations of extraction?			×
...within 125 metres of a significant wetland?			×
Does any portion of the Property contain habitat of any endangered or threatened species (plant or animal)?			×
16. How, in your view, will the proposed development fit in with the other existing land uses in the vicinity of the property? Attach additional pages if necessary.			
<p>The 11 apartments will provide housing for 20 to 30 people in Red Rock, supporting the restaurant, the rec centre and mechanic shop which are neighbours. It will address a desperate housing shortage in the community, with beautiful new housing. The building has great views to the lake and the mountains, and will attract more folks to our beautiful community.</p>			
15. Describe in detail, how your development is consistent with the Provincial Policy Statement issued under Subsection 3(1) of the Planning Act. Attach additional pages if necessary.			
<p>It will address a critical housing shortage and utilize an existing building which is a priority in government programs.</p>			

CERTIFICATE OF THE APPLICANT

I/We Peter Whitby of Red Rock Developments Inc. of the **Municipality/Township/City** of

Red Rock

in the Province of Ontario, solemnly declare that the statements contained in this application are true. I/We make this 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.

Jointly and severally (delete if not required) at the

Municipality/Township/City of

Red Rock

This 24th day of

October, 2023.

Samson

Commissioner for Taking Affidavits

Applicant(s) Signature:

DocuSigned by:

Peter Whitby Jr

EEB850D6A0CC437...

If the Applicant is a Corporation, the application shall be signed by an Officer of the Corporation and the Corporate Seal shall be affixed – or written authorization from the Corporation signed by an individual who has authority to bind the Corporation.

Owner's/Owners' Authorization for an Agent to make the application on his/her/their/ behalf/behaves:

I/We authorize Peter Whitby (name of Agent) to act on my/our behalf in submitting this application, which is filed with my/our knowledge and consent.

DocuSigned by:

Peter Whitby Jr

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Owner/Owners' Signatures

Date October 21st

TOPOGRAPHIC PLAN OF SURVEY OF
LOTS 311, 312, 313 & 314
AND PART OF LANE
 (CLOSED BY BY-LAW NO. 203, INST. NO. PTA108489)
REGISTERED PLAN 784

TOWNSHIP OF NIPIGON
 NOW IN THE
 TOWNSHIP OF RED ROCK
 DISTRICT OF THUNDER BAY



J.D. BARNES LIMITED
 © COPYRIGHT 2023

METRIC BEARINGS AND HOR. COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

BEARINGS ARE UTM GRID, DERIVED BY REAL TIME KINEMATIC (RTK) OBSERVATIONS USING THE PRECISE POINT POSITIONING (PPP) SERVICE, UTM ZONE 18, MADRS (CSRS) (2010.0). DISTANCES ARE GROUND, AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9998774.

FOR BEARING COMPASSIONS, A ROTATION OF 0°56'40" CLOCKWISE WAS APPLIED TO BEARINGS ON P1 TO CONVERT TO GRID BEARINGS.

ELEVATIONS ARE GEODETIC AND REFERRED TO CGVD08 (NTV2.0) AS DETERMINED BY THE PRECISE POINT POSITIONING SERVICE PROVIDED BY NATURAL RESOURCES CANADA.

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP): UTM ZONE 18, MADRS (CSRS) (2010.0).		
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF OREG 216 /10.		
POINT ID	EASTING	NORTHING
ORP (A)	408 181.395	5 421 747.202
ORP (B)	408 012.022	5 421 912.584

CHORDAL CURVES CANNOT BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- DENOTES STAINLESS STEEL IRON BARR
- DENOTES IRON BARR
- DENOTES MEASURED IRON BARR
- DENOTES MEASURED WILSON & MILTON LTD. O.L.S.
- DENOTES REGISTERED PLAN 784
- DENOTES PROPERTY IDENTIFICATION NUMBER
- DENOTES MARKS
- DENOTES HYDRO POLE
- DENOTES HYDRO VALVE
- DENOTES TEMPORARY BENCHMARK

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 6TH DAY OF JULY, 2023.

