

## PUBLIC NOTICE

Further to the Notice of Public meeting that was sent to you on November 21, 2023, please take notice that the Council for The Corporation of the Township of Red Rock, at its Council meeting held on December 12, 2023, passed By-law Number 2023-1344. The purpose and effect of the By-law is to re-zone property (the "Subject Property") from "Townsite Commercial" to "Multiple-Residential". The Subject Property that is the subject matter of the By-law is legally known as:

Lots 311-314, Plan 784 and part of the lane on Plan 784, Nipigon;  
Known as Part 1, Registered Plan of Survey 55R-10738, Red Rock;  
Property Identification Number 624710309;

The subject property is municipally known as 6 Baker Rd. The property immediately to the southeast of the Subject Property is a motor vehicle repair garage. The property to the northwest of the Subject Property is the Red Rock Recreation Centre. Properties to the rear of the building on the Subject Property are residential properties, fronting on Brompton Road. The railway tracks are on the opposite side of Baker Road, and run parallel to it.

A copy of the by-law is enclosed with this notice, and it contains a location map for the property as its Schedule "A".

The By-law will allow the owner of the Subject Property to re-develop the building into eleven 2-bedroom apartment units.

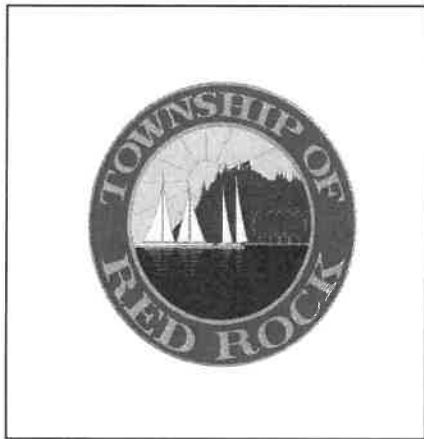
An appeal may be filed to this By-law to the Local Planning Appeal Tribunal. The last date upon which an appeal may be filed is Tuesday, January 25, 2024. Appeals must be filed with the Deputy Clerk of the Township of Red Rock (at the contact information shown below). The appeal must set out the reasons for the appeal, and must be accompanied by the fee required by the Local Planning Appeal Tribunal.

Only individuals, corporations and public bodies may appeal a by-law to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be

filed in the name of an individual who is a member of the association or the group, on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

DATED AT THE TOWNSHIP OF RED ROCK this 4<sup>th</sup> day of January, 2024.



Samantha Cameron, Deputy Clerk  
Township of Red Rock  
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Red Rock, Ontario P0T 2P0  
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THE CORPORATION OF THE TOWNSHIP OF RED ROCK

BY-LAW NUMBER 2023-1344

Being a by-law to amend the Zoning By-law (Number 2013-1080) to change the zoning designation for a particular property from Townsite Commercial ("TC") to Multiple-Residential ("MR")

**Recitals:**

Section 34 (10) of the Planning Act R.S.O. 1990, c P.13, and amendments thereto, allows that an enacted Zoning By-law may be amended.

The Council of The Corporation of the Township of Red Rock deems it expedient in the interest of the municipality to amend the Zoning By-law.

In accordance with Subsections 34 (12) and 34 (13) of the Act, notice of a public meeting was given on November 21, 2023, for a public meeting (of the Committee of the Whole for the Township of Red Rock) to be held on December 12, 2023, at 4:00 p.m.

In accordance with Section 36 of the Planning Act, the Council may, in a by-law adopted under Section 34 of the Act, by the use of holding symbol "H", in conjunction with any use designation, specifying the use to which lands, buildings, or structures may be put at such time in the future as the holding symbol is removed by by-law.

The holding provisions of the Planning Act cannot be used unless Official Plan policies relating to their use have been approved. The Red Rock Official Plan contains policies for using holding provisions.

The development of the lands described in this by-law is considered premature until the property owner has finalized and submitted a Record of Site Condition. In accordance with the policies established in the Official Plan, the holding symbol may be removed from the lands described in this by-law when the Record of Site Condition has been filed.

The Corporation of the Township of Red Rock held a public meeting of its Committee of the Whole on December 12, 2023 for the purpose of allowing all interested persons to provide comments for or against the application for the Zoning By-law amendment. The Committee of the Whole recommended to Council that the application for amendment be approved.

This amendment is a site-specific amendment that impacts only the land that was the subject of the application.

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF RED ROCK ENACTS AS FOLLOWS:**

1. The provisions of this By-law will apply to the lands described as:

Lots 311-314, Plan 784 and part of the lane on Plan 784, Nipigon;  
Known as Part 1, Registered Plan of Survey 55R-10738, Red Rock;  
PIN 62471-0309  
in the Township of Red Rock, in the District of Thunder Bay.

Schedule "A" to this By-law is a pictorial representation of the property.

2. The property as illustrated in Schedule "A" is removed from the Townsite Commercial ("TC") zone, and designated as within the Multiple-Residential ("MR") Zone:

3. This By-law is in accordance with the Township of Red Rock Official Plan, as amended.
4. The recitals and schedules to this By-law form integral parts of it.
5. This by-law shall come into force and effect on the day of its passage, subject to the "hold" provision set out in the recitals, in accordance with Subsection 34(21) or 34(30) of the Planning Act, as applicable.

**ENACTED AND PASSED IN COUNCIL** this 12<sup>th</sup> day of December, 2023, as witnessed by the corporate seal of the Corporation and the hands of its proper Officers duly authorized in that behalf.



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Mayor



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CAO/Clerk

Map of Subject Property Location