JULY 26, 2023
 DATE

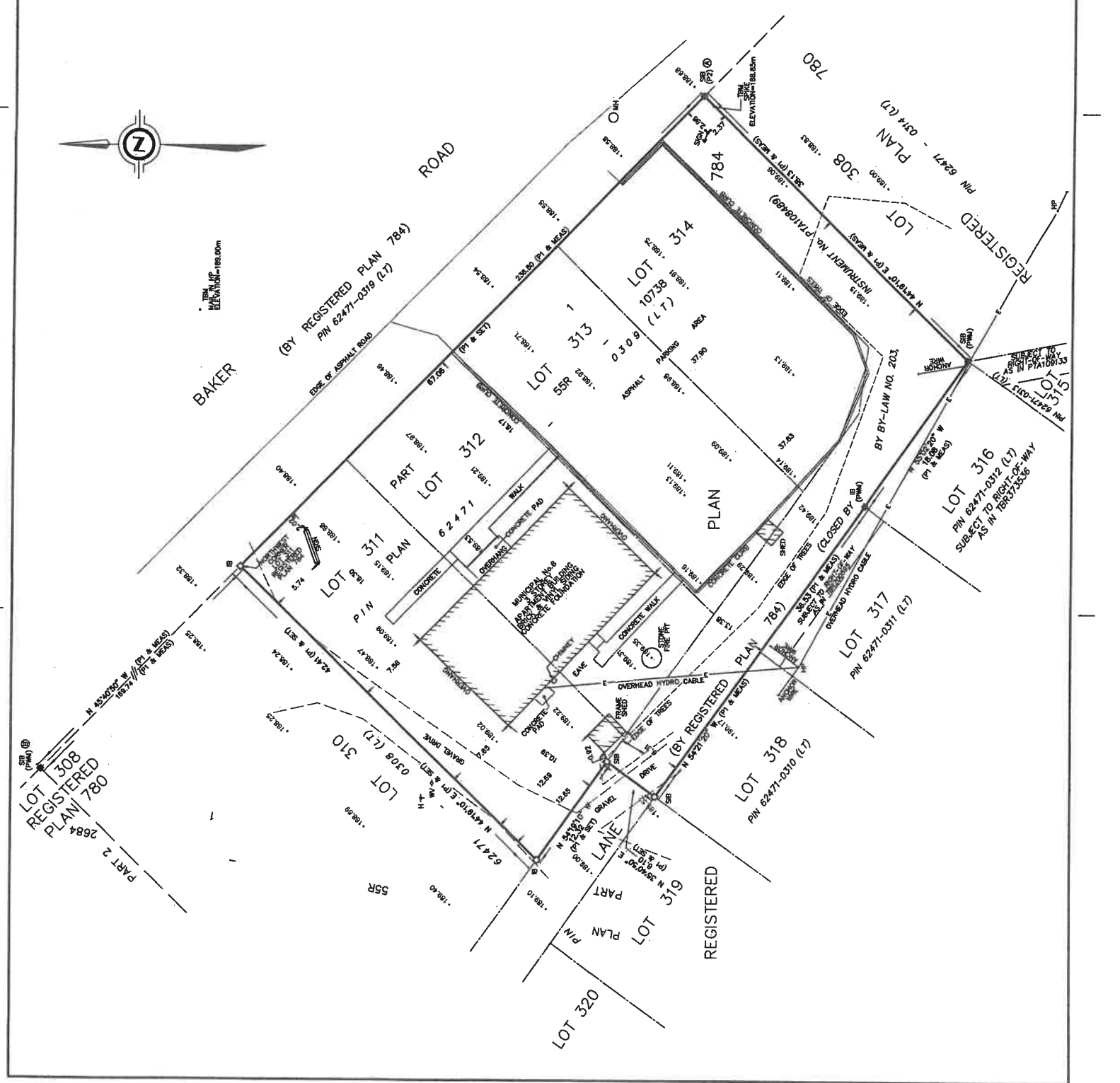
JOSEPH GSEI ABARHO
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO ADS PLAN SUBMISSION FORM NUMBER V-47393.



J.D. BARNES SURVEYING
 LAND INFORMATION SPECIALISTS LIMITED
 118 RUSSELL STREET, THUNDER BAY, ON P7B 5K2
 T: (807) 622-6777 F: (807) 622-6060 www.jdbarnes.com

DRAWN BY: KU CHECKED BY: JQA REFERENCE NO.: 22-32-025-02
 PLOT NO.: 6778723 DATE: 07/26/23



Map of Subject Property Location

